

INTRODUCED: November 10, 2025

AN ORDINANCE No. 2025-244

To declare a public necessity for and to authorize the acquisition by gift of the parcels of real property known as 313 South Harrison Street and 1112 Idlewood Avenue from the Richmond Redevelopment and Housing Authority for the purpose of creating a permanent public park.

Patron – Mayor Avula

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 8 2025 AT 6 P.M.

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for the acquisition of the properties known as 313 South Harrison Street and 1112 Idlewood Avenue and identified as Tax Parcel Nos. W000-0331/036 and W000-0331/026, respectively, in the 2025 records of the City Assessor, consisting of approximately 0.994 acres, for the purpose of creating a permanent public park; and

WHEREAS, the Richmond Redevelopment and Housing Authority, the owner of the aforementioned properties, has agreed to give such parcels to the City;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

§ 1. That a public necessity exists for the acquisition and acceptance of the dedication by gift of the parcels of real property known as 313 South Harrison Street and 1112 Idlewood Avenue, and identified as Tax Parcel Nos. W000-0331/036 and W000-0331/026 in the 2025 records of the City Assessor, respectively, with all appurtenances thereto and encumbrances thereof, for the purpose of creating a permanent public park.

§ 2. That the Chief Administrative Officer is hereby authorized to accept the dedication by gift of the properties described in section 1 of this ordinance from the Richmond Redevelopment and Housing Authority and to execute the deeds and other documents necessary to complete the acquisition of the aforementioned properties, provided that all such deeds and other documents first must be approved as to form by the City Attorney or the designee thereof.

§ 3. This ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: September 24, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Danny Avula, Mayor

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Amy Popovich, Deputy Chief Administrative Officer – Human Services

FROM: Christopher E. Frelke, Director of Parks, Recreation & Community Facilities

RE: Transfer of Richmond Redevelopment and Housing Authority parcels to the City of Richmond for the purpose of creating a permanent recreation space.

ORD. OR RES. No. _____

PURPOSE: To declare a public necessity for and to authorize the acquisition by gift of parcels of real property known as 313 South Harrison Street and 1112 Idlewood Avenue from the Richmond Redevelopment and Housing Authority, for the purpose of creating a permanent recreation space.

BACKGROUND: In coordination with the City of Richmond, the Richmond Redevelopment and Housing Authority (RRHA) reviewed its property portfolio and determined that 313 South Harrison Street and 1112 Idlewood Avenue are unsuitable for affordable housing. The adjacent parcel, owned by the Department of Parks, Recreation and Community Facilities (PRCF), will be included in the proposed new recreation space.

PRCF is prepared for the ongoing maintenance after the acquisition of these parcels.

COMMUNITY ENGAGEMENT: Not applicable.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: RRHA, Department of Public Works (DPW)

FISCAL IMPACT / COST: The City will accept the properties as a simple transfer of gift with no funds being applied to the acquisition. PRCF will manage the ongoing maintenance and improvements.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 10, 2025

CITY COUNCIL PUBLIC HEARING DATE: December 8, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission

AFFECTED AGENCIES: PRCF, DPW

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

ATTACHMENTS: Exhibit A – RRHA Resolution, Exhibit B – RRHA Quitclaim Deed of Gift

STAFF: Christopher Frelke, Director, PRCF
Nissa Richardson, Deputy Director, PRCF
Daniel Hazlett, Senior Management Analyst, PRCF

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date: June 18, 2025

Agenda Item No. 1

TITLE: RESOLUTION AUTHORIZING THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY TO DONATE TO THE CITY OF RICHMOND THOSE PARCELS OF UNIMPROVED REAL PROPERTY MORE COMMONLY KNOWN AS 1112 IDLEWOOD AVENUE AND 313 S HARRISON STREET FOR RECREATION SPACE, AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER, OR HIS DESIGNEE, TO EXECUTE AND DELIVER ANY AND ALL DOCUMENTS REQUIRED TO CONSUMMATE SUCH TRANSACTION

RESOLUTION:

WHEREAS, Richmond Redevelopment and Housing Authority ("RRHA") owns those certain parcels of unimproved real property more commonly known as 1112 Idlewood Avenue and 313 S Harrison Street, in the City of Richmond, Virginia (collectively, the "RRHA Parcels"); and

WHEREAS, the City of Richmond (the "City") has requested that RRHA donate the RRHA Parcels to the City pursuant to the Creighton Court Cooperative Agreement, approved by the RRHA Board of Commissioners (the "Board") on March 15, 2023; and

WHEREAS, it is necessary for the Board to take appropriate official action to approve the donation of the RRHA Parcels to the City and to authorize the Chief Executive Officer, or his designee, to execute and deliver any and all documents required to consummate such transaction;

NOW THEREFORE, BE IT RESOLVED, by the Board that the donation of the RRHA Parcels to the City for the purpose of allowing the City to use the RRHA Parcels to create permanent recreation space is hereby approved; and that the Chief Executive Officer, or his designee, is hereby authorized and directed to execute, and deliver any and all documents required to consummate such transaction.

Recommended by Sherrill Hampton
Senior Vice President of RECD

Date June 18, 2025

Approved by Steven B. Nesmith
Chief Executive Officer

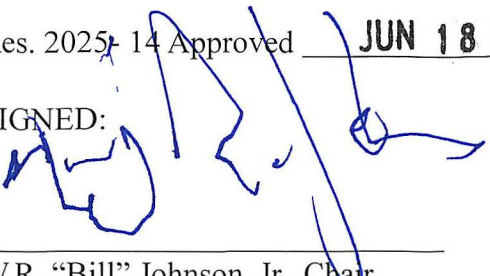
Date June 18, 2025

COMMISSIONERS' ACTION

Res. 2025-14 Approved JUN 18 2025

Disapproved _____

SIGNED:



W.R. "Bill" Johnson, Jr., Chair
RRHA Board of Commissioners

Votes Recorded				
Commissioner	Aye	Nay	Abstain	Absent
W.R. "Bill" Johnson, Jr.	X			
Charlene Pitchford	X			
Dyanne Broidy	X			
Kyle R. Elliott	X			
Barrett Hardiman	X			
Eddie L. Jackson, Jr.	X			
Gregory Lewis	X			
Marika McCray	X			
Harold Parker, Jr.	X			

250009617

Document Prepared By:

McGuireWoods LLP
Gateway Plaza
800 East Canal Street
Richmond, VA 23219
Attn: Edmund S. Pittman, Esquire

When Recorded, Return to:

Office of the City Attorney
900 E. Broad Street, 4th Floor
Richmond, VA 23219
Attn: Lindsey D. Chase, Esquire

Tax Parcel Nos.: S0000226012, S0000226001, and S0000229019

Consideration: \$0.00

Title Insurer: Stewart Title Guaranty Company

This Deed of Gift is exempt from recordation tax under VA Code 58.1-811(D)

QUITCLAIM DEED OF GIFT

THIS QUITCLAIM DEED OF GIFT (this "Deed") is made this 5th day of June, 2025, between **RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY**, a political subdivision of the Commonwealth of Virginia (also known of record as **RICHMOND REDEVELOPMENT & HOUSING AUTHORITY**) ("Grantor"), and **CITY OF RICHMOND, VIRGINIA**, a political subdivision and municipal corporation of the Commonwealth of Virginia ("Grantee").

RECITAL

This conveyance is exempt from the Virginia grantor's tax and grantee's tax, pursuant to Section 58.1-811 (A)(3) and (C)(4) of the Code of Virginia (1950), as amended.

WITNESSETH:

NOW, THEREFORE, that for no consideration, but rather as a gift, Grantor hereby remises, releases, and forever quitclaims to Grantee all the Grantor's right, title and interest in and to the following described property, together with all appurtenances thereunto belonging, if any (collectively, "Property"):

SEE SCHEDULE "A" ATTACHED HERETO
AND MADE A PART HEREOF

This conveyance is made subject to: (i) all covenants, conditions, restrictions, easements and other matters validly of record; and (ii) such matters as would be disclosed by a current and accurate survey of the Property.

This conveyance is further made subject to the condition that the Property shall be used by Grantee, its successors and assigns, for the sole purpose of creating a permanent public park (the "Permitted Use"), which Permitted Use may include the relocation of the Winfree Cottage to the Property for historical and education purposes, as well as green space, a playground and recreational area.

The Property is being conveyed by Grantor to Grantee in its present "AS IS, WHERE IS, WITH ALL FAULTS" condition, without any representations or warranties by Grantor, either express or implied, regarding the condition of the Property or the suitability of the Property for Grantee's intended use.

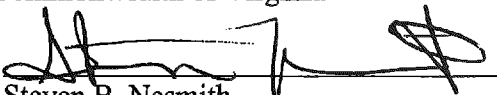
[SEE ATTACHED SIGNATURE PAGES.]

250009617

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on its behalf by its duly authorized representative.

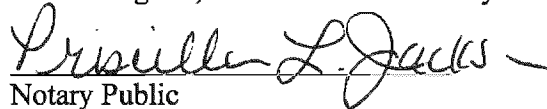
GRANTOR:

RICHMOND REDEVELOPMENT AND
HOUSING AUTHORITY, a political subdivision
of the Commonwealth of Virginia

By: 
Steven B. Nesmith
Chief Executive Officer

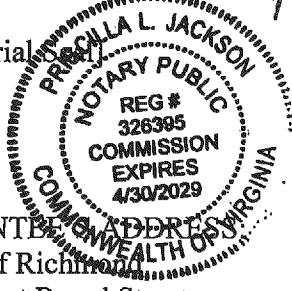
COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to-wit:

The foregoing Deed was acknowledged before me on the 22nd day of May, 2025, by Steven B. Nesmith, Chief Executive Officer of the Richmond Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia, on behalf of such entity.


Notary Public

Notary Registration Number: 326395
My Commission expires: April 30, 2029

[Notarial



GRANTOR'S ADDRESS
City of Richmond
900 East Broad Street
Richmond, Virginia 23219

This conveyance of Quitclaim Deed of Gift from Richmond Redevelopment and Housing Authority is hereby accepted pursuant to the authority granted by City of Richmond, Virginia Ordinance No. 2023-098.

GRANTEE:

CITY OF RICHMOND, VIRGINIA,
a municipal corporation and political subdivision of
the Commonwealth of Virginia

By: Sabrina Joy-Hogg (SEAL)
Sabrina Joy-Hogg
Interim Chief Administrative Officer

(SEAL)

Date: 6/5/25

COMMONWEALTH OF VIRGINIA,
CITY OF RICHMOND, to wit:

The foregoing instrument was acknowledged before me this 5th day of June, 2025,
by Sabrina Joy-Hogg, the Interim Chief Administrative Officer, on behalf of the City of Richmond,
Virginia, a Municipal Corporation and Political Subdivision of the Commonwealth of Virginia.

My commission expires 9/30/25.

Caitlin Rae Sedano
Notary Public

Approved as to form:

Lindsey D. Chase
Lindsey D. Chase
Senior Assistant City Attorney



SCHEDULE AParcel I - 426 East 15th Street:

Those certain lots of land lying and being in the City of Richmond, Virginia, designated as Lots 13 through 18, inclusive, in Block 3 of the Plan of 15th Street Addition, made by D. L. LaPrade & Bro., Surveyors, dated January 14, 1909, and recorded in the Clerk's Office, Circuit Court, Chesterfield County, Virginia in Plat Book 3, Page 11, said lots front together 186 feet on the east line of 15th Street and extend back between parallel lines to Goose Creek, a distance of 86 feet on the northern line and 104 feet on the southern line.

BEING a portion of the same real estate conveyed to Richmond Redevelopment & Housing Authority, a political subdivision of the Commonwealth of Virginia, by deed from Joseph L. Samuels and Elise Samuels, his wife, dated February 20, 1968, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 335, Page 453.

Parcel II - 400 East 15th Street:Tract 1:

ALL that certain lot or parcel of land lying and being in the City of Richmond, Virginia, designated as Lot 1, Block 3, Plat of 15th Street Addition, made by D.F. LaPrade & Bro., Surveyors, dated January 14, 1909, and recorded in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia in Plat Book 3, Page 11, said lot fronts 30 feet on the east line of 15th Street and runs back between the south line of Maury Street and a line parallel therewith to Goose Creek, the northern line being 130 feet and the southern line being 122 feet.

LESS AND EXCEPT that portion of said parcel as was conveyed to the Commonwealth of Virginia by deed from Richmond Redevelopment and Housing Authority dated November 11, 2008, recorded in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 090007888.

BEING a portion of the same real estate conveyed to Richmond Redevelopment & Housing Authority, a political subdivision of the Commonwealth of Virginia, by deed from Linwood Investment Corporation dated January 17, 1968, recorded in Deed Book 334, Page 511, Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia.

Tract 2:

That parcel of land in the known by street numbers 408 and 410 E. 15th Street, in the City of Richmond, Virginia, described as follows:

Commencing at a point distant 30 feet from the intersection of the east line of 15th Street with the south line of Maury Street and thence running and fronting on the east line of 15th Street 60 feet in a southern direction and running back between parallel lines to a branch, the north line being 122 feet and the South line being 115 feet and designated as Lots Nos. 2 and 3 on the Plan

of 15th Street Addition recorded in the Clerk's Office, Circuit Court, Chesterfield County, Virginia in Plat Book 3, Page 11.

BEING the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from Elizabeth P. Hundley and William P. Hundley, her husband, and Mary O. Pettigrew, widow, dated November 21, 1967, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 333, Page 520.

Tract 3:

ALL that certain lot or parcel of land, lying and being in the City of Richmond, Virginia, designated as lot number four (4) in Block (3) on the plan of 15th Street Addition, made by D.F. LaPrade & Bro., surveyors, dated January 14, 1909, said lot commencing at a point distant ninety (90) feet from the intersection of the East line of 15th Street with the South line of Maury Street, thence running and fronting on said East line of 15th Street, thirty (30) feet in a Southerly direction and running back between parallel lines to branch in rear, the Northern line being one hundred and eight (108) feet and the Southern line one hundred and one (101) feet.

BEING a portion of the same real estate acquired by Richmond Redevelopment and Housing Authority by Order Confirming Report of Commissioners and Vesting Title entered in the matter of Richmond Redevelopment and Housing Authority v. Redford Brick Company, Inc., et al, which Order was recorded July 24, 1968 in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 339, Page 225.

Tract 4:

ALL that certain lot or parcel of land, lying and being in the City of Richmond, Virginia designated as lot number five (5) in block number three (3) on the plan of 15th Street Addition made by D.F. LaPrade & Bro., Surveyors, dated January 14, 1909, said lot commencing at a point distant one hundred and twenty (120) feet from the intersection of the East line of 15th Street with the South line of Maury Street, thence running and fronting on the East line of 15th Street, thirty-one (31) feet in a Southerly direction, and running back between parallel lines to a ditch in the rear, the Northern line being one Hundred and one (101) feet and the Southern line being ninety-four (94) feet.

BEING a portion of the same real estate acquired by Richmond Redevelopment and Housing Authority by Order Confirming Report of Commissioners and Vesting Title entered in the matter of Richmond Redevelopment and Housing Authority v. Redford Brick Company, Inc., et al, which Order was recorded July 24, 1968 in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 339, Page 225.

Parcel III - 1421 Dinwiddie Avenue:

Tract 1:

Those two certain lots or parcels of land fronting on the east line of 15th Street, opposite Boston Avenue, designated as Lots 19 and 20, in Block 3, on the Plan of 15th Street Addition, in the City of Richmond, Virginia, each lot fronting 28.18 feet and running between parallel lines to Goose Creek, the southern line being 123 feet and the northern line being 104 feet.

BEING a portion of the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from Commonwealth Lumber Corporation dated December 12, 1967, recorded in the Clerk's Office of Hustings Court, Part II, City of Richmond, Virginia in Deed Book 333, Page 522.

Tract 2:

Those certain lots of land in the City of Richmond, Virginia, designated as Lots Nos. 21, 22 and 23 in Block 3, on the Plan of 15th Street Addition, made by D.F. LaPrade & Bro., Surveyors, dated January 14, 1909, recorded in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia in Plat Book 3, Page 11,, said lots front together 84.54 feet on the east line of 15th Street and extend back between parallel lines to Goose Creek, 123 feet on the northern line and 138 feet on the southern line.

BEING a portion of the same real estate conveyed to Richmond Redevelopment & Housing Authority, a political subdivision of the Commonwealth of Virginia, by deed from Joseph L. Samuels and Elise Samuels, his wife, dated February 20, 1968, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 335, Page 453.

Tract 3:

All that certain lot or parcel of land, lying and being in the City of Richmond, Virginia, being designated as Lot 24, Block 3, on map of 15th Street Addition as shown on plat recorded in Plat Book 3, Page 11, Clerk's Office, Circuit Court, Chesterfield County, Virginia and in accordance with said plat more fully described as follows:

COMMENCING at a point on the eastern line of 15th Street in a southerly direction 694.9 feet from the intersection of the eastern line of 15th Street with the southern line of Maury Street, thence running and fronting in a southerly direction on the eastern line of 15th Street 28.18 feet, thence from said front running back in an easterly direction between lines parallel or nearly so, 143 feet along the southerly line and 138 feet along the northerly line to Goose Creek.

BEING a portion of the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from James A. Wood and Peggy M. Wood, his wife, dated January 5, 1968, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 334, Page 455.

Tract 4:

ALL those certain lots or parcels of land lying and being in the City of Richmond, Virginia, designated as Lots 25 and 26, Block 3, on the Plan of 15th Street Addition, made by D. F. LaPrade and Bro., Surveyors, dated January 14, 1909 and duly recorded in the Clerk's Office, Circuit Court, Chesterfield County Virginia in Plat Book 3, Page 11, each of said lots fronting 28.18 feet on the east line of 15th Street and running back between parallel lines in an easterly direction, the northerly line of Lot 25 having a length of 143 feet, more or less, and the southerly line of Lot 26 having a length of 151 feet, more or less.

BEING a portion of the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from James A. Wood and Peggy M. Wood, his wife, dated January 5, 1968, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 334, Page 455.

Tract 5:

ALL that certain lot or parcel of land in the City of Richmond, Virginia, fronting 28.18 feet on the east line of 15th Street, between Maury and Dinwiddie Streets, and running back from said front between parallel lines, 151 feet on its north line and 156 feet on its south line, to a ditch in the rear, and being designated as Lot No. 27, in Block 3, on the Plan of 15th Street Addition, made by D. F. LaPrade & Bro., dated January 14, 1909, recorded in the Clerk's Office, Circuit Court, Chesterfield County, Virginia in Plat Book 3, Page 11, to which plan reference is made for a more particular description of said lot.

BEING a portion of the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from James A. Wood and Peggy M. Wood, his wife, dated January 5, 1968, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 334, Page 455.

Tract 6:

That certain lot of land commonly known as Street No. 626 East 15th Street, lying and being in the City of Richmond, Virginia, described as Lot 28, Block 3, on the Plan of 15th Street Addition, a plat of which is of record in the Clerk's Office, Circuit Court, Chesterfield County, Virginia in Plat Book 3, Page 11, said lot fronting 28.18 feet on the east line of 15th Street.

BEING a portion of the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from A. L. Huband and Thelma V. Huband, his wife, and John W. Richardson and Murphy Richardson, his wife, dated November 21, 1967, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 333, Page 462.

Tract 7:

That certain lot of land commonly known by Street No. 628 East 15th Street, lying and being in the City of Richmond, Virginia, described as Lot 29, Block 3, on the Plan of 15th Street

Addition, a plat of which is of record in the Clerk's Office, Circuit Court, Chesterfield County, Virginia in Plat Book 3, Page 11, said lot fronting 28.18 feet, more or less, on the east line of 15th Street and running back between parallel lines to a ditch, the northern of said lines being 163 feet in length, and the southern of said lines being 170 feet in length.

BEING a portion of the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from A. L. Huband and Thelma V. Huband, his wife, and John W. Richardson and Murphy Richardson, his wife, dated November 21, 1967, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 333, Page 462.

Tract 8:

All that certain lot of land, lying and being in the City of Richmond, Virginia, being the western 19.64 feet of Lot 30, Block 3, Plan of 15th Street Addition, a plat of which is recorded in the Clerk's Office, Circuit Court, Chesterfield County, Virginia in Plat Book 3, Page 11, said lot fronting 19.64 feet on the eastern line of 15th Street and extending back between irregular lines a distance of 170 feet, more or less.

BEING a portion of the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from A.L. Huband and Thelma V. Huband, his wife, dated January 4, 1968, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 335, Page 276.

Tract 9:

All that certain lot of land known by street number 638 East 15th Street, lying and being in the City of Richmond, Virginia, being a part of Lot 30 and Lot 31 in the Plan of 15th Street Addition, described as follows:

Commencing at a point on the north line of 15th Street 883.62 feet east of the east line of Maury Street, thence eastwardly along and fronting on the north line of 15th Street 30 feet and extending back northwardly between parallel lines 175 feet, more or less on the west line and 180 feet, more or less, on the east line to the center of Goose Creek on which the property abuts 30.41 feet, more or less.

BEING the same real estate conveyed to Richmond Redevelopment & Housing Authority Doctor Elliotte and Mildred Turner dated November 25, 1967, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 334, Page 453.

Tract 10:

All that certain lot of land known by Street No. 640 East 15th Street, lying and being in the City of Richmond, Virginia, described as follows:

BEGINNING on the east line of 15th Street 914.62 feet south of Maury Street, extending southwardly along the east line of 15th Street and fronting thereon 18.0 feet, and extending back

between lines, the northern being 180 feet, more or less and the southern being 185 feet, more or less, to a branch in the rear of which it abuts 18.68 feet. Consisting of 6.72 feet of Lot 31 and 11.28 feet of Lot 32, Block 3, Plan of 15th Street Addition.

BEING the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from Katie Bell Carter, widow, and Douglas Whitehead, widower, dated November 6, 1967, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 332, Page 180.

Tract 11:

ALL that certain lot of land commonly known by Street No. 642 East 15th Street, lying and being in the City of Richmond, Virginia, being part of Lot 32, Block 3, Plan of 15th Street Addition, plat of which is recorded in the Clerk's Office, Circuit Court, Chesterfield County, Virginia in Plat Book 3, Page 11, further described as follows:

BEGINNING at a point on the east line of 15th Street 932.62 feet south of Maury Street; thence southwardly and fronting on the east line of 15th Street 16.90 feet, and extending back between parallel lines, the northern line being 185 feet, more or less, and the southern line being 190 feet, more or less, to a branch in the rear on which it abuts 17.62 feet, more or less.

BEING the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from Douglas Whitehead, widower, dated October 16, 1967, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 332, Page 120.

Tract 12:

ALL that lot of land in the City of Richmond, Virginia, being Lot 33, in Block 3, on the Plan of 15th Street Addition, described as:

BEGINNING at a point on the east line of 15th Street 948.5 feet south of the south line of Maury Street, thence running southwardly along and fronting on the east line of 15th Street 28.18 feet and extending back between parallel lines 197 feet on the south and 190 feet on the north line of Goose Creek.

BEING the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from Ada Booker Foster, widow, Norma Foster Reed, Edward Reed, her husband, Edith Foster, unmarried, Gary L. Foster, Jr. and Elizabeth Foster, his wife, Asakiah Foster Small and David Small, her husband, dated February 7, 1948, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 335, Page 254.

Tract 13:

Those certain lots of land in the City of Richmond, Virginia, designated as Lots Nos. 34 and 35 in Block 3, on the Plan of 15th Street Addition, made by D.F. LaPrade & Bro., Surveyors, dated January 14, 1909, recorded in the Clerk's Office of the Circuit Court of Chesterfield County,

Virginia in Plat Book 3, Page 11, said lots front together 56.36 feet on the east line of 15th Street and extend back between parallel lines to Goose Creek, a distance of 197 feet on the northern line and 218 feet on the southern line.

BEING a portion of the same real estate conveyed to Richmond Redevelopment & Housing Authority, a political subdivision of the Commonwealth of Virginia, by deed from Joseph L. Samuels and Elise Samuels, his wife, dated February 20, 1968, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 335, Page 453.

Tract 14:

ALL that lot of land in the City of Richmond, Virginia being Lot 36, in Block 3 on the Plan of 15th Street Addition, made by D.F. LaPrade and Bros., Surveyors, dated January 14, 1909, recorded in the Clerk's Office, Circuit Court, Chesterfield County, Virginia in Plat Book 3, Page 11, said lot fronts 28.18 feet on the east line of 15th Street and runs back between parallel lines to a creek in the rear.

BEING a portion of the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from Charles J. Keck and Eileen N. Keck, his wife, dated February 21, 1968, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 336, Page 223.

Tract 15:

ALL that certain lot of land commonly known by Street No. 656 East 15th Street, lying and being in the City of Richmond, Virginia, designated as Lot 37, in Block 3, on the Plan of 15th Street Addition, fronting 28.18 feet on the east line of 15th Street, and running back between parallel lines 200 feet, more or less.

BEING the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from Julian Sutton, widower, dated January 22, 1968, recored in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 334, Page 458.

Tract 16:

That certain lot or parcel of land, lying and being in the City of Richmond, Virginia, designated as Lot 38 on the plan of 15th Street Addition, made by D.F. LaPrade & Bros., Surveyors, January 14, 1909 and recorded in the Clerk's Office, Circuit Court, Chesterfield County, Virginia in Plat Book 3, Page 11, said lot fronting twenty-eight (28) feet and 18/100 feet on the east line of 15th Street and running back between parallel lines to a branch in the rear. The southern line being two hundred sixty (260) feet and the northern line being two hundred and forty-six feet (246).

BEING the same real estate conveyed to Richmond Redevelopment & Housing Authority by deed from Ellen Brewer, widow, dated January 12, 1968, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 334, Page 409.

Tract 17:

ALL that certain lot of land in the City of Richmond, Virginia, being that portion of Lot 39, Block 3, 15th Street Addition north of a line 10.00 feet and parallel to the center line of the Seaboard Coast Line Railroad Company spur.

BEING a portion of the same real estate conveyed to Richmond Redevelopment and Housing Authority by deed from Seaboard Coast Line Railroad Company, formerly Seaboard Air Line Railroad Company, a Virginia corporation, dated May 24, 1968, recorded in the Clerk's Office, Hustings Court, Part II, City of Richmond, Virginia in Deed Book 339, Page 520.

LESS AND EXCEPT from the above described parcels of land the following piece or parcel of land described as "Being situated on the east line of 15th Street between Dinwiddie Avenue and Maury Street shown enclosed in red lines on the plan on file in the Office of the Department of Public Works of the City of Richmond, Virginia entitled 'Proposed Widening of 15th Street between Maury Street and Dinwiddie Avenue' and marked 'Drawing No. N-17751'. as was conveyed to the City of Richmond, Virginia by deed from Richmond Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia dated December 11, 1970, recorded January 25, 1972 in the Clerk's Office, Circuit Court, City of Richmond, Part II, Virginia in Deed Book 392, Page 414.

Parcel I as depicted as "Parcel ID:S0000226012", containing approximately 0.3941 acres, more or less, on that certain plat entitled "Plat Showing Boundary Survey on the Property of Richmond Redevelopment and Housing Authority, Parcel ID (S0000226001, S0000226012, S0000229019), City of Richmond, Virginia," prepared by Cardinal Civil Resources, dated October 6, 2022 (the "Plat"); Parcel II as depicted as "Parcel ID: S0000226001", containing approximately 0.3302 acres, more of less, on the Plat; and Parcel III as depicted as "Parcel ID: S0000229019", containing approximately 2.0451 acres, more or less", on the Plat.

INSTRUMENT 250009617
RECORDED IN THE CLERK'S OFFICE OF
RICHMOND CITY CIRCUIT COURT ON
JUNE 11, 2025 AT 02:18 PM
EDWARD F. JEWETT, CLERK
RECORDED BY: TMG