

INTRODUCED: January 24, 2022

AN ORDINANCE No. 2022-028

To rezone the properties known as 601 Albany Avenue, 603 Albany Avenue, 600 Maury Street, and 610 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: FEB 28 2022 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “Plat Showing ALTA/ACSM Land Title Survey of 0.108 Acres Situated Along the Western Line of 6<sup>th</sup> Street between Maury Street and Albany Street,” prepared by Timmons Group, dated November 11, 2015, and last revised December 18, 2015, and on the survey entitled “ALTA/NSPS Land Title Survey of Five (5) Parcels Totaling 2.000 Acres of Land Situated on the South Side of Maury Street and the North Side of Albany Street between East 6<sup>th</sup> Street and East 7<sup>th</sup> Street, City of Richmond, Virginia,” prepared by Townes Site Engineering, and dated June 18, 2021, 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 2022 records of the City Assessor, are excluded from the M-2 Heavy

AYES:                    9                    NOES:                    0                    ABSTAIN:                    \_\_\_\_\_

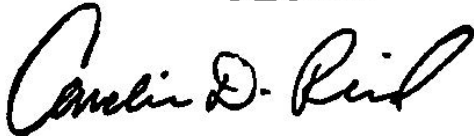
ADOPTED:            FEB 28 2022            REJECTED:            \_\_\_\_\_            STRICKEN:            \_\_\_\_\_

Industrial District and shall no longer be subject to the provisions of sections 30-454.1 through 30-454.6 of the Code of the City of Richmond (2020), as amended, and that the same are included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

|                   |                              |
|-------------------|------------------------------|
| 601 Albany Avenue | Tax Parcel No. S000-0221/002 |
| 603 Albany Avenue | Tax Parcel No. S000-0221/001 |
| 600 Maury Street  | Tax Parcel No. S000-0221/003 |
| 610 Maury Street  | Tax Parcel No. S000-0221/011 |

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

**A TRUE COPY:  
TESTE:**



**City Clerk**



# City of Richmond

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

2021-535

## Item Request File Number: PRE.2021.962

### O & R Request

**DATE:** December 20, 2021

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (By Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

  
For S. Ebert

**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review

**RE:** To rezone the properties known as 600 and 610 Maury Street, and 601 and 603 Albany Avenue from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To rezone the properties known as 600 and 610 Maury Street, and 601 and 603 Albany Avenue from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District.

**REASON:** The applicant is requesting to rezone the property to the TOD 1 Transit Oriented Nodal District, which allows a greater range of uses and densities than the current M 2 Heavy Industrial District.

**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 21, 2022 meeting.

**BACKGROUND:** The properties, together, consist of approximately 83,009 SF, or 1.90 acres, of land. The properties are located on Maury Street in the Old Town Manchester Neighborhood between 6th and 7th Streets.

The City's Richmond 300 Master Plan designates these parcels as Destination Mixed Use. Such areas are defined as key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements. This category is characterized by higher density, transit oriented development encouraged on vacant or underutilized sites.

Primary Uses: Retail/office/personal service, multifamily residential, cultural, and open space.  
Secondary Uses: Institutional and government.

Currently, all adjacent properties are zoned the same M 2 Heavy Industrial, as well as some B-3, General Business District, and TOD-1, Transit Oriented Nodal District zones, 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:** \$1,600 Application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 24, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** February 28, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
February 21, 2022

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Survey, 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.richmondgov.com/>

**Project Name/Location**

Property Address: 600MaurySt.,610MaurySt.,601AlbanyAve.,and603AlbanyAve. Date: August 26, 2021  
Tax Map #: Please see Applicant's Report Fee: \$1,600  
Total area of affected site in acres: 1.906

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

**Zoning**

Current Zoning: M-2HeavyIndustrialDistrict

Existing Use: LogisticsFacility

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

TOD-1Transit-OrientedNodalDistrict

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Daniel Slone

Company: Vertical Vision, PLC

Mailing Address: 6210 Shelter Cove Circle

City: Midlothian State: VA Zip Code: 23112

Telephone: (804) c: 363-8465 Fax: ( )

Email: dan@verticalvision.legal

**Property Owner:** Merben Properties, LLC

If Business Entity, name and title of authorized signee: William Dennis Rapp

(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: 608 Marx Street

City: Richmond State: VA Zip Code: 23224

Telephone: (804) 231-4201(office) Fax: ( )

Email: drapp@wjrappp.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 10, 2021

Mr. Matthew Ebinger, Secretary  
Richmond /City Planning Commission  
900 E. Broad St., Rm. 511  
Richmond, VA 23219

Re: Applicant's Report for Rezoning 600 Maury St., 610 Maury St., 601 Albany Ave., and 603 Albany Ave. in the Manchester Priority Growth Node

Dear Mr. Ebinger:

Please accept this letter as the applicant's report for the Rezoning application for the above referenced properties (collectively the "Property"), totaling 1.906 acres, more or less, from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. Again, the properties are:

| Address              | Tax Parcel ID | Acreage       | Existing Zoning | Ownership              |
|----------------------|---------------|---------------|-----------------|------------------------|
| 600 Maury St         | S0000221003   | .0541         | M-2             | Merben Properties, LLC |
| 610 Maury St         | S0000221011   | .8980         | M-2             | Merben Properties, LLC |
| 601 Albany Ave.      | S0000221002   | .0541         | M-2             | Merben Properties, LLC |
| 603 Albany Ave.      | S0000221001   | .8996         | M-2             | Merben Properties, LLC |
| <b>Total Acreage</b> |               | <b>1.9058</b> |                 |                        |

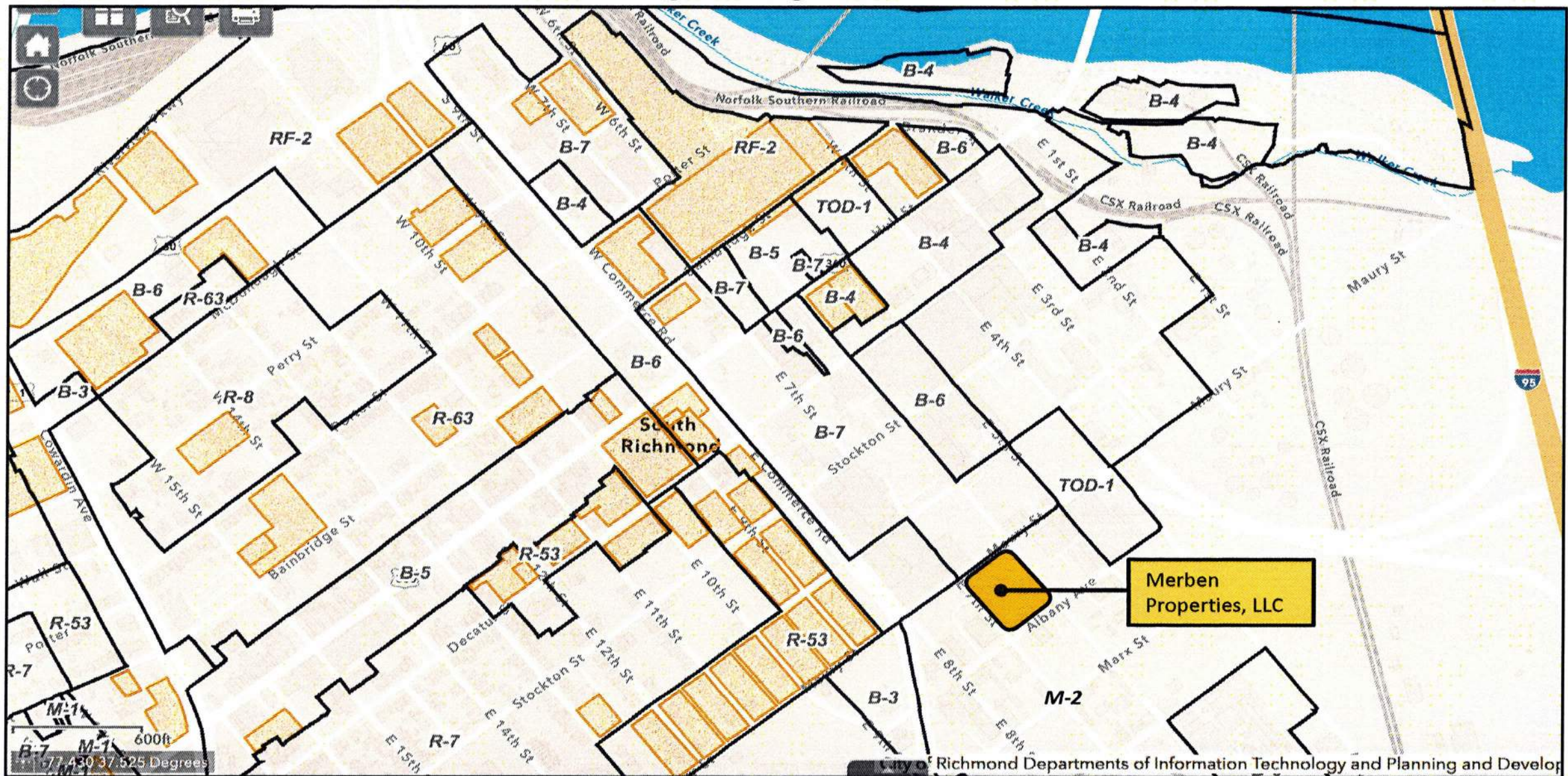
### **Current Use & Zoning District Regulations**

The Property is zoned M-2 Heavy Industrial according to the City of Richmond Zoning Map (please see Figure 1) and is currently leased to United Parcel Service, which operates a logistics facility on the Property. As Figure 1 indicates, the majority of the area immediately surrounding the Property (to the north, south, and east of the Property) is zoned M-2. West of the Property, the properties are zoned B-7 Mixed Use Business District.

It is worth noting that two blocks to the north of the Property, 400 Maury Street and 418 Maury Street were rezoned from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District and the property known as 401 Maury Street was rezoned from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District. The rezoning was unanimously adopted by City Council on June 8, 2020.



Figure 1  
Existing Zoning Districts



**Conformance with the *Richmond 300* Master Plan**

The Property is included within the Manchester Node of Downtown, as identified in *Richmond 300*. Both the 2009 Downtown Plan and the subsequent Richmond Riverfront Plan portrayed the Manchester Industrial District as a primary area for transitioning from an industrial district of varying intensity to a mixed-use area containing residential uses, commercial uses, offices, cultural venues, etc., in addition to new zoning districts that would permit existing industrial uses to remain. Nonetheless, the area on the east side of Maury Street and moving east was still identified as “industrial” in the Master Plan and the City’s Zoning Code.

As time has passed, the efforts to support redevelopment efforts within the Manchester Industrial District have continued. Industrial Manchester is now home to an amazing mix of residential, commercial, and other uses, in addition to the remaining existing (mostly) light industrial uses that continue to exist—and thrive—in the area.

However, with very few exceptions, all of that activity has occurred west of Maury St. With the adoption of *Richmond 300*, the Property moves from its former land use designation as “industrial” into the Destination Mixed-Use designation. As you can see from Figure 2, the Property is within 1/4-1/2 mi. of a number of key amenities identified in *Richmond 300*:


- 4 blocks from the Hull St. Corridor (with enhanced transit service);



- Within 2 blocks of the future Fall Line Trail along Commerce Rd.;
- Within a 5-10 min. walk of the Manchester Canal/TTPMB;
- On the emerging human-scale multi-modal E. 6<sup>th</sup> St. Corridor that links all of Industrial Manchester with a mix of residential, commercial, and retail/office uses, and
- Within 2 blocks of the soon-to-be completed Maury St. Roundabout at the I-95 exit, improving access to the entire region.

Figure 2  
Merben Property Location Context:  
Manchester Node per *Richmond 300* Master Plan



 Merben Property - Architecture Neither Expressed nor Implied. (Not to Scale)

Additionally, the Property is located in the area on Figure 2 that calls for “New Development.” The Property is presently a logistics facility, and given the long-term designation of Destination Mixed-Use, the present use is not the highest and best use of the Property.



Rezoning the Property from M-2 to TOD-1 will facilitate the mix of uses and density that *Richmond 300* envisions for this area.

**Conclusion**

The proposed rezoning will catalyze significant growth and revitalization in an area that had historically suffered from a lack of vision and investment (both public and private) in an area that is close to Downtown and the balance of the emerging South Side of Richmond. The rezoning will provide the means to generate the kinds of investment envisioned in *Richmond 300*. As part of the eastward expansion of Industrial Manchester, this Property sits on a street that is poised to change dramatically over the coming years. The new zoning—and its potential urban character—will build upon that in the surrounding area, will improve the value of land, buildings, and structures, and further a development pattern that will encourage the most appropriate use of the Property as required by Section 17.2 of the Charter of the City.

Thank you for your consideration of this request. Please confirm receipt of the application and that it is deemed complete by your office. Please contact me directly if you have any questions or require additional information.

Sincerely,

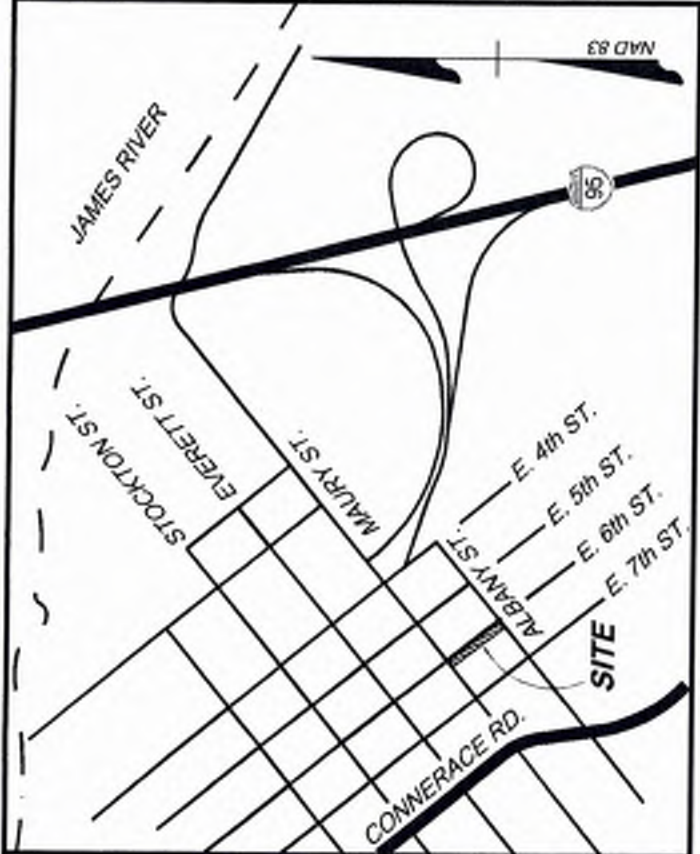


Daniel Slone

Vertical Vision, PLC

- C: The Hon. Ellen Robertson, Councilperson for the 6<sup>th</sup> District  
Sharon Ebert, DCAO for Community and Economic Development  
Kevin J. Vonck, Acting Director, Department of Planning and Development  
Review





**EXCEPTIONS SCHEDULE B-II FILE NO. SHTC15-914**

- AGREEMENT DATED 5/10/16 AND RECORDED IN DEED BOOK 438 PAGE 385. DOES NOT AFFECT SUBJECT PROPERTY.
- RIGHT OF WAY AGREEMENT WITH MCI DATED 12/27/86 AND RECORDED IN DEED BOOK 155 PAGE 712. MAY AFFECT SUBJECT PROPERTY, CANNOT BE PLOTTED HERE ON.
- CABLE RIGHT OF WAY WITH US SPRINT DATED 12/6/80 AND RECORDED IN DEED BOOK 256 PAGE 812. MAY AFFECT SUBJECT PROPERTY, CANNOT BE PLOTTED HERE ON.



**PLAT SHOWING  
 ALTA/ACSM LAND TITLE  
 SURVEY OF 0.108 ACRES  
 SITUATED ALONG THE  
 WESTERN LINE OF 6th STREET  
 BETWEEN MAURY STREET  
 AND ALBANY STREET**

|  |               |
|--|---------------|
| City of Richmond   | Virginia      |
| DATE: November 11, 2015                                      | SCALE: 1"=40' |
| SHEET: 1 OF 1  | J.N.: 37540   |
| DRAWN BY: C.F.D.   | CHECK BY:     |
| Revised: 12/18/15 Set Corners<br>charles.davison@timmons.com |               |

**NOTES:**

- OWNER: CSX TRANSPORTATION INC., 500 WATER STREET, JACKSONVILLE, FL 32203
- PARCEL ADDRESS: 600 MAURY STREET, RICHMOND, VA 23224
- PARCEL NO.: S0000221002
- REFERENCES:  
 SUBJECT PARCEL - DEED BOOK 121, PAGE 131, DEED BOOK 122, PAGE 24 AND DEED BOOK 102, PAGE 1913  
 ADJOINING PARCELS - DEED BOOK 116, PAGE 1807-1811 (PLAT AT PAGE 1810) AND CITY OF RICHMOND DPW DRAWING NO. N-22031-A  
 OTHER - CITY OF RICHMOND BASELINE SHEET NO. 11-SE
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY SAFE HARBOR TITLE COMPANY, EFFECTIVE DATE NOVEMBER 2, 2015, FILE NO. SHTC15-914.
- DURING THE PROCESS OF THIS ALTA/ACSM SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- THIS PROPERTY IS LOCATED IN ZONE VE OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON COMMUNITY-PANEL NUMBER 511290043E, EFFECTIVE DATE JULY 16, 2014.
- AREAS OF THE 0.2% ANNUAL CHANCE FLOOD ASSOCIATED WITH THE ZONE VE - AREAS OF THE 0.2% ANNUAL CHANCE FLOOD ASSOCIATED WITH THE JAMES RIVER.
- THE PROPERTY IS ZONED M-2 HEAVY INDUSTRIAL (ZONING INFORMATION OBTAINED FROM CITY OF RICHMOND ASSESSOR. NO ZONING INFORMATION WAS SUPPLIED BY THE INSURER)
- LOT AREA: 4,710 SQ. FT. / 0.108 ACRES
- PARKING SPACES - NONE
- NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
- DURING THE PROCESS OF THIS ALTA/ACSM SURVEY NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION OBSERVED.
- DURING THE PROCESS OF THIS ALTA/ACSM SURVEY NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED OTHER THAN THE CONCRETE APRON SHOWN ALONG EAST 6th STREET.
- DURING THE PROCESS OF THIS ALTA/ACSM SURVEY NO EVIDENCE OF SITE USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PROPERTIES, PUBLIC RIGHT OF WAYS OR ALLEYS BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE SUBJECT PARCEL AND NO ENCROACHMENTS ONTO THE SUBJECT PARCEL BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTIES, PUBLIC RIGHT OF WAYS OR ALLEYS.

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND, LYING, BEING AND SITUATE IN THE CITY OF RICHMOND, VIRGINIA, BEING DESIGNATED AS PARCEL NO. S0000221002 IN THE CITY LAND RECORDS AND TOTALING 4,710 SQUARE FEET / 0.108 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

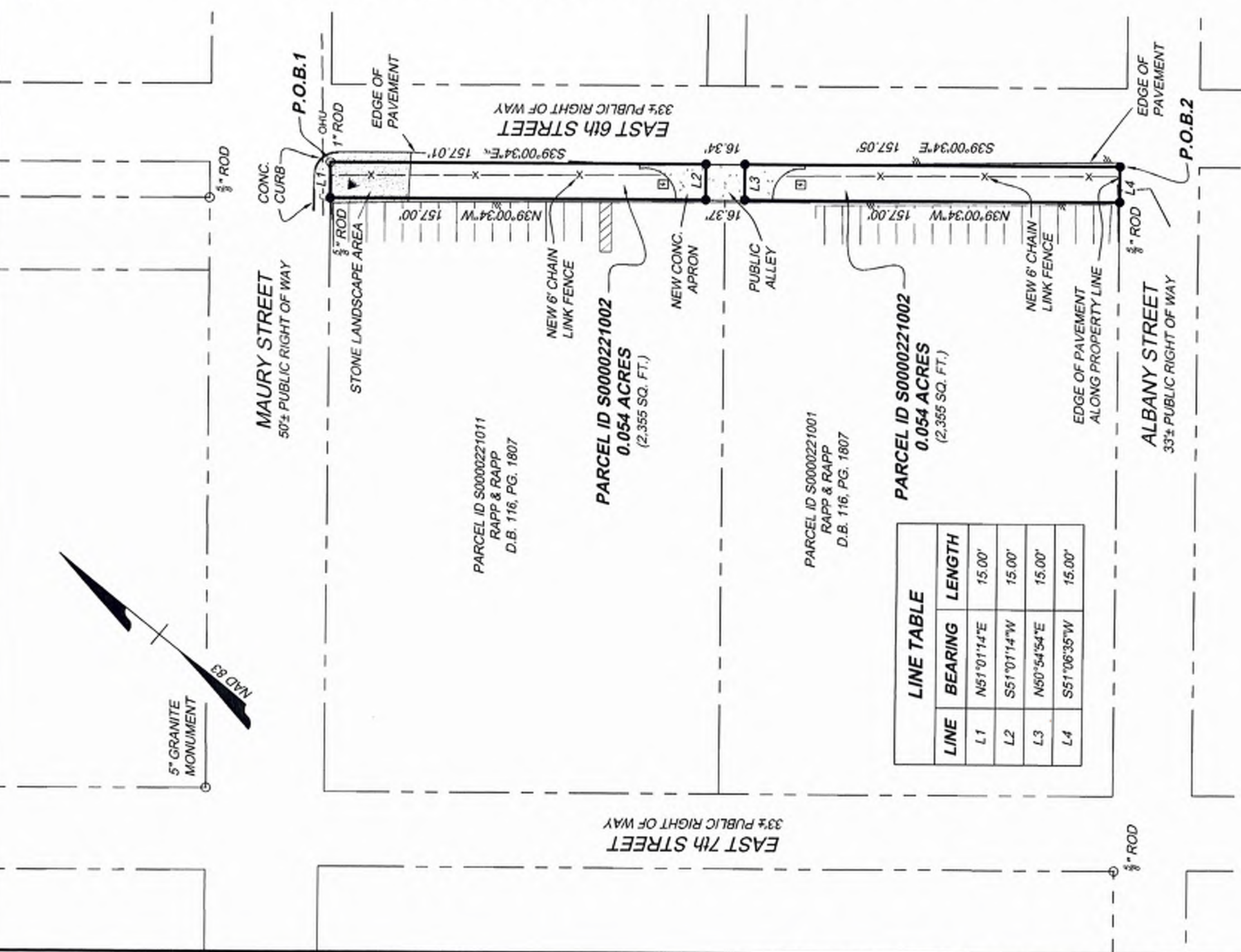
**NORTHERN TRACT**

BEGINNING AT A ROD FOUND ON THE SOUTHERN RIGHT OF WAY LINE OF MAURY STREET AT ITS INTERSECTION WITH THE WESTERN RIGHT OF WAY LINE OF EAST 6th STREET, LABELED HEREON AS P.O.B. 1, THENCE RUNNING ALONG AND WITH SAID WESTERN RIGHT OF WAY LINE OF EAST 6th STREET S 39°00'34" E, 157.01 FEET TO A NAIL SET ON THE NORTHERN LINE PUBLIC ALLEY, THENCE DEPARTING SAID WESTERN RIGHT OF WAY LINE OF EAST 6th STREET AND RUNNING ALONG SAID PUBLIC ALLEY S 51°01'14" W, 15.00 FEET TO A NAIL SET; THENCE DEPARTING SAID PUBLIC ALLEY S 39°00'34" W, 157.00 FEET TO A ROD SET ON THE SOUTHERN RIGHT OF SAID MAURY STREET; THENCE RUNNING ALONG AND WITH SAID SOUTHERN RIGHT OF WAY LINE OF MAURY STREET N 51°01'14" E, 15.00 FEET TO A ROD FOUND, SAID ROD BEING THE POINT AND PLACE OF BEGINNING AND CONTAINING 2,355 SQUARE FEET / 0.054 ACRES.

**SOUTHERN TRACT**

BEGINNING AT A NAIL SET ON THE WESTERN RIGHT OF WAY LINE OF EAST 6th STREET AT ITS INTERSECTION WITH THE NORTHERN RIGHT OF WAY LINE OF ALBANY STREET, LABELED HEREON AS P.O.B. 2, THENCE RUNNING ALONG AND WITH SAID NORTHERN RIGHT OF WAY LINE OF ALBANY STREET S 1°08'35" W, 15.00 FEET TO A ROD SET; THENCE DEPARTING SAID NORTHERN RIGHT OF WAY LINE OF ALBANY STREET N 39°00'34" W, 157.00 FEET TO A NAIL SET ON THE SOUTHERN LINE OF A PUBLIC ALLEY; THENCE RUNNING ALONG SAID PUBLIC ALLEY N 50°54'54" E, 15.00 FEET TO A NAIL SET ON THE WESTERN RIGHT OF WAY LINE OF EAST 6th STREET; THENCE DEPARTING SAID PUBLIC ALLEY AND RUNNING ALONG AND WITH SAID WESTERN RIGHT OF WAY LINE OF EAST 6th STREET S 39°00'34" E, 157.05 FEET TO A NAIL SET SAID NAIL BEING THE POINT AND PLACE OF BEGINNING AND CONTAINING 2,355 SQUARE FEET / 0.054 ACRES.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CSX TRANSPORTATION, INC. A VIRGINIA CORPORATION (FORMERLY SEABOARD AIR LINE RAILWAY CORPORATION) BY 2 DEEDS (1) FROM MILLER MANUFACTURING COMPANY, INC. DATED MARCH 12, 1910 AND RECORDED IN DEED BOOK 121, PAGE 131 AND (2) FROM J.W. EDWARDS AND VIRGINIA A. EDWARDS DATED JULY 11, 1910 AND RECORDED IN DEED BOOK 122 PAGE 24.



**SURVEYOR CERTIFICATION**

TO: MERBEN PROPERTIES, LLC, CSX TRANSPORTATION INC., SAFE HARBOR TITLE COMPANY, AND THEIR SUCCESSORS AND ASSIGNS OF EACH.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7, 8, 9, 11(a), 13, 14, 16 (NONE OBSERVED), 17 (NONE OBSERVED), 18 (NONE OBSERVED), AND 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER, 2015.

CHARLES F. DAVISON III, L.S.  
 LIC. NO. 2960





**EASEMENTS/AGREEMENTS AS LISTED IN SCHEDULE B - PART II OF TITLE COMMITMENT NO. VA2101159**

1. AGREEMENT BY AND BETWEEN MILLER MANUFACTURING COMPANY, INCORPORATED AND THE SEABOARD AIR LINE RAILWAY COMPANY, D.B. 121, PG. 131 DOES NOT AFFECT
  2. AGREEMENT BY AND BETWEEN MILLER MANUFACTURING COMPANY, INCORPORATED AND THE SEABOARD AIR LINE RAILWAY COMPANY, D.B. 438, PG. 395 DOES NOT AFFECT
  3. RIGHT-OF-WAY OCCUPANCY AGREEMENT WITH KCI TELECOMMUNICATIONS CORPORATION D.B. 155, PG. 712 LOCATION CAN NOT BE DETERMINED FROM RECORD DOCUMENT
  4. CABLE RIGHT-OF-WAY EASEMENT AGREEMENT WITH US SPRINT COMMUNICATIONS COMPANY LIMITED PARTNERSHIP D.B. 235, PG. 812 LOCATION CAN NOT BE DETERMINED FROM RECORD DOCUMENT
  5. TERMS, DUTIES, CONDITIONS, AGREEMENTS, OBLIGATIONS, ETC., AS SET FORTH IN ORDINANCE NO. 92-168-107 COPY OF ORDINANCE NOT RECEIVED
  6. TERMS, CONDITIONS, COVENANTS, AGREEMENTS, OBLIGATIONS, ETC., AS SET FORTH IN SPECIAL WARRANTY DEED BY AND BETWEEN CSX TRANSPORTATION, INC. AND MERBER PROPERTIES, LLC NOT A MATTER OF SURVEY INST. #160001222
- NOTE: BOXED NUMBERS CORRESPOND TO EXCEPTION NUMBERS AS LISTED IN TITLE COMMITMENT.

**NOTES**

1. THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE COMMITMENT DATED MAY 19, 2021 FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY NO. VA2101159.
2. THE PROPERTIES DESCRIBED ON THIS SURVEY DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL AGENCY FOR PROPERTY MANAGEMENT. THE PROPERTIES ARE WITHIN AN AREA PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE FLOOD OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM AS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM) 5101290043E, DATED JULY 16, 2014.
3. ZONING: M-2 HEAVY INDUSTRIAL.
4. PARCELS HAVE DIRECT ACCESS TO MAURY STREET, ALBANY STREET, EAST 6TH STREET AND EAST 7TH STREET, WHICH ARE ALL PUBLIC DEDICATED RIGHT-OF-WAYS.
5. NO PERMANENT BUILDINGS EXIST ON THE PARCELS. ALL EXISTING BUILDINGS ARE MOBILE.
6. 30 DESIGNATED REGULAR PARKING SPACES WERE OBSERVED ON THE SUBJECT PARCELS.
7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. SURVEYOR RECEIVED NO INFORMATION IN REGARDS TO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. NO ENCROACHMENTS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. ONLY SURFACE INDICATIONS OF UNDER GROUND UTILITIES WERE LOCATED ON THIS SURVEY.
11. PROPERTIES SURVEYED REPRESENT THE SAME PROPERTIES AS DESCRIBED IN EXHIBIT A OF TITLE COMMITMENT NO. VA2101159, DATED MAY 19, 2021, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
13. PROPERTIES ARE CONTIGUOUS ALONG ITS BOUNDARY LINES WITH NO GAPS, STRIPS OR CORES.

**CERTIFICATION**

TO: MAURY STREET DEVELOPMENT, LLC AND FIDELITY NATIONAL 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 2021 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, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 2, 2021.

DRAWN BY: MJT

**METES AND BOUNDS - PARCEL 1 (NORTH)**

BEGINNING AT A POINT SITUATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF MAURY STREET AND THE EASTERN RIGHT OF WAY LINE OF EAST 7TH STREET; THENCE WITH THE SOUTHERN RIGHT OF WAY LINE OF MAURY STREET N51°00'28"E, 249.14' TO A POINT; THENCE LEAVE THE SAID SOUTHERN LINE S39°01'20"E, 157.00' TO A POINT; THENCE S51°00'28"E, 249.40' TO A POINT SITUATED ON THE EASTERN RIGHT OF WAY LINE OF EAST 7TH STREET; THENCE WITH SAID EASTERN LINE N38°55'17"W, 157.00' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.898 ACRES OR 39,180.87 SQUARE FEET.

THIS REPRESENTING A PORTION OF THE PROPERTY DESCRIBED AS PARCEL 1 IN EXHIBIT A OF TITLE COMMITMENT NO. VA2101159, DATED MAY 19, 2021, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

**METES AND BOUNDS - PARCEL 1 (SOUTH)**

BEGINNING AT A POINT SITUATED AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF ALBANY STREET AND THE EASTERN RIGHT OF WAY LINE OF EAST 7TH STREET; THENCE WITH THE EASTERN RIGHT OF WAY LINE OF EAST 7TH STREET N38°55'17"W, 157.00' TO A POINT; THENCE LEAVE THE SAID EASTERN LINE N50°54'08"E, 249.43' TO A POINT; THENCE S39°01'20"E, 157.00' TO A POINT SITUATED ON THE NORTHERN RIGHT OF WAY LINE OF ALBANY STREET; THENCE WITH SAID NORTHERN LINE S50°54'08"W, 249.69' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.899 ACRES OR 39,180.87 SQUARE FEET.

THIS REPRESENTING A PORTION OF THE PROPERTY DESCRIBED AS PARCEL 1 IN EXHIBIT A OF TITLE COMMITMENT NO. VA2101159, DATED MAY 19, 2021, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

**METES AND BOUNDS - PARCEL 2 (NORTH)**

BEGINNING AT A POINT SITUATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF MAURY STREET AND THE WESTERN RIGHT OF WAY LINE OF EAST 6TH STREET; THENCE WITH THE WESTERN RIGHT OF WAY LINE OF EAST 6TH STREET S39°01'20"E, 157.00' TO A POINT; THENCE LEAVE SAID WESTERN LINE S51°00'28"W, 15.00' TO A POINT; THENCE N39°01'20"W, 157.00' TO A POINT SITUATED ON THE SOUTHERN RIGHT OF WAY LINE OF MAURY STREET; THENCE WITH SAID SOUTHERN LINE N51°00'28"E, 15.00' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.054 ACRES OR 2,355.40 SQUARE FEET.

THIS REPRESENTING THE SAME PROPERTY DESCRIBED AS PARCEL 2, NORTHERN TRACT IN EXHIBIT A OF TITLE COMMITMENT NO. VA2101159, DATED MAY 19, 2021, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

**METES AND BOUNDS - PARCEL 2 (SOUTH)**

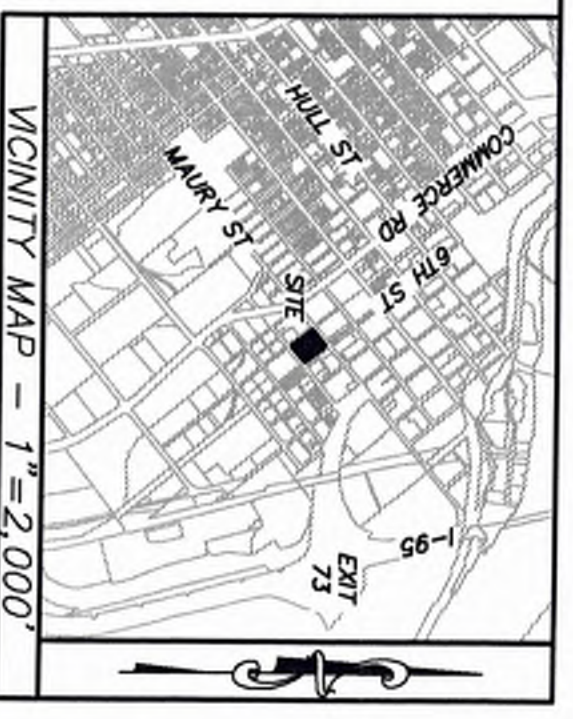
BEGINNING AT A POINT SITUATED AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF ALBANY STREET AND THE WESTERN RIGHT OF WAY LINE OF EAST 6TH STREET; THENCE WITH THE NORTHERN RIGHT OF WAY LINE OF ALBANY STREET S50°54'08"W, 15.00' TO A POINT; THENCE LEAVE THE SAID NORTHERN LINE N39°01'20"W, 157.00' TO A POINT; THENCE N50°54'08"E, 15.00' TO A POINT SITUATED ON THE WESTERN RIGHT OF WAY LINE OF EAST 6TH STREET; THENCE WITH SAID WESTERN LINE S39°01'20"E, 157.00' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.054 ACRES OR 2,355.40 SQUARE FEET.

THIS REPRESENTING THE SAME PROPERTY DESCRIBED AS PARCEL 2, SOUTHERN TRACT IN EXHIBIT A OF TITLE COMMITMENT NO. VA2101159, DATED MAY 19, 2021, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

**METES AND BOUNDS - PARCEL 3**

COMMENCING AT A POINT SITUATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF MAURY STREET AND THE WESTERN RIGHT OF WAY LINE OF EAST 6TH STREET; THENCE WITH THE WESTERN RIGHT OF WAY LINE OF EAST 6TH STREET S39°01'20"E, 157.00' TO A POINT; THENCE LEAVE SAID WESTERN LINE S51°00'28"W, 15.00' TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S39°01'20"E, 16.37' TO A POINT; THENCE S50°54'08"W, 249.43' TO A POINT SITUATED ON THE EASTERN RIGHT OF WAY LINE OF EAST 7TH STREET; THENCE WITH SAID EASTERN LINE N38°55'17"W, 16.83' TO A POINT; THENCE LEAVE SAID EASTERN LINE N51°00'28"E, 249.40' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.095 ACRES OR 4,140.29 SQUARE FEET.

THIS REPRESENTING THE SAME PROPERTY AS DESCRIBED AS PARCEL 3 IN EXHIBIT A OF TITLE COMMITMENT NO. VA2101159, DATED MAY 19, 2021, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.



| LEGEND |                       |
|--------|-----------------------|
| P.O.B. | POINT OF BEGINNING    |
| P.O.C. | POINT OF COMMENCEMENT |
| MNF    | MONUMENT FOUND        |
| IRF    | IRON ROD FOUND        |
| PKF    | P.R. NAIL FOUND       |
| PHF    | PUNCH HOLE FOUND      |
| POF    | POWER POLE            |
| OW     | OVERHEAD WIRES        |
| —      | SIGN                  |
| —      | FENCE LINE            |
| —      | # OF PARKING SPACES   |
| CLF    | CHAIN LINK FENCE      |
| DI     | DROP INLET            |
| ST     | STEPS                 |
| (T)    | TOTAL                 |
| MD     | WOODEN DECK           |
| EP     | ELECTRIC PANEL        |
| AC     | HVAC UNIT             |
| NPZ    | NO PARKING ZONE       |
| EM     | ELECTRIC METER        |
| ⊕      | CLEANOUT              |
| ⊙      | LIGHT POLE            |
| ●      | BOLLARD               |
| SP     | SIGN POST             |
| —      | CONCRETE              |
| —      | GRAVEL                |

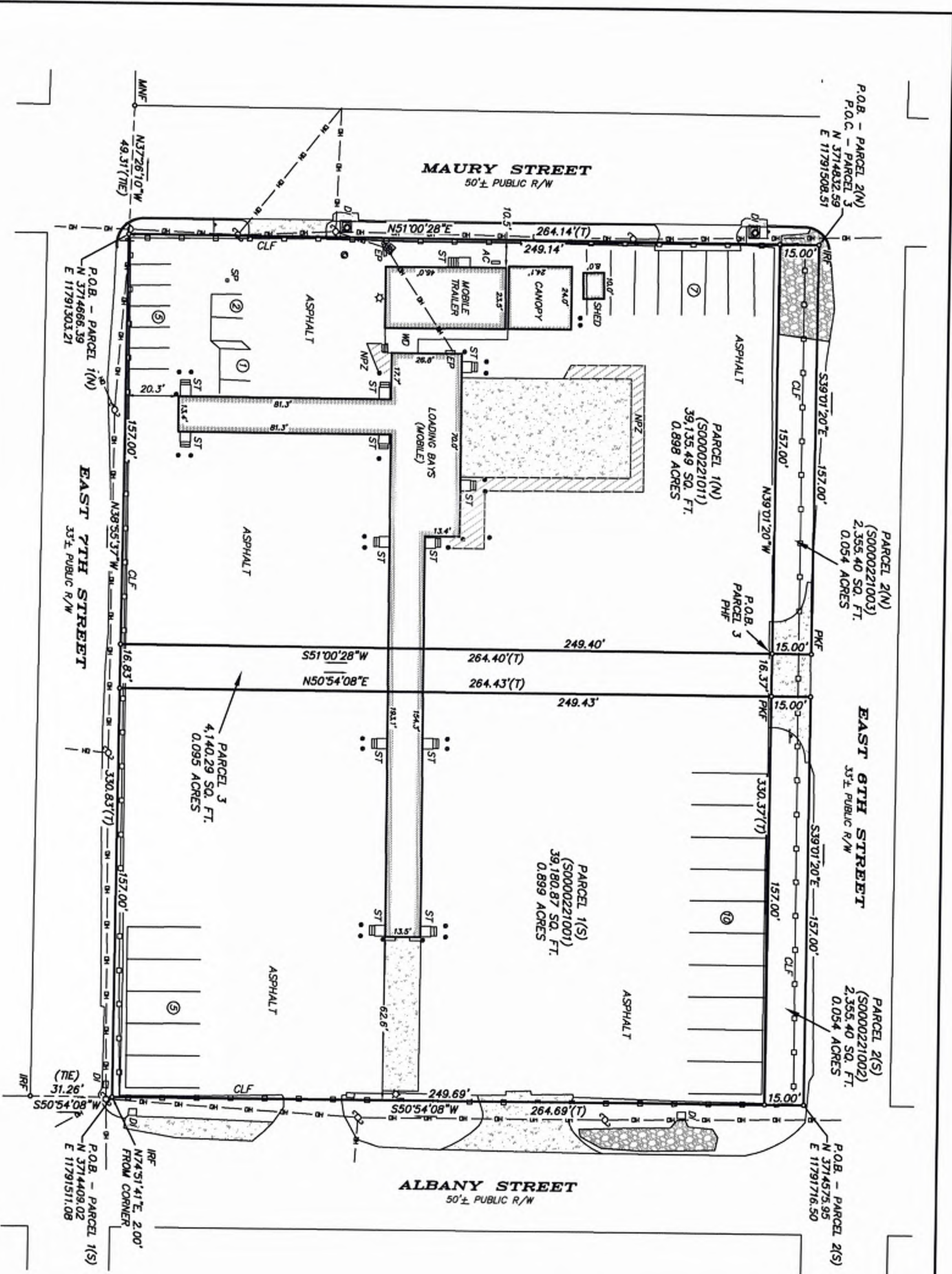


ALTA/NSPS LAND TITLE SURVEY OF FIVE (5) PARCELS TOTALING 2.000 ACRES OF LAND SITUATED ON THE SOUTH SIDE OF MAURY STREET AND THE NORTH SIDE OF ALBANY STREET BETWEEN EAST 6TH STREET AND EAST 7TH STREET, CITY OF RICHMOND, VIRGINIA

**Townes**  
SITE ENGINEERING

1 PARK WEST CIRCLE, SUITE 108  
MIDLOTHIAN, VIRGINIA 23114  
PHONE: (804) 748-9011 FAX: (804) 748-2590





**PARCEL 1 (NORTH)**  
MERBEN PROPERTIES, LLC  
PCL ID: S0000221011  
INST. #010029252  
ZONING: M-2  
610 MAURY STREET  
39,135.49 SQ. FT.  
0.898 ACRES

**PARCEL 1 (SOUTH)**  
MERBEN PROPERTIES, LLC  
PCL ID: S0000221001  
INST. #010029252  
ZONING: M-2  
603 ALBANY STREET  
39,180.87 SQ. FT.  
0.899 ACRES

**PARCEL 2 (NORTH)**  
MERBEN PROPERTIES, LLC  
PCL ID: S0000221003  
INST. #160001222  
ZONING: M-2  
600 MAURY STREET  
2,355.00 SQ. FT.  
0.054 ACRES

**PARCEL 2 (SOUTH)**  
MERBEN PROPERTIES, LLC  
PCL ID: S0000221002  
INST. #160001222  
ZONING: M-2  
601 ALBANY STREET  
2,355.00 SQ. FT.  
0.054 ACRES

**PARCEL 3**  
RAPP & RAPP  
D.B. 116, PG. 1807  
4,140.29 SQ. FT.  
0.095 ACRES

ALTA/NSPS LAND TITLE SURVEY OF  
FIVE (5) PARCELS TOTALING  
2,000 ACRES OF LAND SITUATED ON  
THE SOUTH SIDE OF MAURY STREET  
AND THE NORTH SIDE OF ALBANY STREET  
BETWEEN EAST 6TH STREET AND  
EAST 7TH STREET  
CITY OF RICHMOND, VIRGINIA  
JUNE 18, 2021  
SCALE: 1" = 30'

**Townes**  
SITE ENGINEERING  
1 PARK WEST CIRCLE, SUITE 108  
MIDLOTHIAN, VIRGINIA 23114  
PHONE: (804) 748-9011 FAX: (804) 748-2590

DRAWN BY: MJT