

INTRODUCED: January 28, 2019

AN ORDINANCE No. 2019-019

To rezone the properties known as 1809 and 1815 East Franklin Street and 6 and 14 North 19th Street from the M-1 Light Industrial District to the B-5 Central Business District.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 25 2019 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the surveys entitled “ALTA/ACSM Land Title Survey of #1809, 1811 and #1813 East Franklin Street, City of Richmond ~ Virginia,” prepared by Long Surveying, LLC, and dated August 1, 2016, “Survey of 1811-1817 E. Franklin, City of Richmond, Virginia,” prepared by Long Surveying, LLC, and dated March 19, 2012, and “ALTA/NSPS Land Title Survey of #6 North 19th Street, City of Richmond, Virginia,” prepared by Long Surveying, LLC, and dated April 17, 2017, copies of which are attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 records of the City Assessor, are excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through

AYES: _____ 8 _____ NOES: _____ 0 _____ ABSTAIN: _____

ADOPTED: _____ FEB 25 2019 _____ REJECTED: _____ STRICKEN: _____

30-452.4 of the Code of the City of Richmond (2015), as amended, and that the same are included in the B-5 Central Business District and shall be subject to the provisions of sections 30-442.1 through 30-442.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

1809 East Franklin Street	Tax Parcel No. E000-0132/004
1815 East Franklin Street	Tax Parcel No. E000-0132/007
6 North 19 th Street	Tax Parcel No. E000-0132/012
14 North 19 th Street	Tax Parcel No. E000-0132/009

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

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request
File Number: PRE-2018-000000

O & R REQUEST

RECEIVED 4-8446
JAN 08 2019 DEC 19 2018
OFFICE OF CITY ATTORNEY
Office of the
Chief Administrative Officer

O & R Request

DATE: December 18, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (By request) *LS* 1/2/19
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *SCG*

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning *DCD*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *MAO*

RE: To rezone the properties known as 1809 and 1815 East Franklin Street as well as properties known as 14th and 6th North 19th Street from the M-1 Light Industrial District to the B-5 Central Business District.

ORD. OR RES. No. _____

PURPOSE: To rezone the properties known as 1809 and 1815 East Franklin Street as well as properties known as 14th and 6th North 19th Street from the M-1 Light Industrial District to the B-5 Central Business District.

REASON: The applicant has requested to rezone the properties from M-1 Light Industrial to the B-5 Central Business District. The applicant wishes to remove the street oriented commercial requirement from the properties fronting on East Franklin Street to allow for residential uses on the ground floor of existing buildings.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 4, 2019, meeting.

BACKGROUND: The properties combined consist of 17,036 SF, (.40 acres) of land currently improved

with some historic structures and are located in the East Planning District of the Shockoe Bottom neighborhood. The property is also within the Shockoe Bottom Station Area of the Pulse Corridor Plan.

The City of Richmond's current Pulse Corridor Plan designates the subject property as Corridor Mixed-Use (CMU). The Plan calls for specific characteristics within this category and is "...envisioned to provide for medium-density pedestrian- and transit-oriented infill development to fill "missing teeth" of the corridor fabric. The building size, density, and zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. New development should be in scale with existing context or respond to unique site characteristics and opportunities for redevelopment. Active commercial uses required on principal street frontages. Ground floor residential uses should have street-oriented facades with setbacks, front yards, porches, and balconies where appropriate. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. Parking lots and areas are located on the rear of buildings and require screening; shared parking requirements are encouraged to allow for commercial development while ensuring adequate residential parking. Potential future zoning districts: UB-2, B-5, B-6, RF-1, or a new district." (City of Richmond, Pulse Corridor Plan, 2018)

A mix of B-5, B-5C and M-1 zoning districts are present in the vicinity. A mix of office, commercial, mixed use, industrial, vacant, and residential land uses are present in the vicinity.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1500 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 14, 2019

CITY COUNCIL PUBLIC HEARING DATE: February 11, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, February 4, 2019.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Surveys, Map.

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmond.gov>

Project Name/Location

Property Address: 1809 and 1815 East Franklin Street, 6 and 14 North 19th Street Date: September 12, 2018
Tax Map #: E000-0132/004, /007, /009 and /012 Fee: \$1,500
Total area of affected site in acres: 0.4

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

SAT

Zoning

Current Zoning: M-1

Existing Use: Mixed-use

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)
B-5, with the removal of the street-oriented commercial designation on East Franklin Street

Existing Use: Mixed-Use

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: 2013-004-19

Applicant/Contact Person: Lory Markham

Company: Markham Planning
Mailing Address: 2314 West Main Street
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 248-2561 Fax: ()
Email: lory@markhamplanning.com

Property Owner: Streetcar Properties, LLC

If Business Entity, name and title of authorized signee: Sam Tuttle

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 615 N 25th Street
City: Richmond State: VA Zip Code: 23223
Telephone: (757) 903-6669 Fax: ()
Email: sam.tuttle@gmail.com

Property Owner Signature: Sam Tuttle

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Project Name/Location

Property Address: 1809 and 1815 East Franklin Street, 6 and 14 North 19th Street

Date: September 12, 2018

Tax Map #: E000-0132/004, /007, /009 and /012 Fee: \$1,500

Total area of affected site in acres: 0.4

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-1

Existing Use: Mixed-use

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)
B-5, with the removal of the street-oriented commercial designation on East Franklin Street

Existing Use: Mixed-Use

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: _____

2013-004-19

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 248-2561

Fax: ()

Email: lory@markhamplanning.com

Property Owner: 1809 E Franklin Street, LLC, Franklin Street Development 3, LLC and 6 N 19th Street, LLC

If Business Entity, name and title of authorized signee: Mark Larson - President

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 410 Hancock Street, Suite 110

City: Richmond

State: VA

Zip Code: 23220

Telephone: (918) 616-2097

Fax: ()

Email: b_skaggs@larson-development.com

Property Owner Signature: _____

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.



September 12, 2018

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Rezoning of properties along East Franklin and North 19th Streets

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Rezoning application for the following properties, totaling 0.39 acres, from the M-1 Light Industrial District to the B-5 Central Business District:

Address	Tax Parcel ID	Acreege	Existing Zoning	Ownership
1809 E Franklin St	E0000132004	0.126	M-1	1809 E FRANKLIN STREET LLC
1815 E Franklin St	E0000132007	0.115	M-1	FRANKLIN STREET DEVELOPMENT 3 LLC
14 N 19 th St	E0000132009	0.011	M-1	STREETCAR PROPERTIES LLC
6 N 19 th St	E0000132012	0.139	M-1	6 N 19TH STREET LLC

With this application, the owners of the subject properties are petitioning the City Council for a rezoning to facilitate development in accordance with the B-5 Central Business District. As part of the request to amend the Zoning Map, the owners would like to remove the street-oriented commercial designation from the properties that front on E Franklin. The prohibition of dwelling uses on the ground floor has previously been removed for one of the subject properties along with the other properties on both sides of Franklin by either City Council or the Board of Zoning Appeals and commercial uses in this block are no longer viable. The proposed rezoning is a unique opportunity to allow for development on the properties that is consistent with the character of the neighborhood, compatible with Master Plan recommendations, and essential to the continued revitalization of the Shockoe Bottom neighborhood.

Properties

The proposed rezoning would cover four properties along East Franklin and North 19th Streets in the East Planning District. First, 1809 E Franklin is improved with a currently vacant two-story warehouse building constructed in 1920. Second, 14 N 19th Street is improved with a small one-story office building with 352 square feet of floor area. Third, 6 N 19th Street is improved with a two-story warehouse constructed in 1955. Finally, 1815 E Franklin is improved with a two-story building constructed in 1920.

In 2013, City Council adopted a Special Use Permit Ord. No. 2013-4-19 to authorize the conversion of the existing building at 1815 E Franklin for multifamily residential use with up to 13 units.

Proposal

The existing historic buildings on the properties would remain and the existing residential use and configuration of 1815 E Franklin would remain. The owners would like to rehabilitate the property at 1809 E Franklin for a residential building, which is not currently permitted under the M-1 district. The owner of 14 N 19th has joined the application as they see the benefit of removing the outdated M-1 zoning and replacing it with the B-5 district. There are no immediate plans to change the use or layout of this small property. The owner of 6 N 19th also has no immediate plans for the property, but would like the flexibility offered by the B-5 district and the assurance that future development would have to adhere to the form-based regulations required by the district.

Zoning Regulations & Background

The properties are currently located in the M-1 Heavy Industrial District which permits a wide variety of commercial and industrial land uses but prohibits any residential uses. This zoning has been in place for many decades and is no longer compatible with the development pattern in the area. Development in this area of Shockoe Bottom has gradually shifted from industrial uses to a mix of commercial and residential uses. Besides the visible changes in the land uses, this shift is best indicated by the number of rezonings and Special Use Permits that have been approved by City Council in the past 20 years to allow for mixed land uses.

A rezoning of the properties to the B-5 Central Business District would authorize uses and features of the properties that are more appropriate to the character of the current neighborhood. Like many other properties in former industrial areas of Shockoe Bottom that have been rezoned to allow residential and mixed-uses, this application requests a rezoning to the B-5 District to allow for the flexibility to develop a variety of uses that will positively contribute to the urban character of this neighborhood.

The B-5 district contains requirements for buildings with dwelling units along certain streets designated as street-oriented commercial. This requirement prohibits dwelling units on the ground floor along the street frontage. This street-oriented commercial designation originated in the City's 1997 Downtown Plan and has not been updated since. This particular block of E Franklin is the end of the designation and all of the properties that have been redeveloped on this block have received waivers to this requirement either from the City Council through special use permits or from the Board of Zoning Appeals through special exceptions. As part of the redevelopment of 1809 E Franklin, the owner would like to have dwelling units on the ground floor. The layout and configuration of the existing building does not lend itself to commercial uses and there are no other commercial uses to draw from on the block. The commercial uses are better suited on E Main and should be focused there. As part of the rezoning request, the street-oriented designation should be removed from these properties fronting on E Franklin.

Master Plan

The properties are recommended by the Master Plan for Corridor Mixed-Use. According to the Pulse Corridor Plan, this category is designed to provide for medium-density pedestrian- and transit-oriented infill development to fill "missing teeth" of the corridor fabric. The building size, density, and

zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. New development should be in scale with existing context or respond to unique site characteristics and opportunities for redevelopment. Active commercial uses required on principal street frontages. Ground floor residential uses should have street-oriented facades with setbacks, front yards, porches, and balconies where appropriate. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. Parking lots and areas are located on the rear of buildings and require screening; shared parking requirements are encouraged to allow for commercial development while ensuring adequate residential parking. Potential future zoning districts: UB-2, B-5, B-6, RF-1, or a new district.

This rezoning request to the B-5 District is fully compatible with the Master Plan recommendation for the land uses of the properties. B-5 regulations would facilitate the future development of these properties in a manner that is consistent with surrounding uses and historic character of the area. The rezoning would also help realize the vision of the Pulse Corridor by permitting medium-density and pedestrian and transit-oriented infill development of this portion of East Franklin and North 19th Streets.

City Charter Conditions

This rezoning request represents an excellent opportunity to facilitate development on the properties as envisioned by both the Master Plan and the Pulse Corridor Plan. This rezoning would also replace an outdated zoning for one that is more appropriate with the current character of the area and allow for developments that will bring a vibrant mix of land uses to an important neighborhood in downtown Richmond. We trust that you will agree with us that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

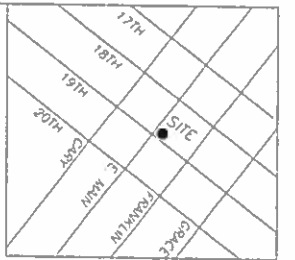
Very Truly Yours,



Lory Markham

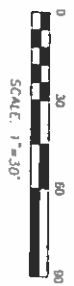
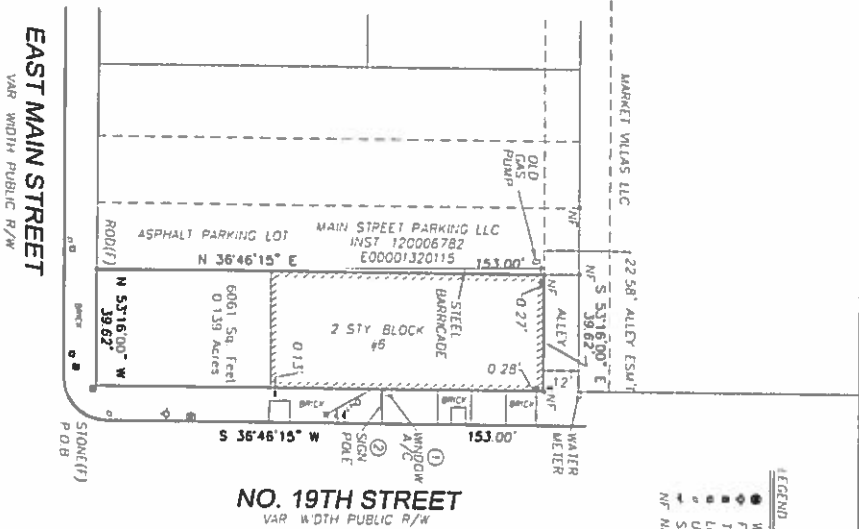
Enclosures

cc: The Honorable Cynthia I. Newbille
Matthew Ebinger, Secretary to the City Planning Commission



Miscellaneous Notes

- 1 OWNER OF RECORD: WOLIA J TALLEY
- 2 TAX ID: E00012012
- 3 BEARING DATUM BASED PLAT OF MARKET VILLAS
- 4 AREA OF SUBJECT PROPERTY: 0.139 ACRES
- 5 THIS SURVEY IS BASED ON A FIELD RUN SURVEY BY LONG SURVEYING DATED APRIL 14, 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, SWAMP OR SQUIRRELY LANDFILL.
- 9 THERE WAS NO VISIBLE EVIDENCE OF CEUTERIES ON PARCEL.



Notes Corresponding to Schedule B

THERE WERE NO SURVEY RELATED TITLE EXCEPTIONS LISTED IN THE TITLE REPORT

Current Zoning Information

ZONING MAP CITY OF RICHMOND, VA
ZONING DISTRICT: M-1 LIGHT INDUSTRIAL

Statement of Encroachments

- 1 AC UNIT ENCRoACHING ONTO R/W 2.3'
- 2 SIGN SUPPORT POLE ENCRoACHING ONTO R/W 7.3'

Commitment Legal Description

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA KNOWN AS STREET NUMBERS 1020, 1020 AND 1030 EAST MAIN STREET, AND BOUNDED AS FOLLOWS, TO WIT COMMENCING AT THE NORTHWEST CORNER OF MAIN AND 19TH STREET AND RUNNING THENCE IN A WESTWARDLY DIRECTION ALONG THE NORTH LINE OF MAIN STREET AND FRONTING THEREON THIRTY ONE FEET SEVEN AND ONE HALF INCHES (39'-7 1/2") AND RUNNING BACK FROM SAID FRONT BOUNDARY LINE ONE HUNDRED FIFTY THREE FEET (153') TO AN ALLEY TWENTY TWO FEET SEVEN INCHES (22'-7") MORE ACCORDING TO PLAT MADE BY I. CRAWFORD REED AND BROTHER, DATED OCTOBER 18, 1916 AND RECORDED IN THE CLERK'S OFFICE OF THE CHANCERY COURT OF THE CITY OF RICHMOND, VIRGINIA IN PLAT BOOK 4, PAGE 101

BEING THE SAME REAL ESTATE CONVEYED TO WOLIA J TALLEY BY DEED FROM RICHARD A. JACOB AND MARIE F. JACOB, HUSBAND AND WIFE, DATED JANUARY 2, 1974, RECORDED AUGUST 8, 1974 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA IN DEED BOOK 692A, PAGE 117

Certification

10- CHICAGO TITLE INSURANCE COMPANY, LASSON DEVELOPMENT, VIRGINIA COMMUNITY CENTER, 6 N 19TH STREET LLC This is to certify that this map or plat and the information 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 and 14 of Table A thereof.

The field work was completed on April 14, 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, 711700013 dated February 6, 2017 and that all easements, covenants and restrictions referenced in said title commitment, or easements of record, are duly undersigned or has been obtained 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 Flood No. 5101290041E, which bears an effective date of July 16, 2014, and is in a Special Flood Hazard Area (area of 1% chance of flooding) 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 East Main Street and North 19th Street

7 The Property comprises a single separate tax lot

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

[Signature]

Brian M Long
Reg Land Surveyor No 0023172
Commonwealth of Virginia

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



ALTA/NSPS LAND TITLE
SURVEY OF
#6 NORTH 19TH STREET
CITY OF RICHMOND, VIRGINIA
APRIL 17, 2017

As-surveyed Description

Beginning at the north western corner of East Main Street and North 19th Street at a Stone found, Thence along the north line of East Main Street N 53°16'00" W a distance of 39.62' to a Rod found, Thence N 36°46'15" E a distance of 153.00' to a rod found, Thence along the south line of a 12' Alley S 53°16'00" E a distance of 39.62' to a rod found, Thence along the west line of North 19th Street S 36°46'15" W a distance of 153.00' which is the point of Beginning, having an area of 6061 square feet, 0.139 acres

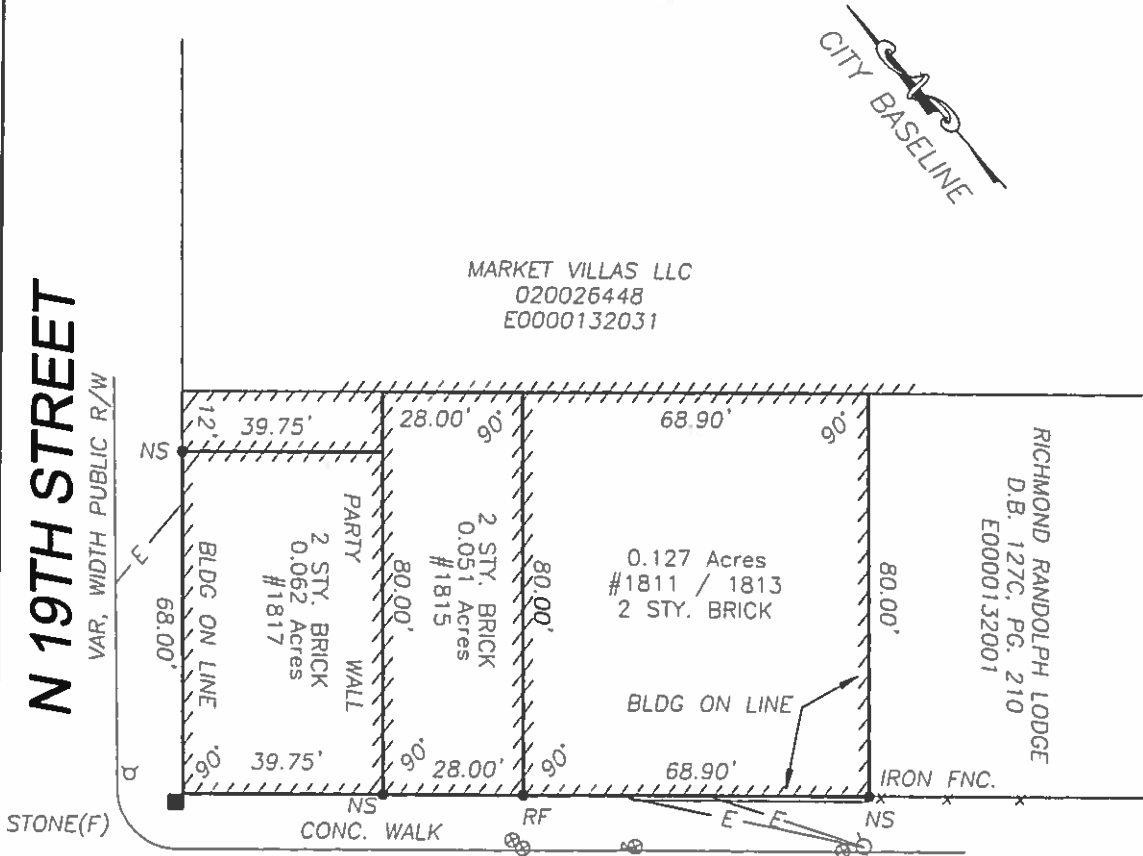
THIS IS TO CERTIFY THAT ON MARCH 19, 2012 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN



BRIAN LONG, L.S.



- 1) THIS PARCEL IS IN ZONE "X", AREAS PROTECTED BY FLOOD WALLS PER F.I.R.M. 5101290041D, DATED 4-2-09
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN
- 4) UNABLE TO ACCESS REAR CORNERS.



E. FRANKLIN STREET

VAR, WIDTH PUBLIC R/W

SURVEY OF 1811-1817 E. FRANKLIN

CITY OF RICHMOND
VIRGINIA

LONG SURVEYING, LLC
3408 SHERWOOD BLUFF WAY
POWHATAN, VA 23219
804-314-5620

MARCH 19, 2012
SCALE: 1"=30'

FOR: LARSON

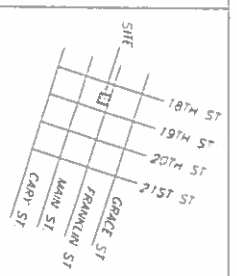
CERTIFICATION

10- CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1-4, 7, 8, 9, 11a, 11, 14, 16, 17, 18 & 20a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 19, 2012 AND REINSPECTED JULY 28, 2016

GENERAL NOTES

- 1 This plat is based on field work performed March 19, 2012 and reinspected July 27, 2016
- 2 No underground utilities were located. Only aboveground utilities are shown
- 3 There is no visible evidence of recent curb mowing, building construction or building additions.
- 4 There is no visible evidence of recent street or sidewalk construction or repair
- 5 There is no visible evidence of site use as a waste dump, dump or sanitary landfill
- 6 This plat was prepared with the benefit of a title report from Chicago Title Insurance Company dated July 8, 2016 Commitment Number 231600311
- 7 All Statements within the certifications, and other references located elsewhere herein related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein
8. Field Measurements match Record Measurements
- 9 This parcel is in zone "X" as defined on FIRM # 51012900410 dated April 2, 2009. Zone "X" is defined as area out side 500 year flood plain
- 10 Parcel(s) zoning is M-1 ~ Light Industrial
- 11 Zoning report not provided to surveyor
- 11 Unable to access rear corners
- 12 Encroachment item 1 is estimated from ground level

VICINITY SKETCH - NIS

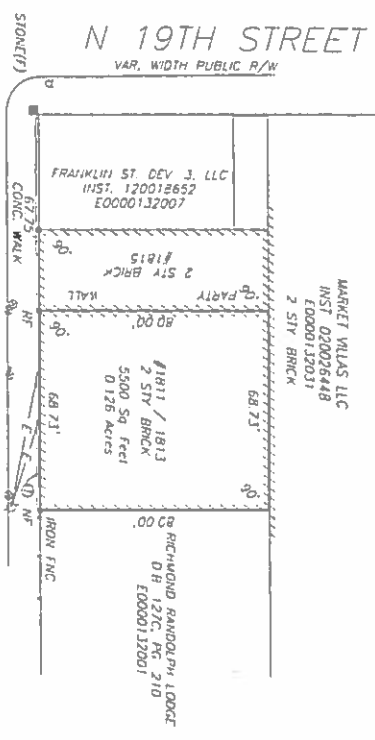


PARKING

0 ON SITE SPACE
 REQUIREMENT 0 ON SITE

- LEGEND**
- ▭ CONC. WALKWAY
 - ⊙ WELDED CORNER
 - ~ GAS VALVE
 - UTILITY POLE

CITY BASELINE ASSUMED



ENCROACHMENTS

ⓐ BUILDING FLASHING OVER 0.9'

SCHEDULE B

HERE ARE NO LISTED EASEMENTS IN THE TITLE REPORT

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land designated as Nos. 1809, 1811 and 1812 East Franklin Street, lying and being in the City of Richmond, Virginia, on the southern line of Franklin Street between 1810 and 1910 Streets.
 BEGINNING thereon at a point 67 feet 9 inches west of the southwestern intersection of Franklin and 19th Streets, thence extending westwardly along and fronting on the said Franklin Street 180 feet 9 inches, more or less, to the lot on which the Masonic Home stands, thence extending easterly along the eastern line of the said Masonic Home to the center of the portion wall between Tenements 1811 and 1812 East Franklin Street, and the western one of which passes along the eastern line of the said Masonic Home property 80 feet 1 inch, more or less



ALTA/ACSM LAND TITLE
 SURVEY OF
 #1809, 1811 AND #1813
 EAST FRANKLIN STREET
 CITY OF RICHMOND - VIRGINIA
 DATE 8/1/2016



LONG SURVEYS, LLC
 4650 FACTORY MILL ROAD
 MADISON, VA 23012
 804-314-5620