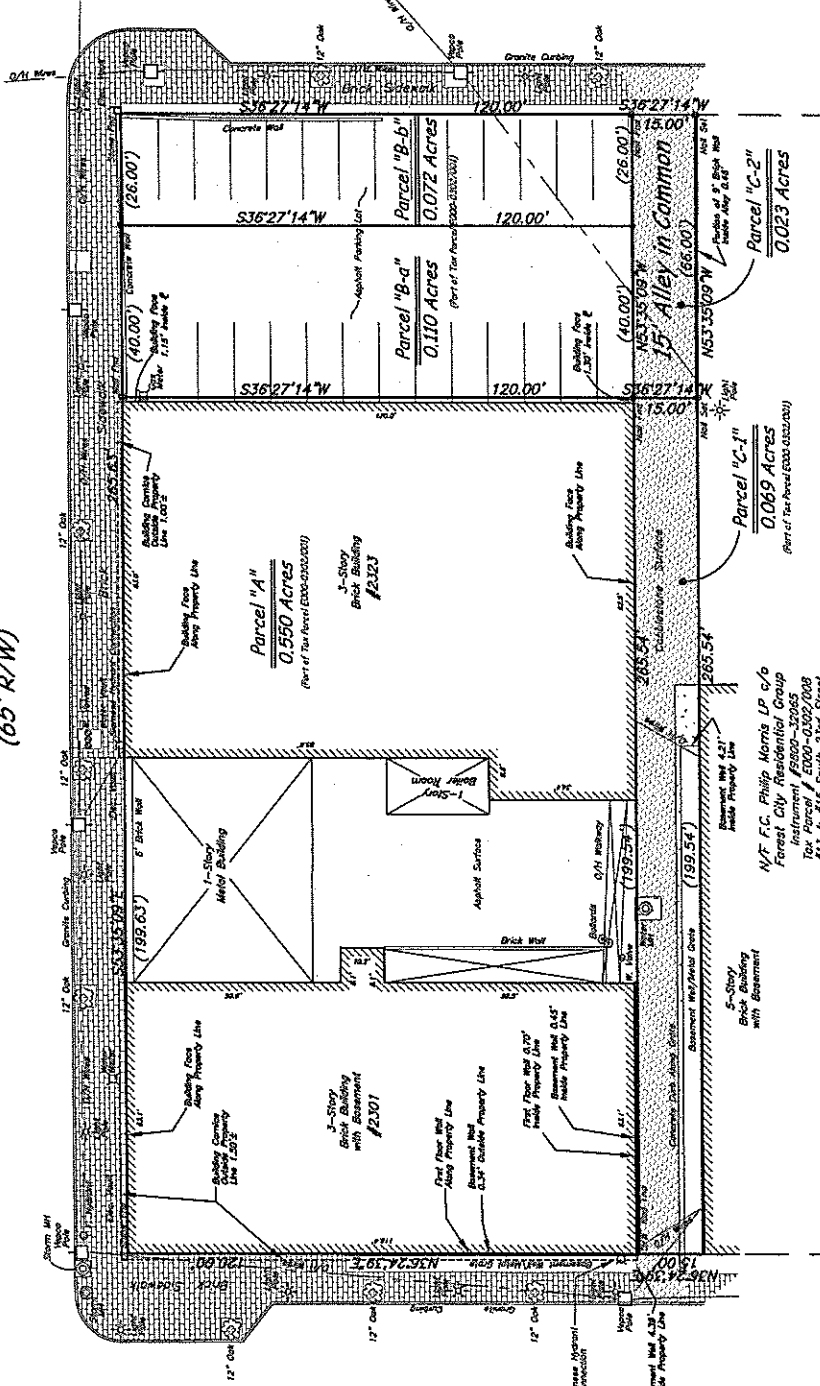


- NOTE:**
- The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by the Federal Insurance Administration, Community-Plan #101029-0043-0, effective date: April 2, 2008 (see 2).
 - This survey was prepared to provide a current and accurate field transit survey of the premises shown herein. Date of last physical survey: June 2, 2011.
 - This survey was made with the benefit of a Title Report issued by Chicago Title Insurance Company, dated May 26, 2011 (Commitment No. 297506212).

East Main Street
(65' R/W)

South 23rd Street
(65' R/W)

South 24th Street
(65' R/W)



Legal Reference:
Forest City Residential Group Inc.

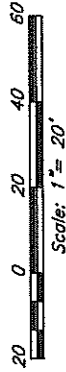
Parcel A
P/O Instrument #2001-12607
Tax Parcel # E000-0302/001
#2301 East Main Street
#2323 East Main Street

Parcel B-a
P/O Instrument #2001-12607
Tax Parcel # E000-0302/004
#2325-#2327 East Main Street

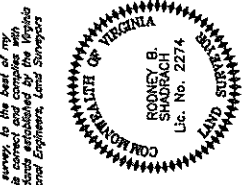
Parcel B-b
P/O Instrument #2001-12607
Tax Parcel # E000-0302/006
#2329-#2331 East Main Street

Parcel C-1
P/O Instrument #2001-12607
Tax Parcel # E000-0302/001
#11 S. 23rd Street

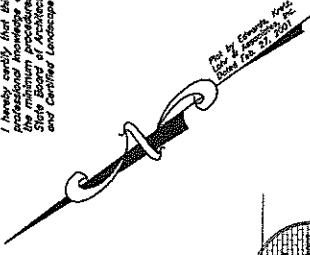
SURVEY PLAT SHOWING
EXISTING IMPROVEMENTS TO
#2301-#2331 EAST MAIN STREET
CITY OF RICHMOND, VIRGINIA
DATE: JUNE 3, 2011



Shadrach & Associates LLC
LAND SURVEYING
450 West Main Street, Suite 1010
Richmond, VA 23220
Phone: (804) 778-8200 • Fax: (804) 778-8201

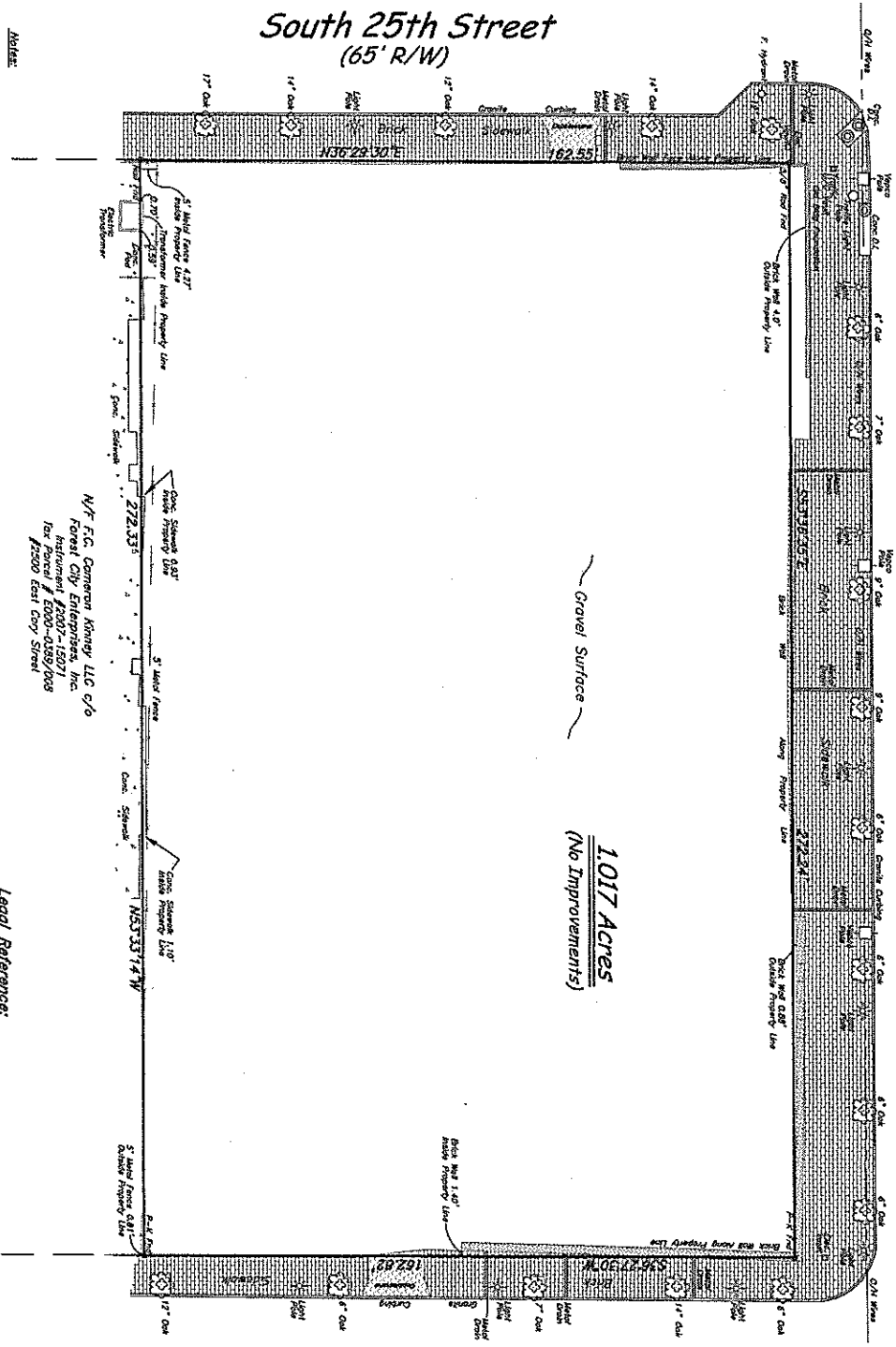


I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architect, Professional Engineers, Land Surveyors and Certified Landscape Architects.



South 25th Street
(65' R/W)

East Main Street
(80' R/W)

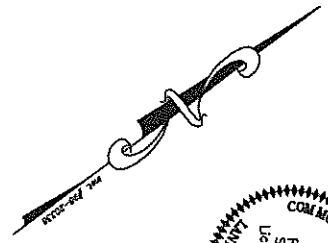


- Notes:**
1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by the Federal Insurance Administration on 12/25/00, as amended by FEMA on 12/25/00-0045-01, effective date: April 2, 2005 (FEMA XI).
 2. This survey and represents a current and accurate field frontal survey of the premises shown herein. Date of last physical survey: June 2, 2011. This survey was made with the benefit of a Company of Professional Land Surveyors, dated May 25, 2011 (Commitment No. 2923002102).

N/E F.C. Corbett Kinney, LLC c/o
Forest City Enterprises, Inc.
Instrument #2007-0159/008
for #2500 East Cop Street

- Legal References:**
- Tabacco Row Land LP
Instrument #98-2013B
Tax Parcel # E000-0389/001
 - #2501 East Main Street
 - #2509 East Main Street
 - #2515 East Main Street
 - #2517 East Main Street

South 26th Street
(65' R/W)



I hereby certify that this boundary survey, to the best of my professional knowledge and skill, is correct and conforms with the State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.

SURVEY PLAT SHOWING
EXISTING IMPROVEMENTS TO
#2501-#2517 EAST MAIN STREET
CITY OF RICHMOND, VIRGINIA
DATE: JUNE 3, 2011

Scale: 1" = 20'

Shadrach & Associates LLC
LAND SURVEYING
430 Sutherland Blvd., Suite 10-B • Richmond, Virginia 23220
Phone: (804)781-8000 • Fax: (804)781-8201