

Legal Descriptions (Per Title)

Parcel One (729-733 W Cary Street)

All those certain lots, pieces or parcels of land, with all improvements thereon, lying and being in the City of Richmond, Virginia, commonly known as 729-733 West Cary Street, bounded and described as follows:

Beginning at a point on the south line of Cary Street 33 feet 9 inches east of Laurel Street, which point is opposite the center of the stairway in common between tenements Nos. 729 and 731, leading up to the floors above said stores; thence from said point of beginning running eastwardly along and fronting on Cary Street; 16 feet 3 inches; thence running back between parallel lines 75 feet 1 inch to a 4 foot alley in the rear; and a line in extension of its north line.

Also beginning at the southeast corner of Cary and Laurel Streets; thence running eastwardly along and fronting 33.75 feet on the south side of Cary Street, thence back southwardly between parallel lines, (the eastern line running through the center of an enclosed passageway on the east, with stairs for the joint use of the upper floors of Nos. 731 and 729 West Cary Street) 75.08 feet to the north line and alley in common 4 feet wide.

Parcel Two (103 S Laurel Street)

All that certain lot or parcel of land, lying and being in the City of Richmond, Virginia on the east line of Laurel Street between Cary and Cumberland Streets, with all the improvements thereon and appurtenances thereto belonging, known as No. 103 South Laurel Street, bounded and described as follows, to-wit:

Beginning at a point on the east line of Laurel Street distant seventy-nine (79) feet one (1) inch south of the south line of Cary Street, which point is the south line of a four (4) foot alley for the joint use of the property hereby conveyed and that adjoining on the north, thence running southwardly along the east line of Laurel Street and fronting thereon twenty (20) feet eleven (11) inches; thence back eastwardly from said front and between parallel lines fifty (50) feet to the adjoining property on the east.

Parcel Three (116 S Laurel Street)

All that certain lot, piece or parcel of land, with all improvements thereon lying and being in the City of Richmond, Virginia, commonly known as 116 S. Laurel Street, shown on a plat of survey made by Gene Watson & Associates, P.C., dated May 15, 2008, entitled "Plat Showing Improvements on #116 South Laurel Street in the City of Richmond, Virginia", and which was attached to a deed recorded on September 18, 2019 in the City of Richmond Circuit Court Clerk's Office as Instrument No.190019206, and to which plat reference is hereby made for a more particular description of the Property.

BEING the same real estate conveyed to Charles A. Moses, Jr., William Michael Moses, Marion McClure, Meredith Moses, Christopher K. Moses and Anne Stratton, as tenants in common by Deed of Distribution from Charles A. Moses, Jr. and William Michael Moses, as Trustees of the Family Trust under the Will of Charles A. Moses, deceased dated October 10, 2019, recorded October 18, 2019 in the Clerk's Office, Circuit Court, City of Richmond, Virginia in Instrument No. 190021554.

BEING the same real estate conveyed to 733 Cary Group, LLC, a Virginia limited liability company by Deed from Charles A. Moses, Jr., William Michael Moses, Marion McClure, Meredith Moses and Christopher K. Moses dated October 10, 2019, recorded October 29, 2019 in the Clerk's Office, Circuit Court, City of Richmond, Virginia in Instrument No. 190022393.

BEING the same real estate conveyed to Anne Stratton, also known as Anne Moses Stratton by Deed of Confirmation from Anne Stratton, a distribute under the Deed of Distribution from Charles A. Moses, Jr., and William Michael (sic) Moses, as Trustees of the Family Trust under the Will of Charles A. Moses, deceased dated March 11, 2020, recorded March 11, 2020 in the Clerk's Office, Circuit Court, City of Richmond, Virginia in Instrument No. 200005475.

Legal Descriptions (As Surveyed)

Parcel One (#733 West Cary Street)

BEGINNING at the point of intersection of the eastern boundary of the right of way line of South Laurel Street and the Southern boundary of the right of way line of West Cary Street; thence proceeding along the southern boundary of the right of way line of West Cary Street in a southeasterly direction S 89°58'44" E 50.00 feet to a point;

Thence leaving the southern boundary of the right of way line of West Cary street and proceeding in a southwesterly direction S 00°29'35" W 75.08 feet to a point on the north line of a 4' Alley in Common;

Thence proceeding along the northern boundary of the 4' Alley in Common N 89°58'44" W 50.00 feet to a point on the eastern boundary of the right of way line of South Laurel Street;

Thence proceeding along the eastern boundary of the right of way line of South Laurel Street in a northeasterly direction N 00°29'35" E 75.08 feet to a point, said point being the Point and Place of Beginning of Parcel One, containing 0.086 Acres, more or less.

Parcel Two (#103 South Laurel Street)

BEGINNING at a point on the eastern boundary of the right of way line of South Laurel Street, said point being 79.08 feet south from the point of intersection of the southern boundary of the right of way line of West Cary Street and the eastern boundary of the right of way line of South Laurel Street; thence leaving the eastern boundary of the right of way line of South Laurel Street and proceeding along the southern boundary of a 4' Alley in Common in a southeasterly direction S 89°58'44" E 50.00 feet to a point;

Thence leaving the southern boundary of the 4' Alley in Common and proceeding in a southwesterly direction the following two (2) courses and distances:

- 1) S 00°29'35" W 20.92 feet to a point;
- 2) Thence N 89°58'44" W 50.00 feet to a point on the eastern boundary of the right of way line of South Laurel Street;

Thence proceeding along the eastern boundary of the right of way line of South Laurel Street in a northeasterly direction N 00°29'35" E 20.92 feet to a point, said point being the Point and Place of Beginning of Parcel Two, containing 0.024 Acres, more or less.

Parcel Three (#116 South Laurel Street)

BEGINNING at a point on the western boundary of the right of way line of South Laurel Street, said point being 115.00 feet north from the point of intersection of the northern boundary of the right of way line of Cumberland Street and the western boundary of the right of way line of South Laurel Street; Thence leaving the western boundary of the right of way line of South Laurel Street and proceeding in a northwesterly direction N 89°55'29" W 143.17 feet to a point on the eastern boundary of the right of way line of a 20' Public Alley;

Thence proceeding along the eastern boundary of the right of way line of a 20' Public alley on a northeasterly direction N 00°08'06" E 55.00 feet to a point;

Thence leaving the eastern boundary of the right of way line of a 20' Public Alley and proceeding in a southeasterly direction S 89°55'29" E 143.49 feet to a point on the western boundary of the right of way line of South Laurel Street;

Thence proceeding along the western boundary of the right of way line of South Laurel Street in a southwesterly direction S 00°28'23" W 55.00 feet to a point, said point being the Point and Place of Beginning of Parcel 3, containing 0.181 Acres, more or less.

4' Alley in Common

BEGINNING at a point on the eastern boundary of the right of way line of South Laurel Street, said point being 75.08 feet south from the point of intersection of the southern boundary of the right of way line of West Cary Street and the eastern boundary of the right of way line of South Laurel Street;

Thence leaving the eastern boundary of the right of way line of South Laurel Street and proceeding in the following three (3) courses and distances:

- 1) S 89°58'44" E 50.00 feet to a point;
- 2) Thence S 00°29'35" W 4.00 feet to a point;
- 3) Thence N 89°58'44" W 50.00 feet to a point on the eastern boundary of the right of way line of South Laurel Street;

Thence proceeding along the eastern boundary of the right of way line of South Laurel Street in a northeasterly direction N 00°29'35" E 4.00 feet to a point, said point being the Point and Place of Beginning of the 4' Alley in Common, containing 0.005 Acres, more or less.

ALSO BEING the same properties described in Title Commitment issued by Chicago Title Insurance company dated August 27, 2020 (Commitment No. SHTC20-1569).

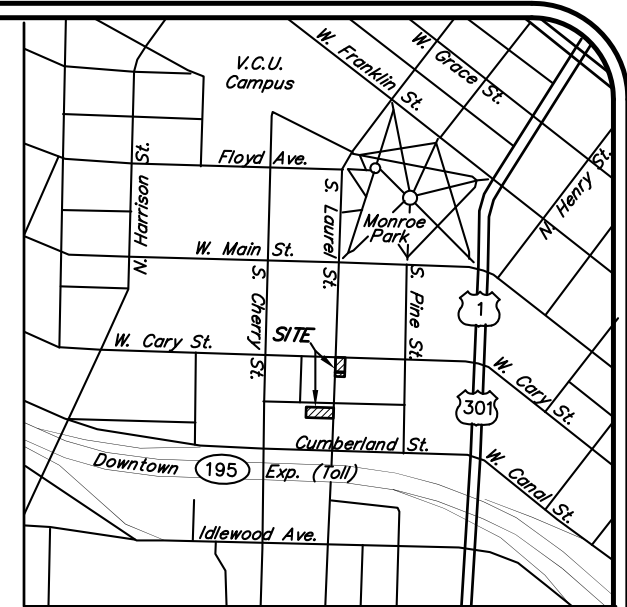
General Notes

1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: November 2, 2020
2. This survey was made with the benefit of a Title Report issued by Chicago Title Insurance Company, dated effective as of August 27, 2020 (Commitment No. SHTC20-1569).
3. All streets shown hereon are public.
4. The legal description does form a mathematically closed figure with no gaps, gores or overlaps.
5. Observed utilities are plotted and shown hereon. Subsurface Utility delineation was not performed.
6. Parcel One has pedestrian access from West Cary Street and South Laurel Street. Parcel Two has pedestrian access from South Laurel Street. Parcel Three has direct vehicular access from a 20' Public Alley and pedestrian access from South Laurel Street.
7. There is no observed evidence of current earth moving work, building construction, or building additions.
8. 5/8" Rods or P-K Nails found at all corners unless otherwise shown hereon.

Sheet 1 of 2

Legend

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



Scale 1" = 1000'

Zoning

Parcel One:

Current Zoning: B-3 (GENERAL BUSINESS DISTRICT)

Setbacks: Spaces between buildings on the same lot. Where two or more buildings, at least one of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than 15 feet.

Maximum Height: No building or structure shall exceed 35 feet in height in the B-3 general business district, provided that additional height, not to exceed a total height of 60 feet, shall be permitted when all yards exceed the minimum required by not less than one foot for each one foot of building height in excess of 35 feet and provided, further, that no additional height shall be permitted on a transitional site.

Yard Setbacks:

Front: None Required
Side: No side yards shall be required, except that where a side lot line abuts a property in an R or RO district there shall be a side yard of not less than ten feet in width.
Rear: No rear yard shall be required, except that where a rear lot line abuts or is situated across an alley from property in an R or RO district there shall be a rear yard of not less than 20 feet in depth.

* ZONING TO BE VERIFIED BY ZONING CONFIRMATION LETTER

For further clarification of Zoning Requirements - Contact:

Zoning Division - Planning and Development Review
900 E. Broad St., Room 110
Richmond, Virginia 23219
(804) 646-6340

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0037-D, (Panel 37 of 83), effective date 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.

Surveyor's Certificate

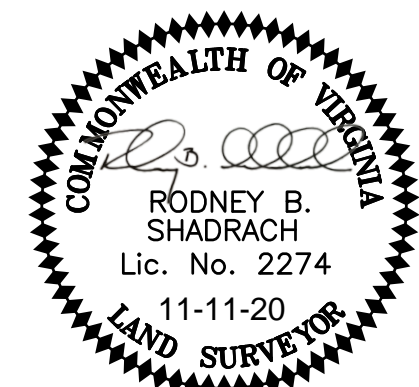
This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed below as of November 11, 2020 and shall not be relied upon by any other entity or individual whomsoever.

- To: CARY LAUREL LLC
- To: LAUREL HOLDINGS LLC
- To: OREGON PROPERTIES LLC
- To: CHICAGO TITLE INSURANCE COMPANY
- To: SAFE HARBOR TITLE COMPANY

The undersigned further certifies 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 items 1-4, 6(a), 6(b), 7(a), 8, 9, 10(a), 11, 13, 16, 17 and 19 of Table A thereof. The fieldwork was completed on November 2, 2020.


Rodney B. Shadrach
Shadrach & Associates, LLC
Va. Registered Surveyor No. 2274
11/11/20
Date

I hereby certify that this ALTA 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.



ALTA/NSPS LAND TITLE SURVEY
SHOWING EXISTING IMPROVEMENTS
TO #733 W. CARY STREET &
#103 & #116 S. LAUREL STREET
CITY OF RICHMOND, VIRGINIA
DATE: NOVEMBER 11, 2020

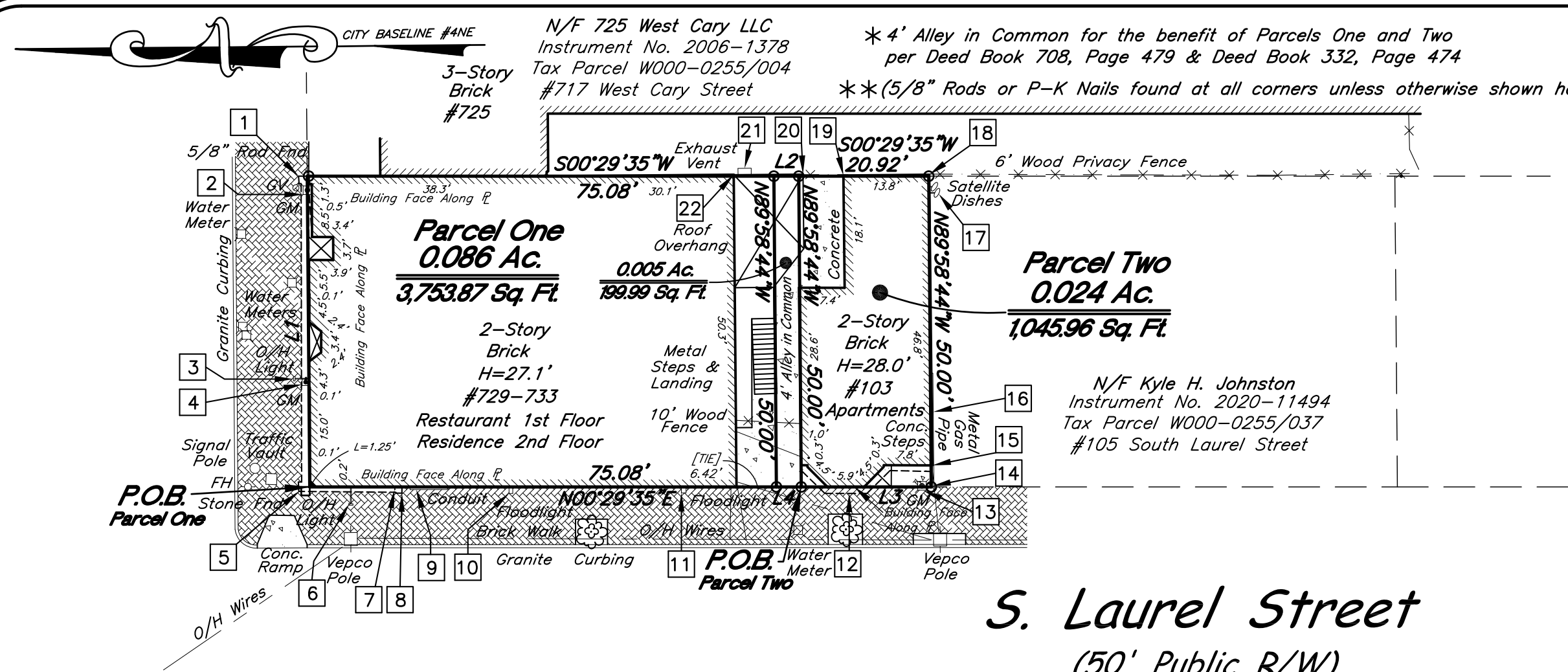


Scale: 1" = 20'



Shadrach & Associates LLC

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



S. Laurel Street
(50' Public R/W)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°58'44"E	50.00'
L2	S00°29'35"W	4.00'
L3	N00°29'35"E	20.92'
L4	N00°29'35"E	4.00'

W. Cary Street
(66' Public R/W)

LEGAL REFERENCES:
733 Cary Group, LLC
AND Anne Stratton
Instrument No. 2020-5475
Instrument No. 2019-22393

PARCEL ONE:
Tax Parcel W000-0255/001
#733 West Cary Street
Zoned B-3

PARCEL TWO:
Tax Parcel W000-0255/039
#103 South Laurel Street
Zoned R-7

PARCEL THREE:
Tax Parcel W000-0293/020
#116 South Laurel Street
Zoned R-7

Chicago Title Insurance Company
Schedule B - Commitment No. SHTC20-1569
(Referenced by corresponding letter in Commitment)

7 Plat made by Gene Watson & Associates, P.C., dated May 15, 2008, entitled "Physical Survey" Plat Showing Improvements on #116 South Laurel Street in the City of Richmond, Virginia", recorded with Instrument No. 190019206, at page 154 shows the following:

a) asphalt and overhead utilities
b) fence does not conform to property lines
Remaining matters plotted and shown hereon.

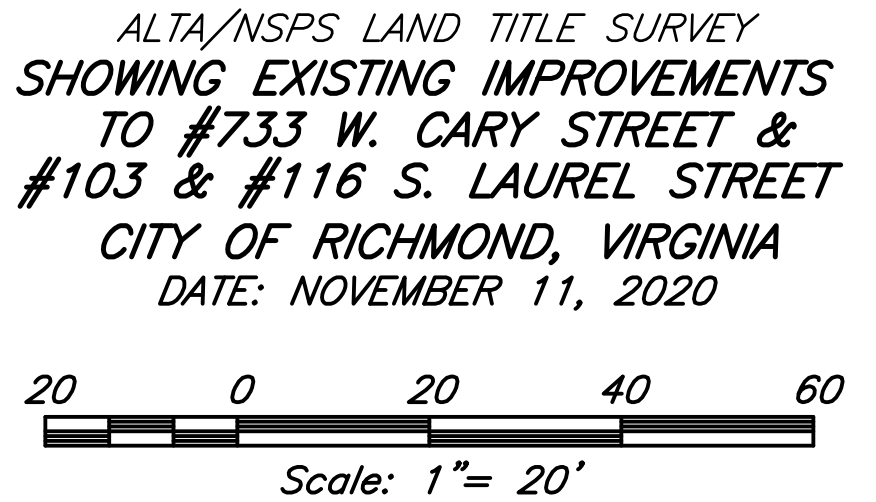
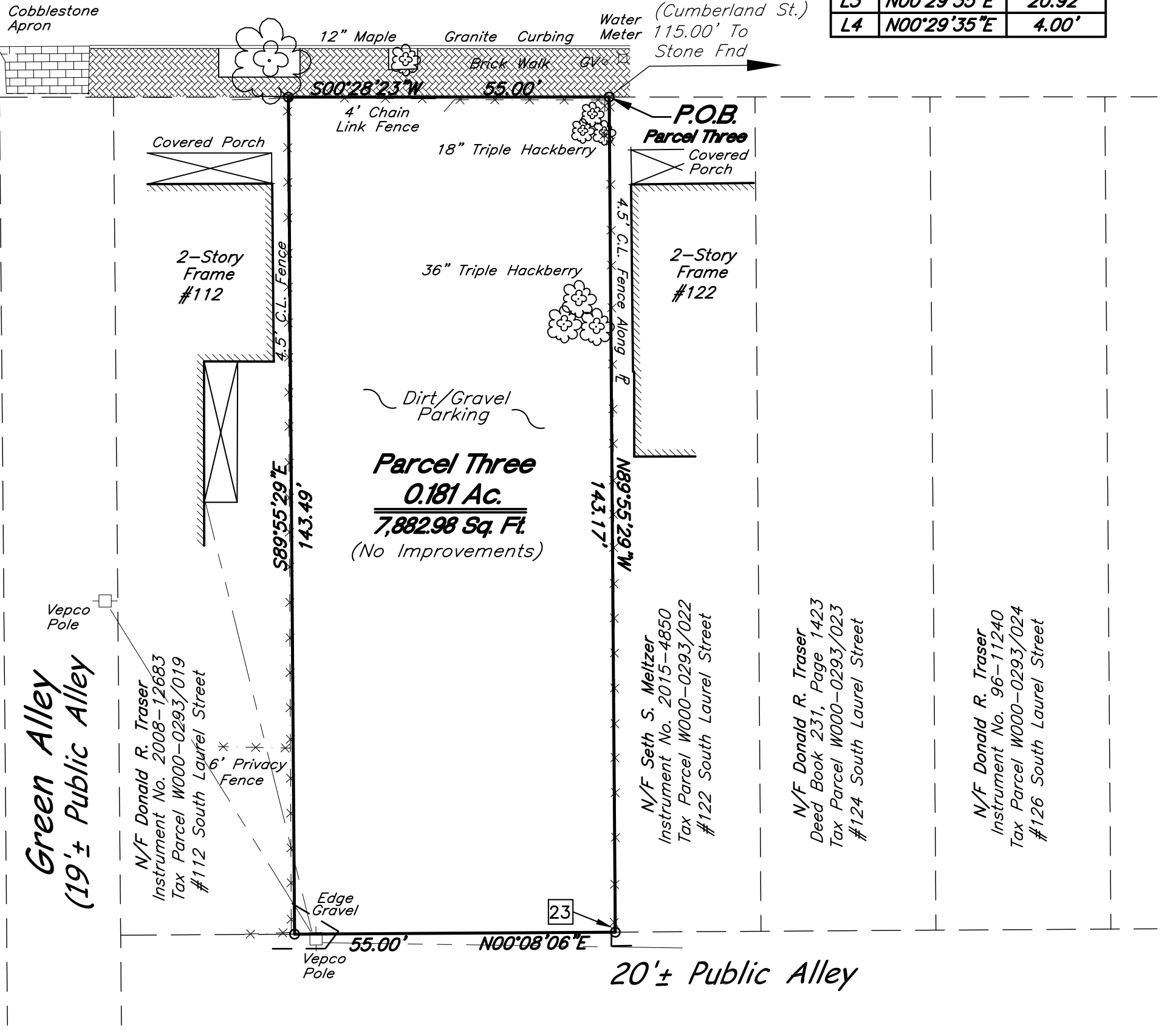
8 Survey made by Shadrach & Associates LLC, dated April 1, 2019, entitled ALTA/NSPS Land Title Survey Showing Existing Improvements to #733 W. Cary Street & #103 & #116 S. Laurel Street, City of Richmond, Virginia", shows the following:

Parcels 1 & 2:

a) building overhand extends 1.40' outside northern property line
b) gas meter extends 0.69' outside northern property line
c) light extends 2.49' outside northern property line
d) gas meter extends 1.08' outside northern property line
e) building overhand extends 1.77' outside northern property line and 0.72' outside western property line
f) light extends 2.96' outside western property line
g) conduit extends 0.43' outside western property line
h) flood lights extend 1.06' and 0.96' outside western property line
i) gas meter extends 0.52' outside western property line
j) concrete landing extends 0.16' outside southern property line
k) metal gas pipe extends 0.41' outside southern property line
l) satellite dishes extend 1.66' outside southern property line
m) building corner extends 0.07' outside southern property line and 0.24' outside eastern property line
n) building corner extends 0.10' outside eastern property line
o) roof extends 0.34' outside eastern property line
p) exhaust vent extends 1.27' outside eastern property line
q) building corner extends 0.24' outside eastern property line
r) 10' wood fence does not conform with property line

Parcel 3:

s) 4.5' chain link fence extends 0.25' inside southern property line
t) VEPCO pole, dirt and gravel
u) chain link fence does not conform with property line
Matters plotted and shown hereon.



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