

## Current Zoning Information

ZONING PER CITY OF RICHMOND GIS  
NO ZONING REPORT WAS FURNISHED  
Zoning District(s): M-1  
Zoning Definition: LIGHT INDUSTRIAL

## Statement of Encroachments

- ① OVERHEAD POWER LINES APPEAR TO BE ENCRANCHING
- ② VARIOUS BROKEN CONCRETE AND ASPHALT PADS ENCRANCHING INTO R/W.

## Notes Corresponding to Schedule B

4. Agreement by and between Seaboard Air Line Railway Company, Acme Land Corporation and Industrial Realty Corporation dated December 8, 1922, recorded in Deed Book 53-B, page 72 may affect parcel. Unable to determine easement location.
5. Easements as contained in Deed by and between ACME Land Corporation and Alleghany Warehouse Corporation, incorporated by Instrument dated July 1, 1936, recorded August 6, 1936 in Deed Book 77A page 296 may affect parcel. Tracts no longer in existence.
6. Easements as contained in Deed by and between ACME Land Corporation and Dominion Leaf Corporation by Instrument dated April 10, 1946, recorded April 9, 1946 in Deed Book 99B, page 44 affects parcel. Approximate location shown on survey. Tracts partially removed.
7. Easements and Agreement as contained in Deed by and between Acme Land Corporation, et alio Alleghany Warehouse Company, incorporated dated March 30, 1948, recorded May 27, 1948 in Deed Book 122, page 39 may affect parcel. Unable to determine location of easement.
8. Easements and Agreement as contained in Deed by and between Haywood C. Cockrell, et alio Dominion Leaf Corporation by Instrument dated November 1, 1948, recorded November 6, 1948 in Deed Book 128, page 256 affects parcel. Approximate location shown on survey. Tracts partially removed.
9. Deed and Easement wherein H. C. Cockrell Warehouse Corporation granted to Commonwealth of Virginia Department of Purchases and Supply by Instrument dated October 7, 1976, recorded October 8, 1976 affects parcel and is shown on survey.
10. Right of Way Agreement by and between Stein Real Estate Limited Partnership and Virginia Electric & Power Company, dated March 27, 2007, recorded April 13, 2007 as Instrument No. 07-12522 affects parcel and is shown on survey.
11. Easement Agreement by and between Stein Real Estate Company, LLC and Wayne R. Kidd and Kimberly Kidd dated April 12, 2007, recorded, May 4, 2007 in Instrument No. 07-15351 affects parcel and is shown on survey.
12. Not a matter of survey.
13. All matters as shown and set forth on the recorded plats and plats attached to Deeds recorded in Plat Book 2, page 16; Plat Book 5, pages 49 and 146; Plat Book 01, pages 54 and 55; Plat Book 07, pages 36 and 37 (Instrument No. 07-15350 Deed Book 145, page 243 and Deed Book 257, page 205. Any matters that affect parcel are shown on survey.

## Miscellaneous Notes

1. OWNER OF RECORD: TURNER VIRGINIA PROPERTIES, LLC
2. TAX ID: S000-0390/002
3. BEARING DATUM BASED PLAT 15-8
4. AREA OF SUBJECT PROPERTY: 0.100 ACRES
5. THIS SURVEY IS BASED ON A FIELD RUN SURVEY BY LONG SURVEYING DATED APRIL 3, 2017.
6. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. DURING OUR FIELD OBSERVATION OF THE SITE, THERE WERE NO OBSERVED CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED, OR PROPOSED, AND THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON PARCEL.

## Commitment Legal Description

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, BEING DESIGNATED AS LOT 1, CONTAINING 3.1 ACRES, MORE OR LESS, AS SHOWN AND DESCRIBED ON A PLAT OF 12TH STREET SUBDIVISION, CITY OF RICHMOND, VIRGINIA, MADE BY HARVEY L. PARKS, INC., DATED FEBRUARY 15, 2007, A COPY OF WHICH IS RECORDED AS PLAT NO. 07-36, REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID REAL ESTATE.

BEING THE SAME REAL ESTATE CONVEYED TO TURNER VIRGINIA PROPERTIES, LLC BY DEED FROM STEIN REAL ESTATE COMPANY, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS STEIN REAL ESTATE LIMITED PARTNERSHIP, A DELAWARE LP, DATED MARCH 27, 2015, RECORDED APRIL 7, 2017 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 15-5708.

## Certification

TO: CHICAGO TITLE INSURANCE COMPANY, LARSON DEVELOPMENT; 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 Items 1,2,3,4,7(a),8,9,13,14 and 16 of Table A thereof.

1. The field work was completed on April 11, 2017.

2. The survey correctly shows the location of all buildings, structures, and other improvements situated on the Property.

3. Except as shown, all visible and known utilities serving the Property enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements or rights-of-way across said Property; that the Property is the same as the Property described in Chicago Title Insurance Company, Commitment number 731700031 dated March 17, 2017; and that all easements, covenants and restrictions referenced in said title commitment, or easements of which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the Property.

4. Except as shown, there are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Property by buildings, structures or other improvements situated on adjoining premises.

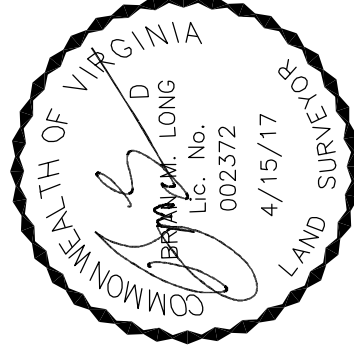
5. By graphic plotting only, the Property is located in Zone(s) "x" of the Flood Insurance Rate Map, Community Panel No. 5101290039E, which bears an effective date of July 16, 2014. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

6. The Property has direct physical access to Dinwiddie Avenue and East 12th Street

7. The Property comprises a single separate tax lot.

8. The number of striped parking spaces located on the Property is 0.

Brian M Long  
Reg. Land Surveyor No. 002372  
Commonwealth of Virginia



SURVEY PREPARED BY:  
LONG SURVEYING, LLC  
4560 FACTORY MILL ROAD  
MAIDENS, VA 23102  
804-314-5620  
Brian.Long@Long-Surveying.Com

ALTA/NSPS LAND TITLE  
SURVEY OF  
1200 DINWIDDIE AVENUE  
CITY OF RICHMOND, VIRGINIA  
APR. 12, 2017

