

**VICINITY MAP**  
 1"=1000'

**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 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 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**

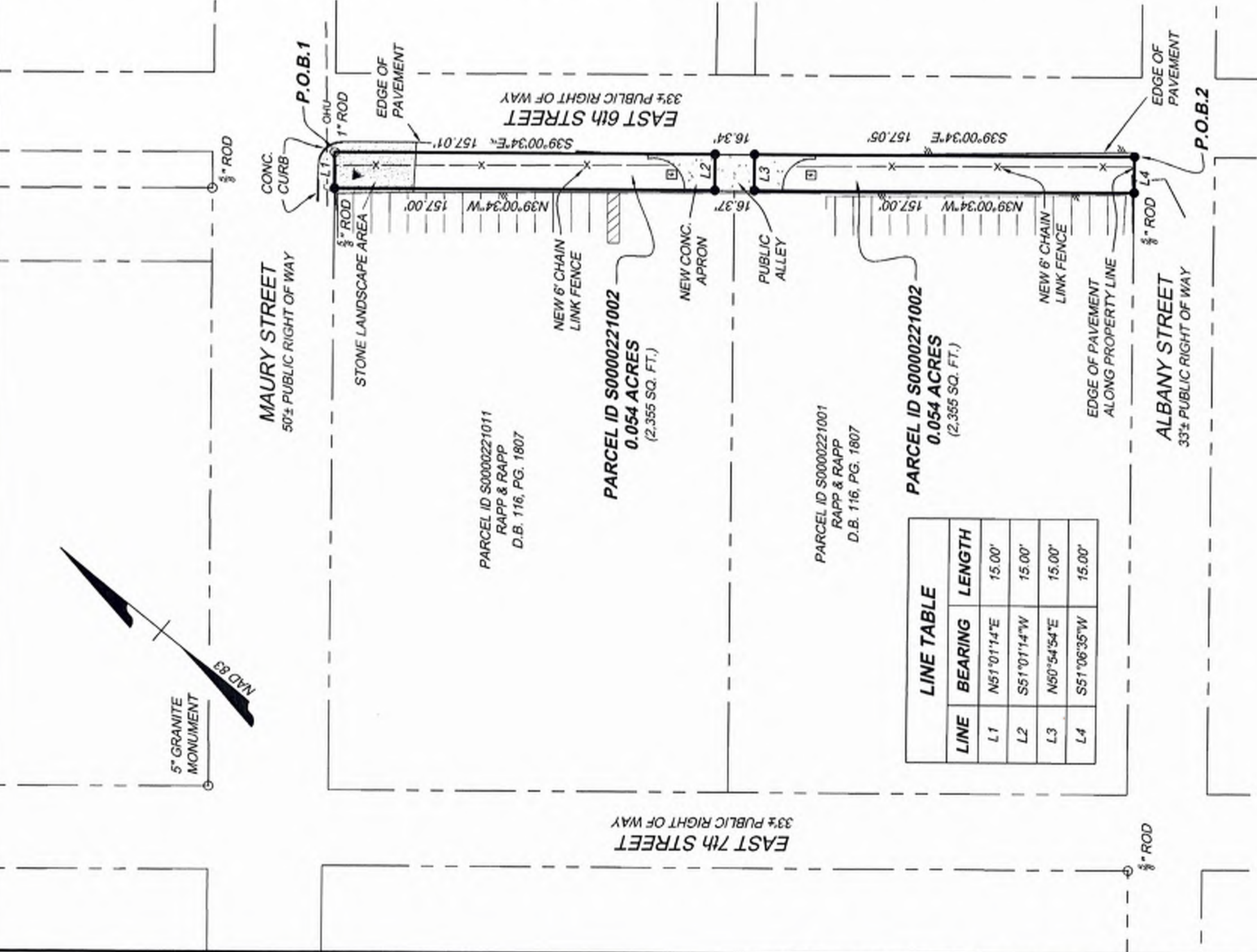
BEGINNING AT A ROD FOUND ON THE SOUTHERN RIGHT OF WAY LINE OF MAURY STREET AT ITS INTERSECTION WITH THE WESTERN RIGHT OF WAY LINE OF EAST 6th STREET, LABELED HEREON AS P.O.B. 1, THENCE RUNNING ALONG AND WITH SAID WESTERN RIGHT OF WAY LINE OF EAST 6th STREET S 39°00'34" E, 157.01 FEET TO A NAIL SET ON 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.

**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.



**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 EMERGENCY MANAGEMENT AGENCY. 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(G), 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"W, 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)**

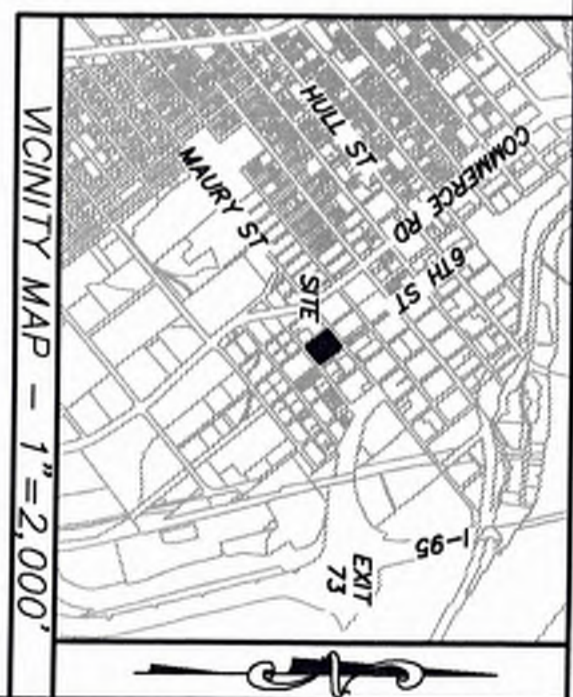
BEGINNING AT A POINT SITUATED AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF ALBANY STREET AND THE WESTERN RIGHT OF WAY LINE OF EAST 6TH STREET; THENCE WITH THE NORTHERN RIGHT OF WAY LINE OF ALBANY STREET S50°54'08"W, 15.00' TO A POINT; THENCE LEAVE THE SAID NORTHERN LINE N39°01'20"W, 157.00' 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
IR	IRON ROD FOUND
PKF	P.R. NAIL FOUND
PHF	PUNCH HOLE FOUND
PO	POWER POLE
OW	OVERHEAD WIRES
S	SIGN
FL	FENCE LINE
PS	# 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



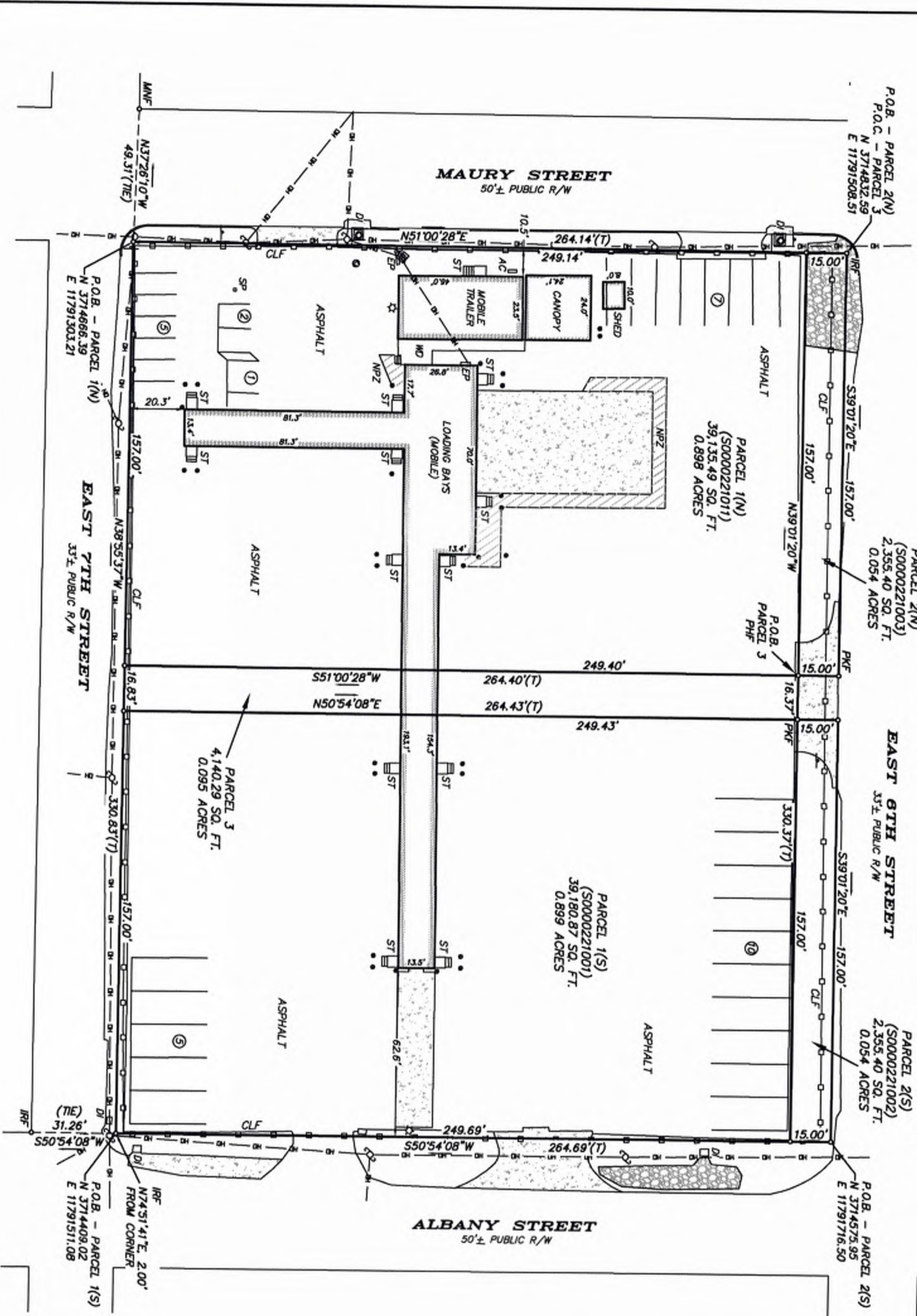
ALTA/NSPS LAND TITLE SURVEY OF FIVE (5) PARCELS TOTALING 2.000 ACRES OF LAND SITUATED ON THE SOUTH SIDE OF MAURY STREET AND THE NORTH SIDE OF ALBANY STREET BETWEEN EAST 6TH STREET AND EAST 7TH STREET, RICHMOND, VIRGINIA

**Townes**  
SITE ENGINEERING

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

CHECKED BY: SHEET 1 OF 1





DRAWN BY: MJT



**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 2 (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  
SCALE: 1" = 30'  
JUNE 18, 2021

**Townes**  
SITE ENGINEERING

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