

VICINITY MAP  
NOT TO SCALE

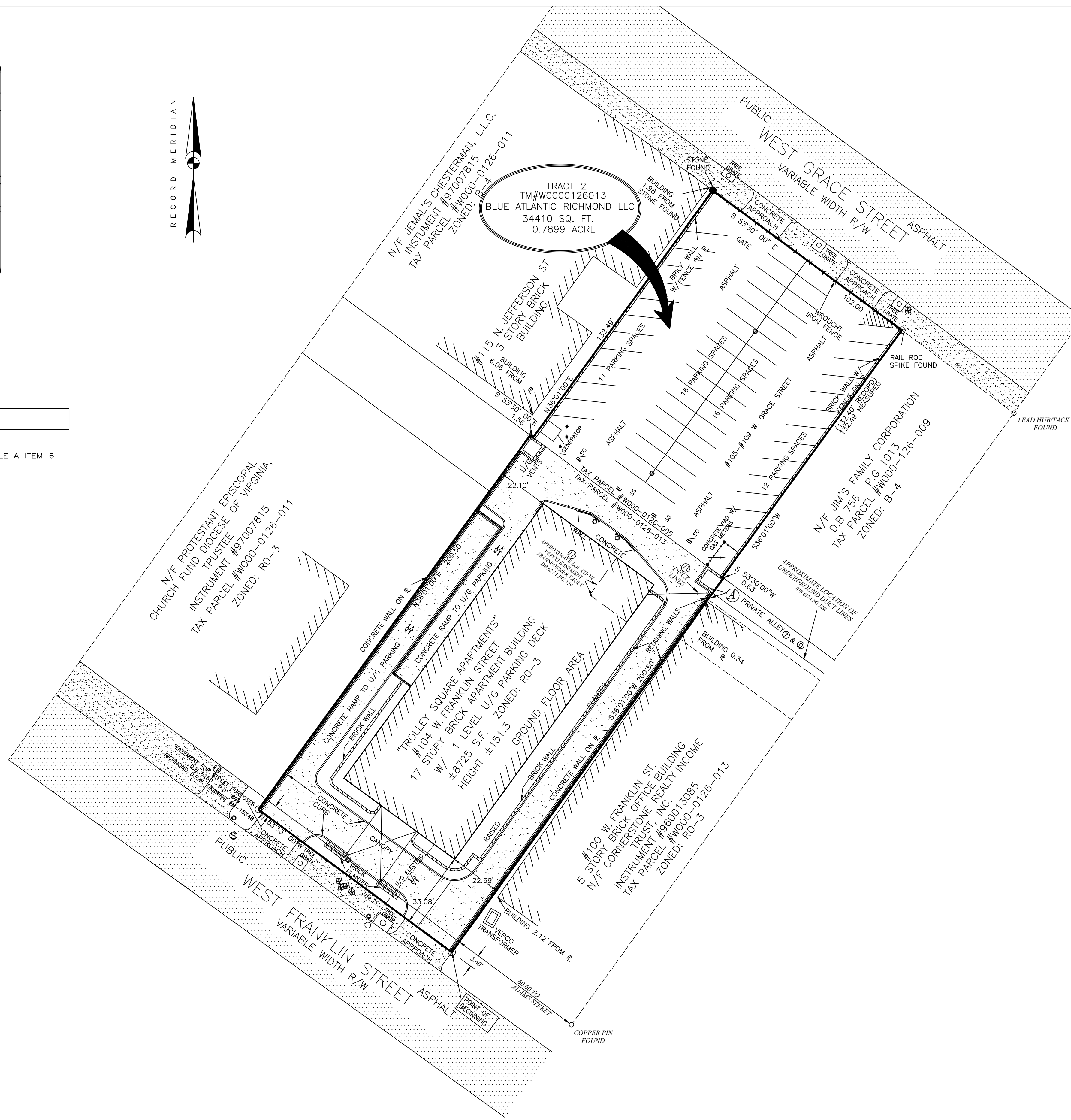


LEGEND

- ▨ = CONCRETE
- ▩ = ASPHALT
- = BOLLARD
- = FENCE
- ⊗ = FIRE HYDRANT
- = LIGHT POLE
- ⊙ = MANHOLE
- ⊕ = NOW OR FORMERLY
- ⊖ = SANITARY SEWER MANHOLE
- R/S = ROD SET
- U/G = UNDERGROUND
- ⊕ = WATER METER

ZONING CODE

ZONING INFORMATION NOT PROVIDED PURSUANT TO TABLE A ITEM 6



N/F PROTESTANT EPISCOPAL  
CHURCH FUND DIOCESE OF VIRGINIA  
INSTRUMENT #97007815  
TAX PARCEL #W000-0126-011  
ZONED: RO-3

TRACT 2  
TM#W000126013  
BLUE ATLANTIC RICHMOND LLC  
34410 SQ. FT.  
0.7899 ACRE

N/F JEMAL'S CHESTERMAN, L.L.C.  
INSTRUMENT #97007815  
TAX PARCEL #W000-0126-011  
ZONED: B-4

"TROLLEY SQUARE APARTMENTS"  
#104 W. FRANKLIN STREET  
17 STORY BRICK APARTMENT BUILDING  
1 LEVEL U/G PARKING DECK  
HEIGHT ±151.3  
GROUND FLOOR AREA

#100 W. FRANKLIN ST  
5 STORY BRICK OFFICE BUILDING  
N/F CORNERSTONE REALTY INCOME  
INSTRUMENT #1860013085  
TAX PARCEL #W000-0126-013  
ZONED: RO-3

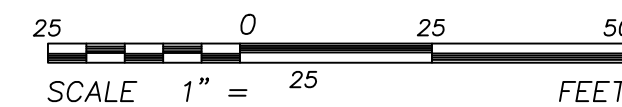
N/F JIM'S FAMILY CORPORATION  
DB 736 P.G. 1013  
TAX PARCEL #W000-126-009  
ZONED: B-4

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

POTENTIAL ENCROACHMENTS

④ RETAINING WALLS AND DRIVEWAY OVER POWER DUCT LINES (DB 627A PG 129).



PARKING NOTE - TRACT 2  
55 REGULAR (SURFACE)  
36 REGULAR (SUB-SURFACE GARAGE)  
1 HANDICAP (SUB-SURFACE GARAGE)  
91 TOTAL

ACCESS NOTE (TRACT 4) - TRACT 4 HAS DIRECT ACCESS TO WEST FRANKLIN STREET AND WEST GRACE STREET, BOTH PUBLIC STREETS OR HIGHWAYS.

ALTA/NSPS LAND TITLE SURVEY

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