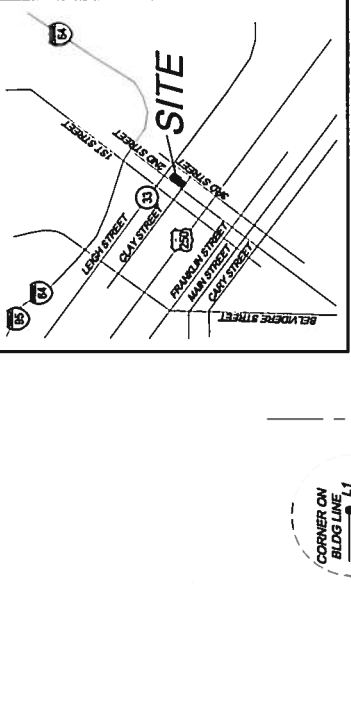


METES AND BOUNDS DESCRIPTION

PARCEL A
 BEGINNING AT A POINT, SAID POINT BEING A MONUMENT FOUND AT THE NORTHEAST INTERSECTION OF E. CLAY STREET AND N 2ND STREET AND LABELED POB 1; THENCE ALONG THE EAST LINE OF N 2ND STREET N86°59'06"E FOR 150.37 FT. TO A PUNCH HOLE SET; THENCE LEAVING N 2ND STREET S82°53'10"E FOR 98.77 FT. TO A SPRIKE SET; THENCE N27°49'46"W FOR 82.51 FT. TO A SPRIKE SET; THENCE S34°58'16"W FOR 60.8 FT. TO A SPRIKE SET; THENCE S34°58'16"W FOR 68.38 FT. TO A POINT; THENCE WITH THE NORTH LINE OF E. CLAY STREET N52°49'48"W FOR 100.25 FT. TO THE POINT OF BEGINNING.

PARCEL B
 BEGINNING AT A POINT AT THE NORTHEAST CORNER OF A VACATED PUBLIC ALLEY AND N 2ND STREET, SAID POINT OF BEGINNING BEING N86°59'06"E FOR 163.15 FEET FROM A MONUMENT FOUND AT THE INTERSECTION OF E. CLAY STREET AND N 2ND STREET AND LABELED POB 2; THENCE ALONG THE EAST LINE OF N 2ND STREET N86°59'06"E FOR 181.32 FT. TO A POINT; THENCE LEAVING N 2ND STREET S53°40'24"E FOR 80.00 FT. TO A ROD SET; THENCE S33°24'54"E FOR 174.83 FT. TO A MAIL SET; THENCE S38°59'06"W FOR 142.27 SQ. FT. TO THE POINT OF BEGINNING.

- (A) KLASIS T. STRATOUCI
 PARCEL ID: N0000039002
 REF ID: 2010-24080
 #2074 E LEIGH ST.
- (B) GLENN APPRAISAL SERVICES INC
 PARCEL ID: N0000039009
 REF ID: 2010-24080
 #620 N 3RD ST.
- (C) 518 NORTH 3RD STREET LLC
 PARCEL ID: N0000039010
 REF ID: 2006-27084
 #518 N. 3RD ST.
- (D) HAT ASSOCIATES OF RICHMOND, VIRGINIA
 PARCEL ID: N0000039052
 REF ID: 2004-35750
 #514 REAR N. 3RD ST.
- (E) WILLIAM S THORNTON HAT ASSOCIATES OF RICHMOND, VIRGINIA
 PARCEL ID: N0000039050
 REF ID: 2004-35750
 #510 REAR N. 3RD ST.
- (F) HOWLETTE PARTNERS IV LLC
 PARCEL ID: N0000039023
 REF ID: 2004-67117
 #286 E CLAY STREET



SOURCE OF TITLE:
 1" = 2000'
PARCEL A:
 JACKSON CENTER ASSOCIATES
 PARCEL ID: N0000039026
 REF ID: 00265-0414
 #200 E CLAY ST.
 15,083 SQ. FT.
 ZONING: B-2

PARCEL B:
 JACKSON CENTER LIMITED PARTNERSHIP
 PARCEL ID: N0000039036
 REF ID: 00274-0956
 #517 N 2ND ST.
 24,259 SQ. FT.
 ZONING: B-2

NOTES:
 * BUILDING OFFSET DIMENSIONS MEASURED FROM FACE OF WALL
 1) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 931106005, EFFECTIVE DATE FEBRUARY 24, 2011.
 THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTY
 EXCEPTION 4: C & P TELEPHONE AGREEMENT DB 246-B PG. 321
 EXCEPTION 5: C & P TELEPHONE AGREEMENT DB 246-B PG. 322 (TELEPHONE LINES ACROSS REAR ON PREMISES.)
 EXCEPTION 6: VA. ELECTRIC AND POWER COMPANY DB. 294, PG. 131
 EXCEPTION 7: C & P TELEPHONE COMPANY DB. 295 PG. 297

LINE TABLE

LINE	BEARING	LENGTH
L1	N52°49'46"W	0.08'
L2	S38°59'06"W	18.10'
L3	S53°24'54"E	40.00'
L4	S38°59'06"W	12.58'
L5	N52°53'03"W	30.28'
L6	N56°59'06"E	12.58'

- LEGEND**
- POWER POLE
 - LIGHT POLE
 - ⊗ POWER VAULT
 - ⊗ ELECTRIC MANHOLE
 - ⊗ GAS METER
 - ⊗ GAS VALVE
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊗ BOLLARD
 - SIGN
 - DRAINAGE MANHOLE
 - NO PARKING ZONE
 - TELEPHONE MANHOLE
 - SANITARY MANHOLE
 - CLEANOUT
 - ROOF DRAIN

NOTES:
 1) HORIZONTAL DATUM IS BASED ON A PLAT BY JOHN W. HARRIS, REGISTERED PROFESSIONAL SURVEYOR, LICENSE NO. 2287, MAY 18, 2011.
 2) FRONT YARD SETBACK = 25' SIDE YARD SETBACK = 25' REAR YARD SETBACK = 25' BUILDING HEIGHT = NOT TO EXCEED 35 FEET

TO: UNITED NETWORK FOR ORGAN SHARING, JACKSON CENTER LIMITED PARTNERSHIP AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:
 1) THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND TITLE THEREON 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, 7(b)(1)(c), 8, 9, 10, 11(a), 13, 14, 16, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 18, 2011. (NO OBSERVED EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, DUMP SITES OR LANDFILLS, WETLANDS OR OFFSITE EASEMENTS)
 2) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF VIRGINIA.
 3) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THIS TITLE POLICY, COMMITMENT NO: 931106005, WITH AN EFFECTIVE DATE OF FEBRUARY 24, 2011, AND THE EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR OTHERWISE MENTIONED TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED HEREON.
 4) THE PROPERTY HAS DIRECT ACCESS TO 2ND STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.
 5) IF THE LAND IS COMPOSED OF SEVERAL PARCELS, ALL INTERIOR LINES, CALLS AND DISTANCES ARE CORRECTLY SET FORTH ON THE SURVEY AND THERE ARE NO GAPS OR UNCLOSED INTERIOR LINES UNLESS NOTED AS SHOWN HEREON.
 6) THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NOS. 510129 0041D & 510129 0037D IN THE CITY OF RICHMOND, STATE OF VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED; AND
 7) THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 59, INCLUDING 2 DESIGNATED HANDICAP SPACES. PER ARTICLE VII SECTION 114-710.1, OFF-STREET PARKING AND LOADING REQUIREMENTS: GENERAL OFFICES ARE REQUIRED TO HAVE 1 SPACE PER 300 SQ. FT. OF FLOOR AREA FOR THE FIRST 1,500 SQ. FT. PLUS 1 PER 400 SQ. FT. IN EXCESS THEREOF.

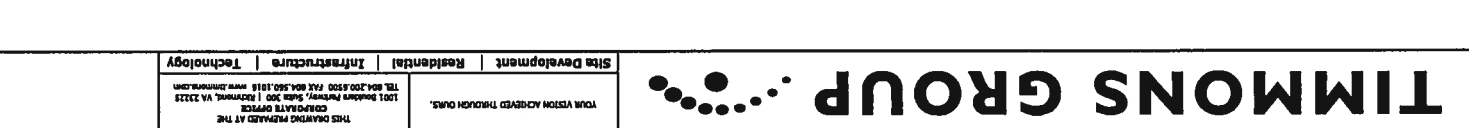
ALTA/ACSM LAND TITLE SURVEY
SHOWING TWO PARCELS OF LAND
LYING ON THE EAST LINE OF 2ND
STREET AND THE NORTH LINE OF
E. CLAY STREET
 CITY OF RICHMOND, VIRGINIA.

THIS DRAWING PREPARED AT THE COMPANY'S OFFICE
 1501 Belvidere Parkway, Suite 1000, Richmond, VA 23225
 TEL: 804.338.5200 FAX: 804.338.1111 WWW.TIMMONSGROUP.COM

TIMMONS GROUP
 YOUR VISION ACHIEVED THROUGH OURS.

DATE: MAY 18, 2011
 SURVEYS: BDT
 SCALE: AS SHOWN
 DRAWN BY: BOT
 CAL CHK: J. H. 31445
 UTILITIES

SHEET 1 OF 1



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