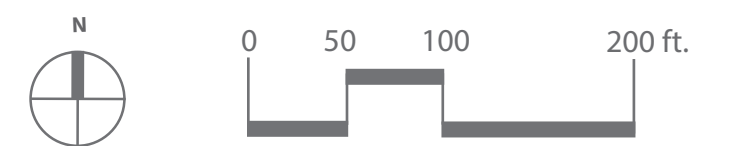




EXHIBIT B

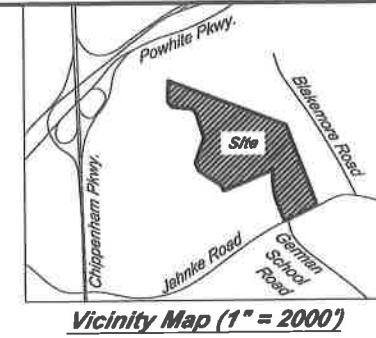
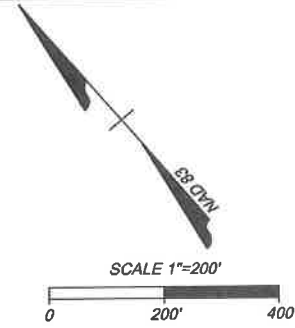
Bliley Property
 Conceptual Masterplan



DRAFT

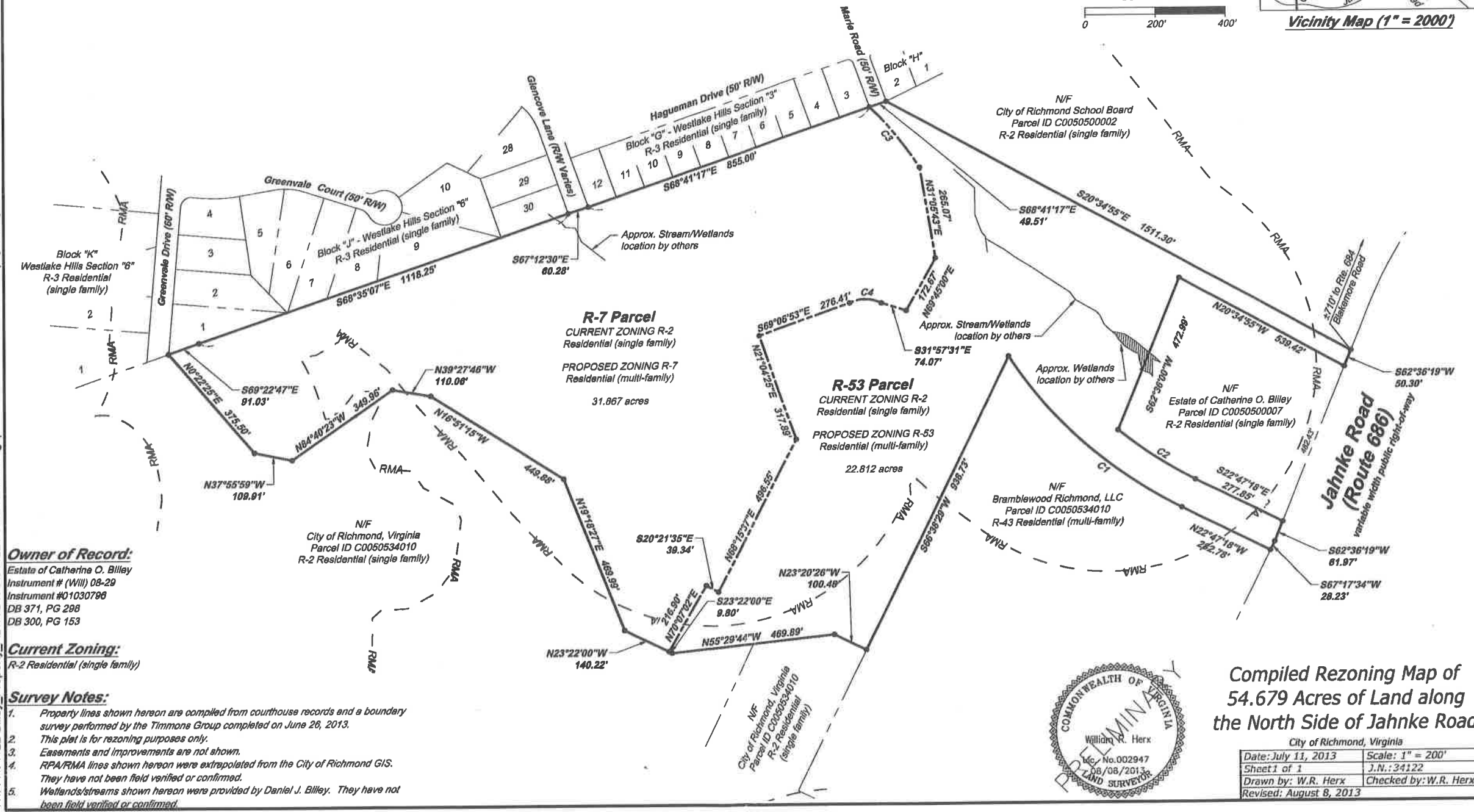
EXHIBIT A

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1245.00'	666.82'	341.62'	30°41'15"	N7°26'40"W	658.88'
C2	1155.00'	264.18'	132.67'	13°06'18"	S16°14'09"E	263.60'
C3	983.47'	224.52'	112.75'	13°04'49"	N1°54'28"E	224.04'
C4	96.39'	92.72'	50.30'	55°07'01"	S48°51'48"E	89.19'



THIS DRAWING PREPARED AT THE
 1001 Boulder Parkway, Suite 300 | Richmond, VA 23225
 TEL 804.202.6500 FAX 804.560.1016 www.timmons.com

Y:\90134122-Billey_Property_ALTAIDWG\34122V-REZONING.dwg | Plotted on 8/8/2013 11:43 AM | by Randy Herx



Owner of Record:
 Estate of Catherine O. Billey
 Instrument # (Will) 08-29
 Instrument #01030798
 DB 371, PG 298
 DB 300, PG 153

Current Zoning:
 R-2 Residential (single family)

- Survey Notes:**
- Property lines shown hereon are compiled from courthouse records and a boundary survey performed by the Timmons Group completed on June 26, 2013.
 - This plot is for rezoning purposes only.
 - Easements and improvements are not shown.
 - RPA/RMA lines shown hereon were extrapolated from the City of Richmond GIS. They have not been field verified or confirmed.
 - Wetlands/streams shown hereon were provided by Daniel J. Billey. They have not been field verified or confirmed.



Compiled Rezoning Map of
 54.679 Acres of Land along
 the North Side of Jahnke Road

Date: July 11, 2013	Scale: 1" = 200'
Sheet 1 of 1	J.N.: 34122
Drawn by: W.R. Herx	Checked by: W.R. Herx
Revised: August 8, 2013	

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP



HOUSING
STUDIO

333 WEST TRADE STREET, SUITE 300
CHARLOTTE, NC 28202
T: 704.333.7662 F: 704.343.9380



TYPE A - FRONT BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



TYPE A - SIDE BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



TYPE A - REAR BUILDING ELEVATION
SCALE: 3/32" = 1'-0"

EXHIBIT C

BLILEY APARTMENTS
RICHMOND, VA
07 FEBRUARY 2014



THE
BREEDEN
COMPANIES



**HOUSING
STUDIO**

333 WEST TRADE STREET, SUITE 300
CHARLOTTE, NC 28202
T: 704.333.7662 F: 704.343.9380



TYPE B - FRONT BUILDING ELEVATION

SCALE: 3/32" = 1'-0"



TYPE B - SIDE BUILDING ELEVATION

SCALE: 3/32" = 1'-0"



TYPE B - REAR BUILDING ELEVATION

SCALE: 3/32" = 1'-0"

BLILEY APARTMENTS

RICHMOND, VA

07 FEBRUARY 2014



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TYPE C - SIDE BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



TYPE C - FRONT BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



TYPE C - SIDE BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



TYPE C - REAR BUILDING ELEVATION
SCALE: 3/32" = 1'-0"

BLILEY APARTMENTS
RICHMOND, VA
07 FEBRUARY 2014



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CLUB HOUSE FRONT ELEVATION



CLUB HOUSE REAR ELEVATION

BLILEY APARTMENTS
RICHMOND, VA
07 FEBRUARY 2014



**THE
BREEDEN
COMPANIES**

EXHIBIT D







