

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-183

To authorize the special use of the properties known as 1101 Hampton Street, 2004 Powhatan Street, 2008 Powhatan Street, 1006 South Meadow Street, 1008 South Meadow Street, and 1010 South Meadow Street, for the purpose of no more than one multifamily dwelling and off-street parking area, upon certain terms and conditions, and to repeal Ord. No. 84-310-278, adopted Dec. 17, 1984, and all amendatory ordinances thereto.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2026 AT 6 P.M.

WHEREAS, the owner of the properties known as 1101 Hampton Street, 2004 Powhatan Street, 2008 Powhatan Street, 1006 South Meadow Street, 1008 South Meadow Street, and 1010 South Meadow Street, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of no more than one multifamily dwelling and off-street parking area, which use, among other things, is not currently allowed by section 30-410.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies,

sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 1101 Hampton Street, 2004 Powhatan Street, 2008 Powhatan Street, 1006 South Meadow Street, 1008 South Meadow Street, and 1010 South Meadow Street and identified as Tax Parcels W000-0884/006, W000-0885/007, W000-0885/009, W000-0885/004, W000-0885/005, and W000-0885/006, respectively, in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey of Six Parcels Standing in the Name of The Virginia Home, Comprising 2.42 Acres Along the West Line of S. Meadow Street,” prepared by McKnight and Associates, P.C., and dated August 20, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of no more than one multifamily dwelling and off-street parking area, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “The Virginia Home, Parking Improvements, 1101 Hampton Street, Richmond, Virginia,” prepared by Gradient, and dated January 5, 2026, and “The Tinsley at The Virginia Home Building, 1101 Hampton Street, Richmond, Virginia 23220,” prepared by Walter Parks Architects, and dated January 12, 2026, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors

in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as no more than one multifamily dwelling and off-street parking area, substantially as shown on the Plans. The Special Use shall contain no more than 131 dwelling units.

(b) No less than 66 off-street parking spaces shall be provided.

(c) No less than three motorcycle parking spaces shall be provided.

(d) No less than three bicycle parking spaces shall be provided.

(e) The height of the Special Use shall not exceed seven stories, substantially as shown on the Plans.

(f) All elevations and site improvements, including landscaping, shall be substantially as shown on the Plans.

(g) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any adjoining public right-of-way.

(h) No final site plan approval shall be required for the increase in the number of vehicular parking spaces in the parking area, substantially as shown on sheet C1.1 of the Plans, under Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2020), as amended.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the reconstruction of the sidewalk to remove the vehicular entrance along Appomattox Street, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following such written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief

Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Repeal of Prior Ordinances.** That Ordinance No. 84-310-278, adopted December 17, 1984, and all amendatory ordinances thereto, be and are hereby repealed.

§ 8. **Effective Date.** This ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: March 6, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the properties known as 1101 Hampton Street, 2004 Powhatan Street, 2008 Powhatan Street, 1006 South Meadow Street, 1008 South Meadow Street, and 1010 South Meadow Street, for the purpose of no more than one multifamily dwelling and off-street parking area, upon certain terms and conditions, and to repeal Ord. No. 84-310-278, adopted Dec. 17, 1984, and all amendatory ordinances thereto.

ORD. OR RES. No. _____

PURPOSE: The applicant requests to convert an existing nursing home to a multifamily dwelling unit, containing up to 161 dwelling units. This use is not permitted by the underlying R-5 single-family residential zoning district, therefore, a Special Use Permit is required.

BACKGROUND: The property is located in the Byrd Park neighborhood, facing Hampton Street, with Powhatan Street to the north, South Meadow Street to the east, and Appomattox Street to the south. The property also includes the adjacent parking lot to the north of the main building. The building property is currently a 82,438 sq. ft. (1.89 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as "Neighborhood consisting primarily of single-family houses on large- or medium-sized

lots more homogeneous in nature. Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Ground Floor: Not applicable. Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present. Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary Uses: Single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets (see Street Typologies Map).”

The current zoning for this property is R-5 Single-family Residential. Adjacent properties are located in R-5 directly to the east and R-2 directly to the west. The area is generally single-family residential with some multifamily nearby, and neighborhood commercial uses present in the vicinity. The density of the proposed is 161 units upon 1.89 acres or 85 units per acre.

COMMUNITY ENGAGEMENT: The Byrd Park Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$3600 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission August 18, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

Madison Wilson, Planner, Land Use Administration (Room 511) 646-7436



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 208 E Grace St APARTMENT NO/SUITE _____
APPLICANT'S NAME: Lory Markham EMAIL ADDRESS: _____
BUSINESS NAME (IF APPLICABLE): Markham Planning
SUBJECT PROPERTY OR PROPERTIES: 1101 Hampton St, 2004-2008 Powhatan St
1006-1010 S Meadow St (see attached spreadsheet for all addresses)

APPLICATION REQUESTED

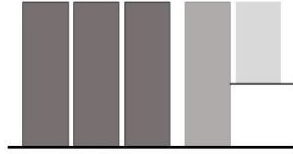
- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: The Virginia Home
PROPERTY OWNER ADDRESS: 1101 Hampton St, Richmond, VA 23220
PROPERTY OWNER EMAIL ADDRESS: _____
PROPERTY OWNER PHONE NUMBER: 804 - 359 - 8629
Property Owner Signature: [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.



MARKHAM PLANNING

November 4, 2025

Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

Re: 1101 Hampton Street Request for Special Use Permit

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for the six parcels located at the following addresses:

1101 Hampton Street (W0000884006)
2004 Powhatan Street (W0000885007)
2008 Powhatan Street (W0000885009)
1006 South Meadow Street (W0000885004)
1008 South Meadow Street (W0000885005)
1010 South Meadow Street (W0000885006)
A portion of an alley previously closed by Ord. 2001-99-89
A portion of an alley surrounded by the 1101 Hampton Street property

With this application the Virginia Home in partnership with Audeo Partners is petitioning City Council for a SUP to allow for conversion of the current nursing home facility, The Virginia Home, into a multifamily use with 131 dwelling units. This application follows a preliminary on-site meeting with you on August 8, 2025, along with extensive neighborhood outreach to the Randolph Neighborhood Association, Byrd Park Civic League, Friends of Bryd Park and directly with neighbors surrounding the site.

Existing Site Conditions

The properties are six parcels owned by the Virginia Home located in the City's Byrd Park Neighborhood. The main property at 1101 Hampton Street has been the site of The Virginia Home since 1931. The existing seven-story building on this property contains approximately 110,000 square feet of floor area and sits on a 1.9-acre parcel. The remaining parcels on Powhatan and South Meadow Streets that are part of this request contain a parking area that serves The Virginia Home.

The Virginia Home has 130 current residents living in the facility. Additionally, there are extensive rehabilitation programs operating within the existing building. There are currently over 260 staff members, numerous visitors and volunteers, daily food and supply delivery that serve operations of the care facility.

Surrounding properties are multifamily, single-family attached and detached dwellings. Byrd Park and Swan Lake are located across Hampton Street to the west.

Current Zoning

The subject properties are currently zoned R-5 Single-Family Residential. The R-5 district permits single-family detached dwellings and related uses such as schools, churches, and libraries. The institutional use of The Virginia Home as a nursing home facility precedes the current R-5 zoning and is considered nonconforming. Over the years, a number of expansions to this nonconforming use were authorized by the Board of Zoning Appeals and City Council by Special Use Permits. The latest of these expansions was to the parking lot and authorized by SUP in 2001. The proposed rehabilitation of The Virginia Home into multifamily use is not permitted by the underlying normal R-5 zoning.

The City's Zoning Ordinance does not require any parking to be provided for multifamily uses, or any use.

Proposal

Should this SUP be granted, the ordinance would authorize the rehabilitation of the seven-story building at 1101 Hampton Street into multifamily family use with 131 dwelling units. The current parking lot serving The Virginia Home would also be authorized to serve this multifamily use. The exterior and footprint of the existing building would remain largely unchanged and only the interior would be converted to multifamily use. The proposal includes a mix of different apartment types including studio, one bedroom/one bathroom, and two bedrooms/two bathrooms units. In addition to these dwellings, amenities such as a mail room, library, lounge, patio, and garden would be provided for the uses of the residents. The one modification to the exterior elevation of the building would be along South Meadow Street where new window openings, doors and patios would be provided for the residents along the street in order to provide more life and eyes on the street. Our hope is this will create more of a sense of community along this portion of South Meadow Street.

The existing parking area serving the facility would also be reconfigured to increase the number of parking spaces from 44 to 62. Five new parking spaces would also be provided at the drop-off loop at the front of the building. Currently, there is no on-street parking along Lake Road. Should the SUP be granted, we would work with the Department of Public Works to allow 53 new on-street parking spaces on Lake Road. Combined with the existing 49 on-street spaces on Hampton, Powhatan, and Appomattox Streets, the total available number of on and off-street parking spaces available for the proposed multifamily use would be 169. When considering the increased number of parking spaces that would be provided as part of this proposal and the traffic that The Virginia Home with its 260 staff, frequent deliveries, and numerous visitors currently generate, we believe that both the overall traffic through the neighborhood and parking demand generated by the multifamily use would noticeably decrease.

Richmond 300 Future Land Use Recommendations

The Richmond 300 Master Plan designates these parcels for Residential use. These properties are in an existing walkable neighborhood that is predominantly residential. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present. Recommended primary uses are single-family houses, accessory dwelling units and open space.

One of the fundamental goals in the Richmond 300 Plan is to preserve and increase housing in the City. The proposal for multifamily dwellings is consistent with Master Plan recommendations for the development of the properties providing homeownership opportunities with parking located off an alley.

Public Outreach

The proposed request for a special use permit has been presented at the regular meetings for Randolph Neighborhood Association, Byrd Park Civic League, and Friends of Bryd Park. A well-attended on-site open house style meeting was held on Saturday, October 4, 2025, after distributing flyers to approximately 170 households surrounding the site. Additional one-on-one meetings and tours of existing development projects have also been held with interested neighbors. Mostly positive feedback has been received, with several neighbors expressing concerns around traffic, speed along South Meadow Street, and parking. We will continue to meet with concerned neighbors throughout the application and hearing process.

We trust that you will agree with us that this proposed SUP meets the City Charter criteria for the granting of SUPs. Thank you for your consideration of this Special Use Permit. 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

Enclosure: application form, plans, survey

cc: Alyson Oliver, Secretary to the City Planning Commission
The Honorable Stephanie A. Lynch, 5th District Representative

LEGAL DESCRIPTION by
Chicago Title Insurance Company
Commitment No. SHHR-540

TRACT ONE
Parcel I
ALL that certain lot of land lying and being in the City of Richmond, Virginia, known as Number 2004 Powhatan Street, Richmond, Virginia and Number 2006 Powhatan Street, Richmond, Virginia and both designated as Parcel 7, Block W-885 upon the disposal plat entitled "Disposal Plat, Parcel 7, Block W-885, Randolph Urban Renewal Program Project No. Va. R-58, Richmond Redevelopment and Housing Authority, Richmond, Virginia," prepared by Austin Brockenbrough and Associates, dated July 13, 1983, a copy of which is attached to that certain Deed dated April 23, 1985, recorded May 7, 1985 in the Clerk s Office, Circuit Court, City of Richmond, Virginia in Deed Book 39, Page 1012, a which plat by reference is hereby made for a more accurate description of said real estate.

Parcel II
ALL that certain lot, piece or parcel of land known as Number 2008 Powhatan Street, Richmond, Virginia and Number 2010 Powhatan Street, Richmond, Virginia and both designated as Parcel 9, Block W-885 upon the disposal plat entitled "Disposal Plat, Parcel 9, Block W-885, Randolph Urban Renewal Program, Project No. Va. R-58, Richmond Redevelopment and Housing Authority, Richmond, Virginia", prepared by Austin Brockenbrough and Associates, dated July 13, 1983, a copy of which is attached to that certain Deed dated April 23, 1985, recorded May 7, 1985 in the Clerk s Office, Circuit Court, City of Richmond, Virginia in Deed Book 39, Page 1012, a which plat by reference is hereby made for a more accurate description of said real estate.

BEING the same real estate conveyed to The Virginia Home, a Virginia non-stock corporation, by Deed from Richmond Redevelopment and Housing Authority dated April 23 1985, recorded May 7, 1985 in the Clerk's Office, Circuit Court (formerly Chancery Court), City of Richmond, Virginia in Deed Book 39, Page 1012.

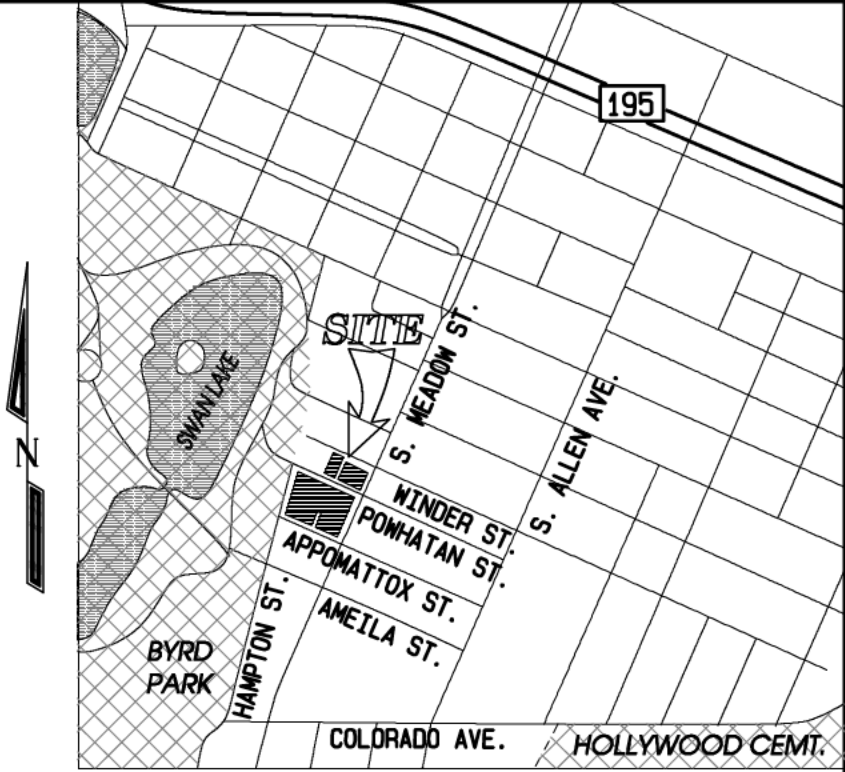
TRACT TWO
Parcel I
Beginning at a point on the east line of Hampton Street one hundred one and sixty-two, one-hundredths (101.62) feet, from the northeastern intersection of Hampton and Appomattox Streets, thence running southwardly along and fronting on the said east side of Hampton Street a distance of forty (40) feet, thence back from the said front between parallel lines in an easterly direction one hundred ninety-three and forty-six one-hundredths (195.46) feet is an alley in the rear sixteen (16) feet wide.

Parcel II
Beginning at the northeast intersection of Appomattox and Hampton streets, thence extending northwardly along and fronting on the east line of Hampton Street, thirty-one and sixty-two one-hundredths (31.62) feet, thence eastwardly along the south line of the 1st heretofore sold to the Temple estate to an alley in common sixteen (16) feet wide, thence southwardly a distance of thirty (30) feet, more or less to the north line of Appomattox Street, thence westwardly along the north line of Appomattox Street, one hundred seventy-five and thirty-five one hundredths (175.35) feet to the point of beginning.

BEING the same real estate conveyed to the Virginia Home for Incurables, a Virginia corporation, by Deed from Alice E. Dooley, unmarried, The Nuns Academy of the Visitation of Monte Maria, a Virginia corporation, devisees under the will of Sarah Dooley, Josephine Houston, widow, and all of the heirs of Florence C. Lewis, deceased, namely Lavalette Lewis Kelly, unmarried, Coralie F. Lewis, unmarried, and Sarah Lewis Woodville and Gary B. Woodville, her husband (all of said Heirs of Florence C. Lewis being over twenty-one years of age), dated June 12, 1929, recorded June 29, 1929 in the Clerk s Office, Circuit Court (formerly Chancery Court), City of Richmond, Virginia in Deed Book 363B, Page 108.

TRACT THREE
All that certain piece or parcel of land, lying and being in the City of Richmond, Virginia, and fronting 30 feet on the east line of Hampton Street and more particularly described as follows: Beginning at a point on the east line of Hampton Street at a point 31.62 feet north of the intersection of the north line of Appomattox Street and the east line of Hampton Street, thence running northwardly along and fronting on the east line of Hampton Street 30 feet, thence back eastwardly from said front between parallel lines a distance of 184 feet more or less to an alley in the rear 16 feet wide.

BEING the same real estate conveyed to The Virginia Home for Incurables, a Virginia corporation, by Deed from Sam B. Witt, Jr, Special Commissioner, A.L. Straus, Sr. and Fannie G. Straus, his wife, dated June 12, 1929, recorded June 29, 1929 in the Clerk's Office, Circuit Court (formerly Chancery Court), City of Richmond, Virginia in Deed Book 362C, Page 336.



VICINITY MAP 1"=1000'

TRACT FOUR
Parcel I
All of that certain lot, piece or parcel of land in the City of Richmond, Virginia, beginning on the south line of Powhatan Street at a point distant forty and sixty-five one-hundredths (40.65) feet east of the east line of William Byrd Park, thence running eastwardly along and fronting on the said south line of Powhatan Street fifty-six and four-tenths (66.4) feet, more or less, to the west line of lot No. 23 on a plan made by M. Bates, surveyor and recorded in the Clerk's Office of the Circuit Court of Henrico County in Deed Book 87 at page 112, thence running southwardly and at right angles with Powhatan Street one hundred and fifty (150) feet, thence westwardly along a line parallel with Powhatan Street to the east line of Hampton Street, thence northwardly along the said east line of Hampton Street to the point of beginning.

Parcel II
Those two certain lots of land in the city or Richmond, Virginia, on the south line of Powhatan Street, between Meadow street and William Byrd Park fronting in the aggregate one hundred and twenty (120) feet on the said South line of Powhatan Street and running back from said front at right angles and between parallel lines one hundred and fifty (150) feet being designated as lots No. 22 and 23 on a plan made by M. Bates Surveyor and recorded in the Clerk's Office of the Circuit Court of Henrico County in Deed Book 87 at page 112.

BEING the same real estate conveyed to The Virginia Home for Incurables, a Virginia corporation, by Deed from Rose Z. Van and Frances H.Calisch, both unmarried, dated June 12, 1929, recorded June 29, 1929 in the Clerk's Office, Circuit Court (formerly Chancery Court), City of Richmond, Virginia in Deed Book 363B, Page 112.

TRACT FIVE
That parcel of land in the City of Richmond, Virginia, on the southern line of Powhatan Street, between Meadow Street and Hampton Street known as No. 2019 Powhatan Street and designated as Lot No. 21, on the plat of Camp Grant by M. Bates, Surveyor, dated July 18, 1870, and recorded in the Clerk's office of the CircuitCourt of the County of Henrico in Deed Book 87, page 112 and bounded as follows, to-wit: Beginning on the southern line of Powhatan Street at a point distant thereon 217.06 feet eastwardly from the eastern line of William Byrd Park and from said point of beginning running eastwardly along and fronting on the southern line of Powhatan Street 72 feet, and from said front extending back southwardly at right angles and between parallel lines 150 feet and being situate adjoining immediately east of the land now owned by Virginia Home for Incurables.

BEING the same real estate conveyed to Virginia Home for Incurables, a Virginia corporation, by Deed from Harvey W. Cauthorn, widower, Arden Howell Executor of the Will of Nelson C. Cauthorn, deceased, dated January 11, 1930, recorded July 17, 1930 in the Clerk's Office, Circuit Court (formerly Chancery Court), City of Richmond, Virginia in Deed Book 370C, Page 66.

ALTA/NSPS LAND TITLE SURVEY

OF SIX PARCELS
STANDING IN THE NAME OF THE VIRGINIA HOME
COMPRISING 2.42 ACRES ALONG THE
WEST LINE OF S. MEADOW STREET



RICHMOND CITY	VIRGINIA
SHEET 1 OF 5	DATE: AUGUST 20, 2025
DRAWN BY: N.J.M.	CHECKED BY: J.E.M.



McKNIGHT
& ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

LEGAL DESCRIPTION by
Chicago Title Insurance Company
Commitment No. SHHR-540

TRACT SIX
ALL that certain land, lying and beingin the City of Richmond, Virginia, fronting fifty-eight feet (58') on the south side of Powhatan Street, running back at right angles and between parallel lines one hundred and fifty feet (150) designated as Lot No. 20 on a plat and survey made by M. Bates, Surveyor, annexed to and recorded with a deed from John B, Harvie and wife to Joseph August, bearing date on the 15th day of July, 1870 in the Henrico County Court Clerk's Office.

LESS AND EXCEPT that certain piece or parcel of land conveyed to the Commonwealth of Virginia by Deed dated April 5, 1973, recorded April 30, 1973 in the Clerk s Office, Circuit Court, City of Richmond, Virginia in Deed Book 683B, Page 438.

BEING the same real estate conveyed to Virginia Home for Incurables by Deed of Bargain and Sale from Hattie Lewis Allen and John Robert Allen, her husband, dated January 2, 1958, recorded January 15, 1958 in the Clerk's Office, Chancery Court, City of Richmond, Virginia in Deed Book 583D, Page 516.

TRACT SEVEN
ALL that certain lot, piece or parcel of land known as 2001 Powhatan Street, Richmond, Virginia, and more particularly described as follows:
BEGINNINGat the intersection of the southern line of Powhatan Street with the western line of South Meadow Street, and from said point of intersection running along the southern line of Powhatan Street in a westerly direction a distance of sixty (60) feet and thence from said front running back between parallel lines in a southerly direction a distance of one hundred and fifty (150) feet, the said eastern line of the aforesaid property being the western line of South Meadow Street.

BEING the same real estate conveyed to The Virginia Home, a non-stock Virginia corporation, by Deed of Bargain and Sale from Thomas W. Green and Francis M. Green (sometimes known as Frances M. Green), husband and wife, dated March 11, 1969, recorded March 17, 1969 in the Clerk's Office, Circuit Court (formerly Chancery Court), City of Richmond, Virginia in Deed Book 657C, Page 732.

TRACT EIGHT
ALL that certain lot of land in the City of Richmond, Virginia, No. 1120 South Meadow Street, and described as follows:
BEGINNING at the northwest corner of Meadow and Appomattox Streets and running thence northwardly along and fronting 30 feet on the western line of Meadow Street and running back from said front westwardly between the northern line of Appomattox Street and a line parallel therewith 130 feet to an alley 16 feet wide.

BEING the same real estate conveyed to The Virginia Home, a Virginia non-stock corporation, by Deed from Walter T. Russell and Eleanora W. Russell, his wife, dated October 9, 1978, recorded October 20, 1978 in the Clerk's Office, Circuit Court, City of Richmond, Division I, Virginia in Deed Book 743, Page 1764.

TRACT NINE
ALL that certain lot, piece or parcel of land, lying and being in the City of Richmond, Virginia, known as No. 1118 South Meadow Street and more particularly described as follows, to-wit:
BEGINNING at a point on the western line of South Meadow Street distant thereon 30.0 feet north of the intersection of the north line of Appomattox Street and the west line of South Meadow Street; thence from said point of beginning running in a northern direction along the west line of South Meadow Street and fronting thereon 35.0 feet; thence from said front running back between parallel lines which lines are also parallel to the north line of Appomattox Street 130 feet to an alley in the rear 16 feet wide on which said property abuts 35 feet.

BEING the same real estate conveyed to The Virginia Home, a Virginia non-stock corporation, by Deed from John W. Jackson and Louise C. Jackson, his wife, dated October 25, 1978, recorded November 1, 1978 in the Clerk's Office, Circuit Court, City of Richmond, Division I, Virginia in Deed Book 744, Page 893.

TRACT TEN
All that certain lot, piece or parcel of land lying and being in the City of Richmond, Virginia, known as 1116 South Meadow Street, and more particularly described as follows:
Beginning at a point on the west line of South Meadow Street distant 65' north of the north line of Appomattox Street; thence from said point of beginning running in a northerly direction along the west line of South Meadow Street and fronting thereon 35'; thence from said front running back between parallel lines N. 61° 00' W. 130' to a 16" alley in the rear on which said property abuts a distance of 35'.

BEING the same real estate conveyed to The Virginia Home, a Virginia non-stock corporation, by Deed from Arthur B. Crosby, divorced, Hattie V. Loggins and Eugene T. Loggins, her husband, dated January 18, 1979, recorded February 15, 1979 in the Clerk's Office, Circuit Court, City of Richmond, Division I, Virginia in Deed Book 748, Page 1031.

TRACT ELEVEN
ALL that certain lot, piece or parcel of land lying and being in the City of Richmond, Virginia, known as No. 1010 South Meadow Street, and more particularly described as follows:
COMMENCINGat the intersection of the north line of Powhatan Street with the west line of Meadow Street; thence extending northwardly along and fronting on the west line of Meadow Street thirty eight feet (38'); thence back westwardly between parallel lines, one of which is the north line of Powhatan Street, 86.50 feet, all as shown on survey made by Raleigh E. Phelps, C.L.S., dated August 22, 1977, recorded in Deed Book 726, page 981 by reference made for a more particular description of the property hereby conveyed.

BEING the same real estate conveyed to The Virginia Home, a Virginia Non-Stock Corporation, by Deed from Earl N.Russell and Annette C. Russell, husband and wife, dated March 24, 1997, recorded April 8, 1997 in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 970007585.

TRACT TWELVE
ALL that certain piece or parcel of land, lying and being in the City of Richmond, State of Virginia, known and designated as No. 1008 South Meadow Street, described by metes and bounds as follows:
BEGINNING at a point on the western line of Meadow Street, 38 feet north of the northwestern intersection of Meadow Street and Powhatan Street, thence running northwardly along and fronting on the western line of Meadow Street 38.16 feet to the southern line of property formerly owned by S. G. Wilson, thence back at or about right angles in a westerly direction along a line parallel with the northern line of Powhatan Street 130 feet to a 10 foot alley in the rear, thence southward along the eastern line of said 20 foot alley 18.16 feet, thence at right angles in an eastern direction 34 feet, thence at right angles in a southern direction 20 feet; thence at right angles in an eastern direction 6 feet to the point of beginning. All of which will appear from a plat of the property recorded in the Clerk's Office of the Richmond Chancery Court in Deed Book 319-D, page 471, to which reference is hereby made.

BEING the same real estate conveyed to The Virginia Home, a Virginia non-stock corporation, by Deed of Bargain and Sale from Thurman Lee Bridges and Mary Elizabeth Bridges, husband and wife, dated July 15, 1977, recorded July 29, 1997 in the Clerk s Office, Circuit Court, City of Richmond, Virginia as Instrument No. 970016383.

TRACT THIRTEEN
ALL that certain lot, piece or parcel of land designated as No. 1006 South Meadow Street, lying and being in the City of Richmond, State of Virginia, bounded and described as follows, to-wit:
COMMENCINGat a point on the west line of Meadow Street, distant 76.16 feet north of the northern line of Powhatan Street, thence running northwardly along the said west line of Meadow Street and fronting thereon 25 feet, thence extending back westwardly from said front between parallel lines 130 feet to an alley 10 feet wide.

BEING the same real estate conveyed to The Virginia Home by Deed of Bargain and Sale from Hattie D. Jenkins, widowed, dated September 17, 1997, recorded October 2, 1997 in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 970021669.

ALTA/NSPS LAND TITLE SURVEY

OF SIX PARCELS
STANDING IN THE NAME OF THE VIRGINIA HOME
COMPRISING 2.42 ACRES ALONG THE
WEST LINE OF S. MEADOW STREET



RICHMOND CITY	VIRGINIA
SHEET 2 OF 5	DATE: AUGUST 20, 2025
DRAWN BY: N. J. M.	CHECKED BY: J. E. M.



McKNIGHT
& ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

Exceptions:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
NOT A SURVEY MATTER.
2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
NOT A SURVEY MATTER.
3. Easements or claims of easements not shown by the public records.
NOT A SURVEY MATTER.
4. Rights or claims of parties in possession not shown by the public records.
NOT A SURVEY MATTER.
5. Taxes, storm water, utility, recycling and special assessments which become due and payable subsequent to the effective date hereof, liens, but not yet due and payable, and supplemental taxes which may come due and all taxes for subsequent fiscal years.
NOT A SURVEY MATTER.
6. An encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land) that would have been disclosed by an accurate and complete land title survey of the Land.
AS SHOWN HEREON.
7. Any additional taxes for past, present or future years which become due to the City of Richmond, Virginia, but which are not currently payable because of the existing tax exempt classification and use of the land.
NOT A SURVEY MATTER.
8. Rights of others in and to the use of alley.
NOT A SURVEY MATTER.
9. Terms, provisions, covenants, conditions, restrictions, reservations, easements, liens for assessments, developer rights, options, rights of first refusal and reservations and other matters, if any, and any amendments thereto, appearing of record in Declaration recorded in Deed Book 39, Page 1012; in the related bylaws; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (Tract One)
NOT A SURVEY MATTER.
10. Terms, provisions, covenants, conditions, restrictions, reservations, easements, liens for assessments, developer rights, options, rights of first refusal and reservations and other matters, if any, and any amendments thereto, appearing of record in Declaration recorded in Deed Book 206-B, Page 298; in the related bylaws; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (Tract One)
NOT A SURVEY MATTER.
11. Memorandum of Lease between The Virginia Home and Cellco Partnership, d/b/a Verizon Wireless, dated October 16, 2014, recorded December 17, 2014 as Instrument No. 14-21798. (Tract One, Tract Six, Tract Eleven, Tract Twelve and Tract Thirteen)
APPROX. LOCATION SHOWN HEREON.
12. Plat made by Austin, Brockenbrough and Associates dated July 13, 1983, entitled "Disposal Plat Parcel 7 Block W-885 Randolph Urban Renewal Program Project No VA. R-58 Richmond Development and Housing Authority, Richmond, Virginia", recorded with Deed in Deed Book 39, Page 1010, shows the following: (Tract One, Parcel I)
a) 10 public alley
b) fence encroaches property 0.13
AS SHOWN HEREON. PHYSICAL IMPROVEMENTS BY SURVEY DIFFER FROM PLAT OF RECORD.
13. Plat made by Austin, Brockenbrough and Associates dated July 13, 1983, entitled "Disposal Plat Parcel 9 Block W-885 Randolph Urban Renewal Program Project No VA. R-58 Richmond Development and Housing Authority, Richmond, Virginia", recorded with Deed in Deed Book 39, Page 1010, shows the following: (Tract One, Parcel II)
a) 10 public alley
b) fence encroaches property 0.80
AS SHOWN HEREON. PHYSICAL IMPROVEMENTS BY SURVEY DIFFER FROM PLAT OF RECORD.
14. Plat made by H. H. La Prade & Bros. dated July 1, 1925, entitled, "Map showing premises at #1008 & 1010 South Meadow St. and 2004 & 2006 Powhatan Street, Richmond, Va.", recorded in Deed Book 319D, Page 471, shows the following: (Tract One, Parcel I and Tract 12)
a) 10 alley
b) fence encroaches property 0.14 and 0.63
AS SHOWN HEREON. PHYSICAL IMPROVEMENTS BY SURVEY DIFFER FROM PLAT OF RECORD.
15. Plat made by Raleigh E. Phelps dated August 22, 1977, entitled "Survey & Map of Premises Known as #1010 S. Meadow Street in Richmond, Va.", recorded in Deed Book 726, Page 981, shows the following:
a) overhead power lines
b) overhead telephone lines
c) fences does not conform to property lines
AS SHOWN HEREON. PHYSICAL IMPROVEMENTS BY SURVEY DIFFER FROM PLAT OF RECORD.

LEGAL DESCRIPTION by Survey:

TRACT 1

PARCEL 1 (2004 POWHATAN STREET)

Commencing at a granite monument marking the North West intersection of Powhatan Street and S. Meadow Street;
thence North 66°02'58" West a distance of 86.50 feet to the Point of Beginning;
thence North 66°02'58" West, a distance of 43.50 feet to a point on the South line of a 10' Alley;
thence North 24°04'47" East, a distance of 58.00 feet along said Alley;
thence South 66°02'58" East, a distance of 34.00 feet;
thence South 24°04'47" West, a distance of 20.00 feet;
thence South 66°02'58" East, a distance of 9.50 feet;
thence South 24°04'47" West, a distance of 38.00 feet to the Point of Beginning.
Containing 0.0536 ACRES, more or less.

PARCEL 2 (2008 POWHATAN STREET)

Commencing at a granite monument marking the North West intersection of Powhatan Street and S. Meadow Street;
thence North 66°02'58" West a distance of 140.00 feet to the Point of Beginning;
thence North 66°02'58" West, a distance of 76.00 feet;
thence North 24°04'47" East, a distance of 131.16 feet;
thence South 66°02'58" East, a distance of 76.00 feet to a point on the South line of a 10' Alley;
thence South 24°04'47" West, a distance of 131.16 feet along said Alley to the Point of Beginning.
Containing 0.2288 ACRES, more or less.

TRACTS 2, 3, 4, 5, 6, 7, 8, 9, 10 (1101 HAMPTON STREET)

Commencing at a concrete monument marking the North West intersection of Appomattox Street and S. Meadow Street, being the Point of Beginning;
thence North 66°02'58" West, a distance of 130.00 feet;
thence North 23°55'27" East, a distance of 100.00 feet;
thence North 66°02'58" West, a distance of 16.00 feet;
thence South 23°55'27" West, a distance of 100.00 feet;
thence North 66°02'58" West, a distance of 167.30 feet;
thence North 13°42'19" East, a distance of 254.05 feet;
thence South 66°02'58" East, a distance of 358.37 feet;
thence South 23°55'27" West, a distance of 250.00 feet to the Point of Beginning.
Containing 1.8907 ACRES, more or less.

TRACT 11 (1010 S. MEADOW STREET)

Commencing at a granite monument marking the North West intersection of Powhatan Street and S. Meadow Street, being the Point of Beginning;
thence North 66°02'58" West, a distance of 86.50 feet;
thence North 24°04'47" East, a distance of 38.00 feet;
thence South 66°02'58" East, a distance of 86.50 feet;
thence South 24°04'47" West, a distance of 38.00 feet to the Point of Beginning.
Containing 0.0755 ACRES, more or less.

TRACT 12 (1008 S. MEADOW STREET)

Commencing at a granite monument marking the North West intersection of Powhatan Street and S. Meadow Street;
thence North 24°04'47" East a distance of 38.00 feet to the Point of Beginning;
thence North 66°02'58" West, a distance of 96.00 feet;
thence North 24°04'47" East, a distance of 20.00 feet;
thence North 66°02'58" West, a distance of 34.00 feet to a point on the South line of a 10' Alley;
thence North 24°04'47" East, a distance of 18.16 feet along the South line of said Alley;
thence South 66°02'58" East, a distance of 130.00 feet;
thence South 24°04'47" West, a distance of 38.16 feet to the Point of Beginning.
Containing 0.0983 ACRES, more or less.

TRACT 13 (1006 S. MEADOW STREET)

Commencing at a granite monument marking the North West intersection of Powhatan Street and S. Meadow Street;
thence North 24°04'47" East a distance of 76.16 feet to the Point of Beginning;
thence North 66°02'58" West, a distance of 130.00 feet to a point on the South line of a 10' Alley;
thence North 24°04'47" East, a distance of 25.00 feet along said Alley;
thence South 66°02'58" East, a distance of 130.00 feet;
thence South 24°04'47" West, a distance of 25.00 feet to the Point of Beginning.
Containing 0.0746 ACRES, more or less.

ALL BEING the same property as described in
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT No. SHHR-540



ALTA/NSPS LAND TITLE SURVEY

OF SIX PARCELS
STANDING IN THE NAME OF THE VIRGINIA HOME
COMPRISING 2.42 ACRES ALONG THE
WEST LINE OF S. MEADOW STREET

RICHMOND CITY	VIRGINIA
SHEET 3 OF 5	DATE: AUGUST 20, 2025
DRAWN BY: N. J. M.	CHECKED BY: J. E. M.
 McKNIGHT & ASSOCIATES, P.C. LAND SURVEYORS PLANNERS 201 TWIN RIDGE LANE RICHMOND, VIRGINIA 23235 TELEPHONE (804) 320-2646	

Notes:

- a) Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map NO. 5101290036E, with a date of identification of July 08, 2025 for Community Panel No.510129, 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.
- b) The property has direct physical access to S. Meadow Street, Hampton Street, Powhatan Street, Appomattox Street, and Winder Street, all being dedicated public street or highways.
- c) The number of actual parking spaces located on the subject property is 44, inclusive of 1 (one) handicapped designated space.
- d) The property described hereon is the same as the property described in Chicago Title Insurance Company, Commitment No. SHHR-540 with an effective date of June 20, 2025, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
- e) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Virginia.
- f) The property is serviced by Public Sewer and Water.
- g) Property Address is Known as No. 1101 Hampton Street, No. 2008 Powhatan Street, No. 2006 Powhatan Street, No. 1010 S. Meadow Street, No. 1008 S. Meadow Street, and No. 1006 S. Meadow Street.
- i) Property is zoned B.
- j) There was no Observed evidence of current earth moving work, building construction or building additions at the time of the survey.
- k) There are no Proposed changes in street right of way lines, no observed evidence of recent street or sidewalk construction or repairs.
- l) There is NO Observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- m) Area of building is determined by exterior dimensions measured at ground level.
- n) Encroachments:
- 1) Brick wall along Northern, Western, and Southern line of No. 1101 Hampton Street enroaches right-of-way to the extent of 0.25'.

SURVEYOR CERTIFICATION

This survey is made for the benefit of:
1) Chicago Title Insurance Company
2) Audeo Partners, LLC, a Virginia limited liability company
3) TBD

This is to certify that this plat 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, 6(a), 6(b), 7(a), 7(B) (1), 8, 9, 10(a), 11(1), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat: AUGUST 20, 2025

Land Surveyor No.1926

ALTA/NSPS LAND TITLE SURVEY

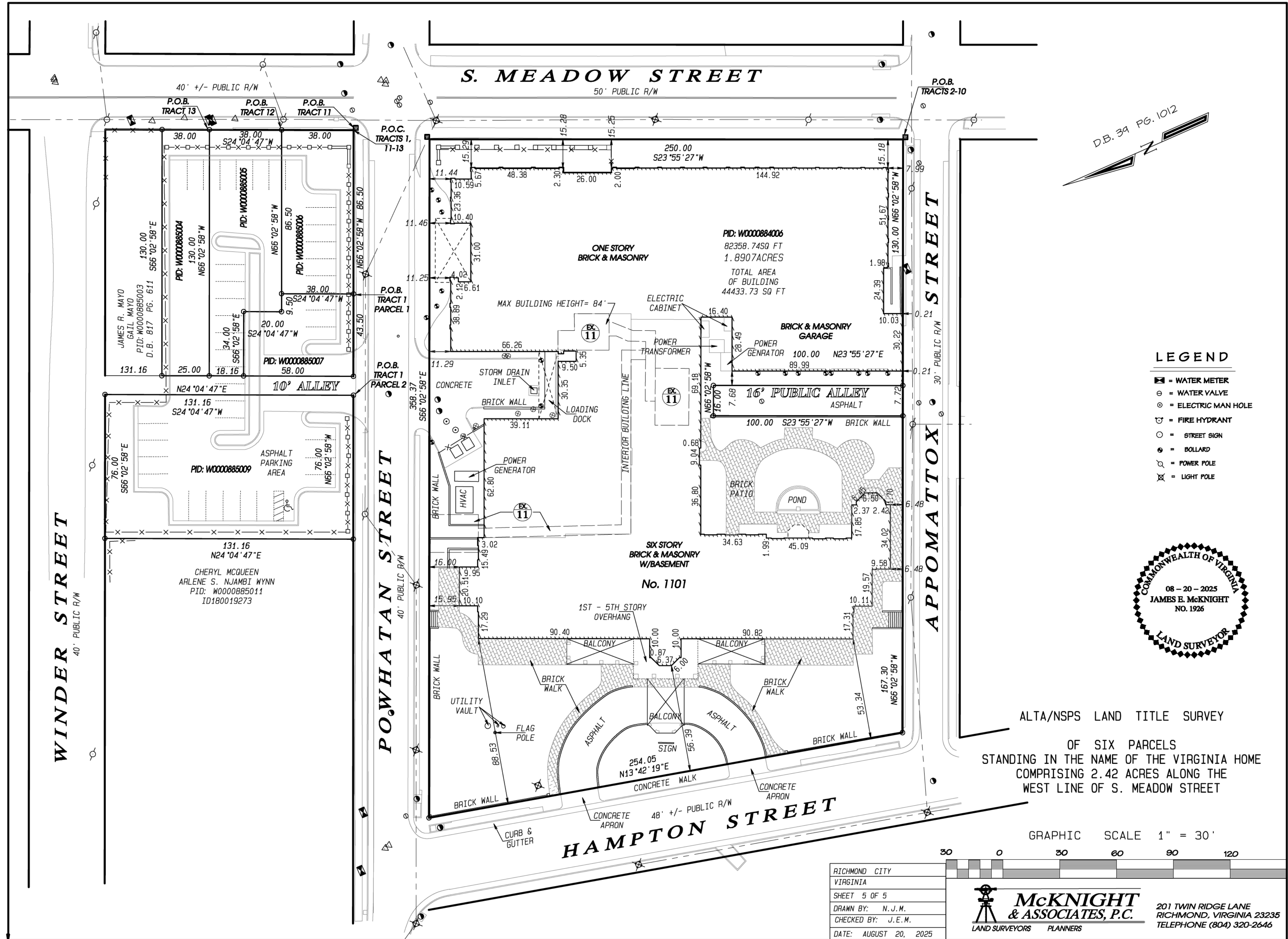
OF SIX PARCELS
STANDING IN THE NAME OF THE VIRGINIA HOME
COMPRISING 2.42 ACRES ALONG THE
WEST LINE OF S. MEADOW STREET



RICHMOND CITY	VIRGINIA
SHEET 4 OF 5	DATE: AUGUST 20, 2025
DRAWN BY: N. J. M.	CHECKED BY: J. E. M.



201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646



RICHMOND CITY
VIRGINIA
SHEET 5 OF 5
DRAWN BY: N.J.M.
CHECKED BY: J.E.M.
DATE: AUGUST 20, 2025



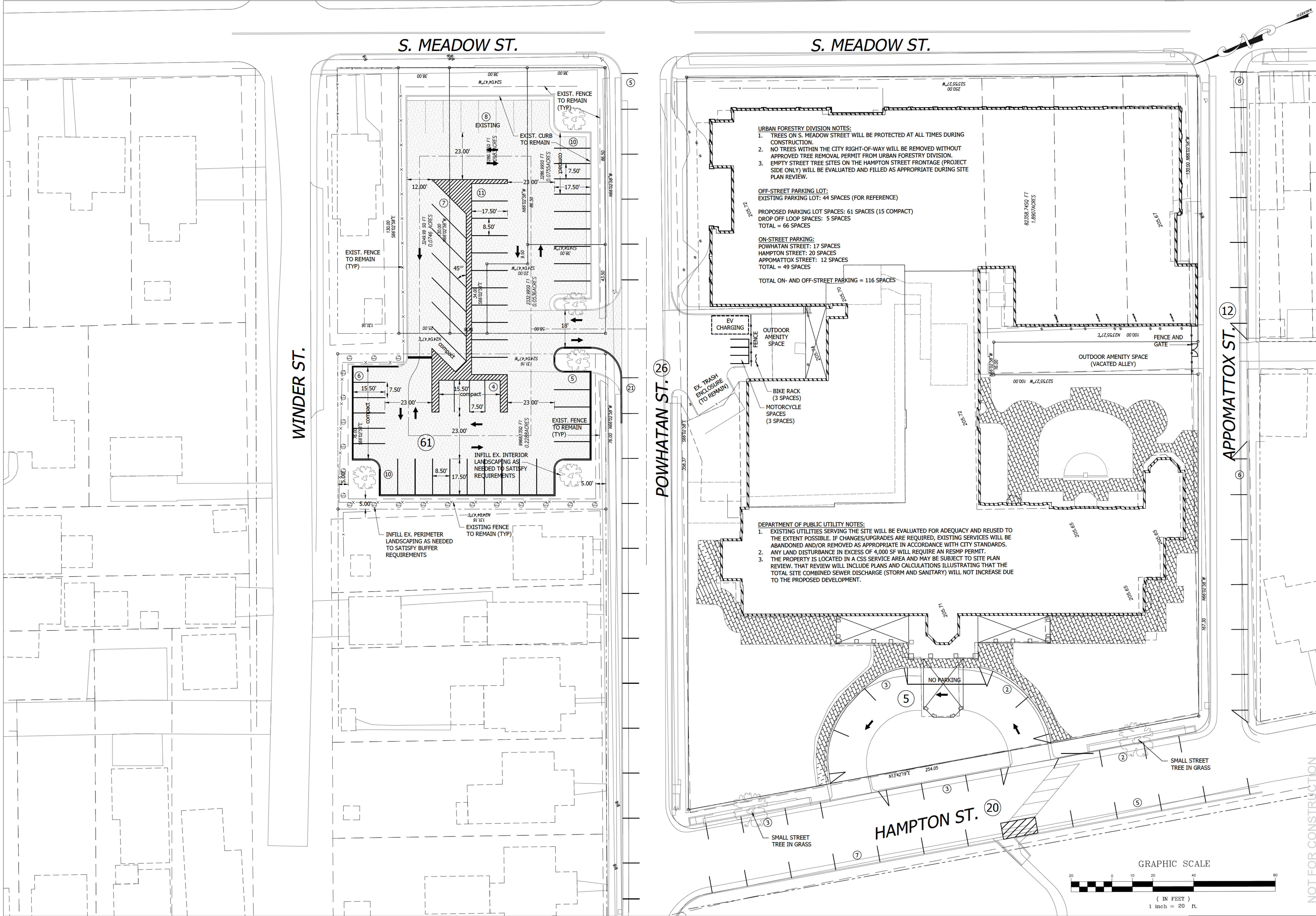
McKNIGHT
& ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

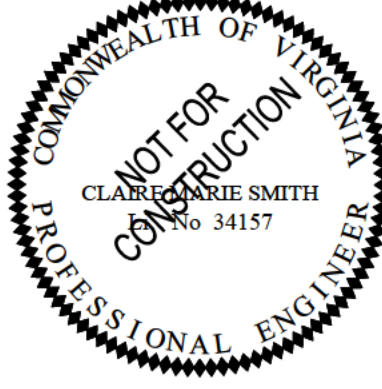
REVISED:

JOB NUMBER: 96110501





GRADIENT
1406 Laburnum Park Boulevard
Richmond, VA 23227
804.399.0500



REVISIONS	
REV NO.	DESCRIPTION

THE VIRGINIA HOME
PARKING IMPROVEMENTS

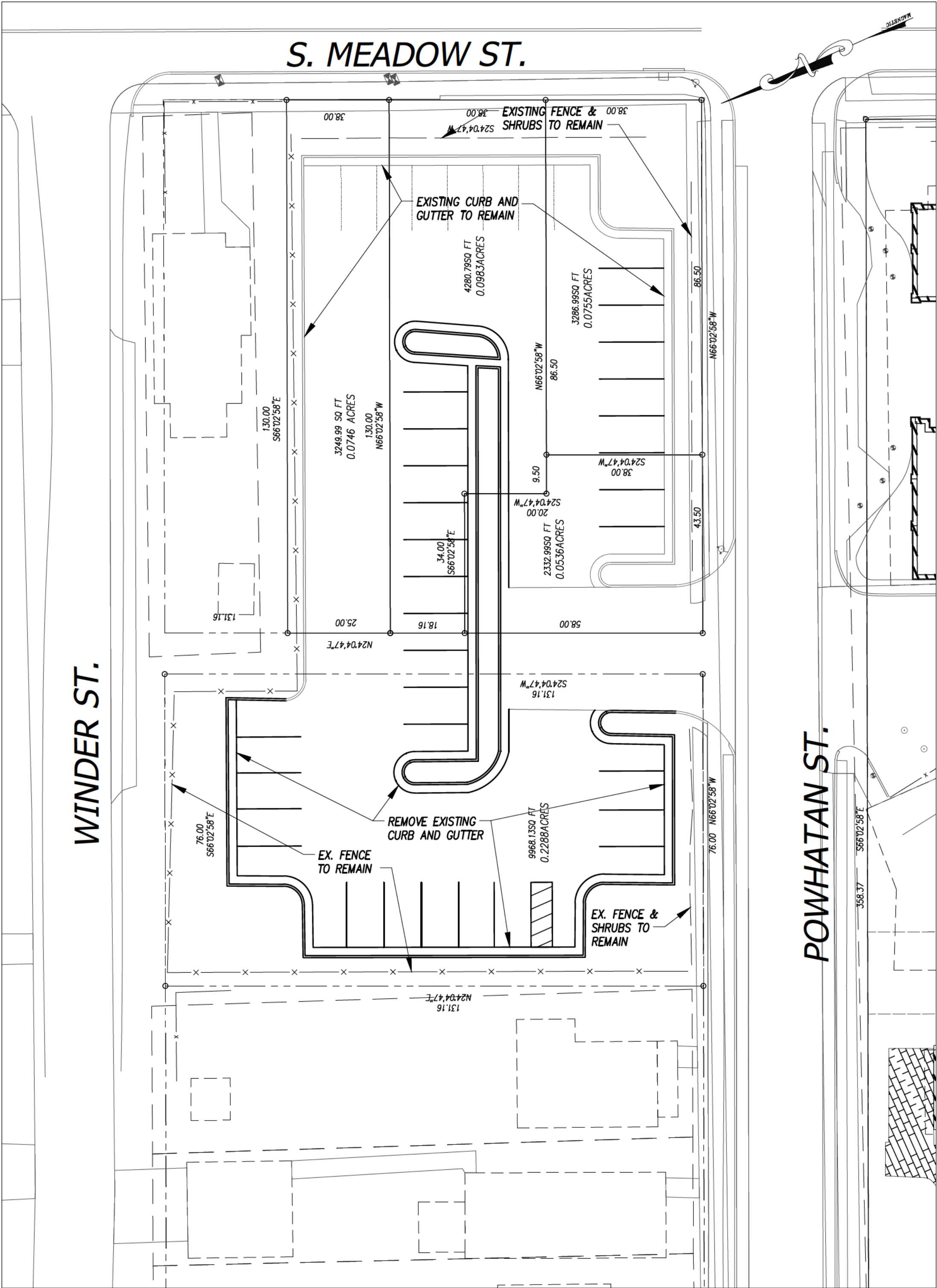
1101 Hampton Street
Richmond, Virginia

DATE: 01.05.2026

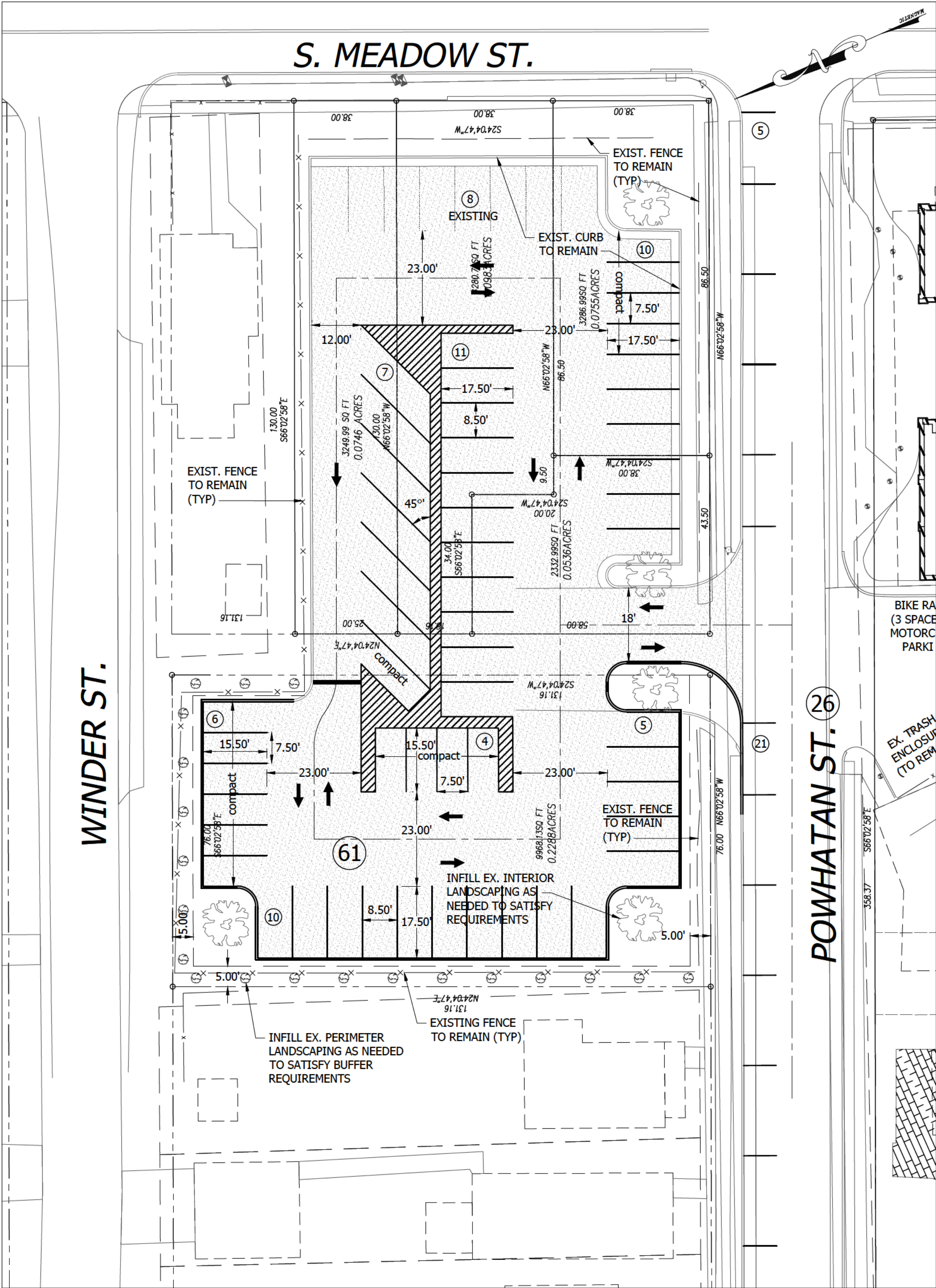
PARKING EXHIBIT

C1.0

Project Number: 2516 © Gradient 2026



EXISTING PARKING LOT
44 SPACES
SCALE: 1"=20'



PROPOSED PARKING LOT
61 SPACES
SCALE: 1"=20'

REVISIONS		DESCRIPTION	
REV. NO.	DATE		

THE VIRGINIA HOME
PARKING IMPROVEMENTS

DATE: 01 . 05 . 2026

PARKING EXHIBIT
EXISTING VS
PROPOSED

C1.1



walter **PARKS**
ARCHITECTS
ARCHITECTURE + INTERIOR DESIGN
313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 804 644 4761
f: 804 644 4763
wparks.com



The Tinsley
at The Virginia Home Building

1101 Hampton Street
Richmond, Virginia 23220

ID	Issue Date	Change Name

PROJECT #: 25.XX
ISSUE DATE: 1/12/26

SUMMARIES

A.1



UNIT TYPE SUMMARY - QUANTITY	
UNIT TYPE	QTY
1 Bed/1 Bath	79
2 Bed/2 Bath	14
2 Bed/2 Bath Loft	8
2 Bed/2 Bath w/Den	2
Studio	28
	131

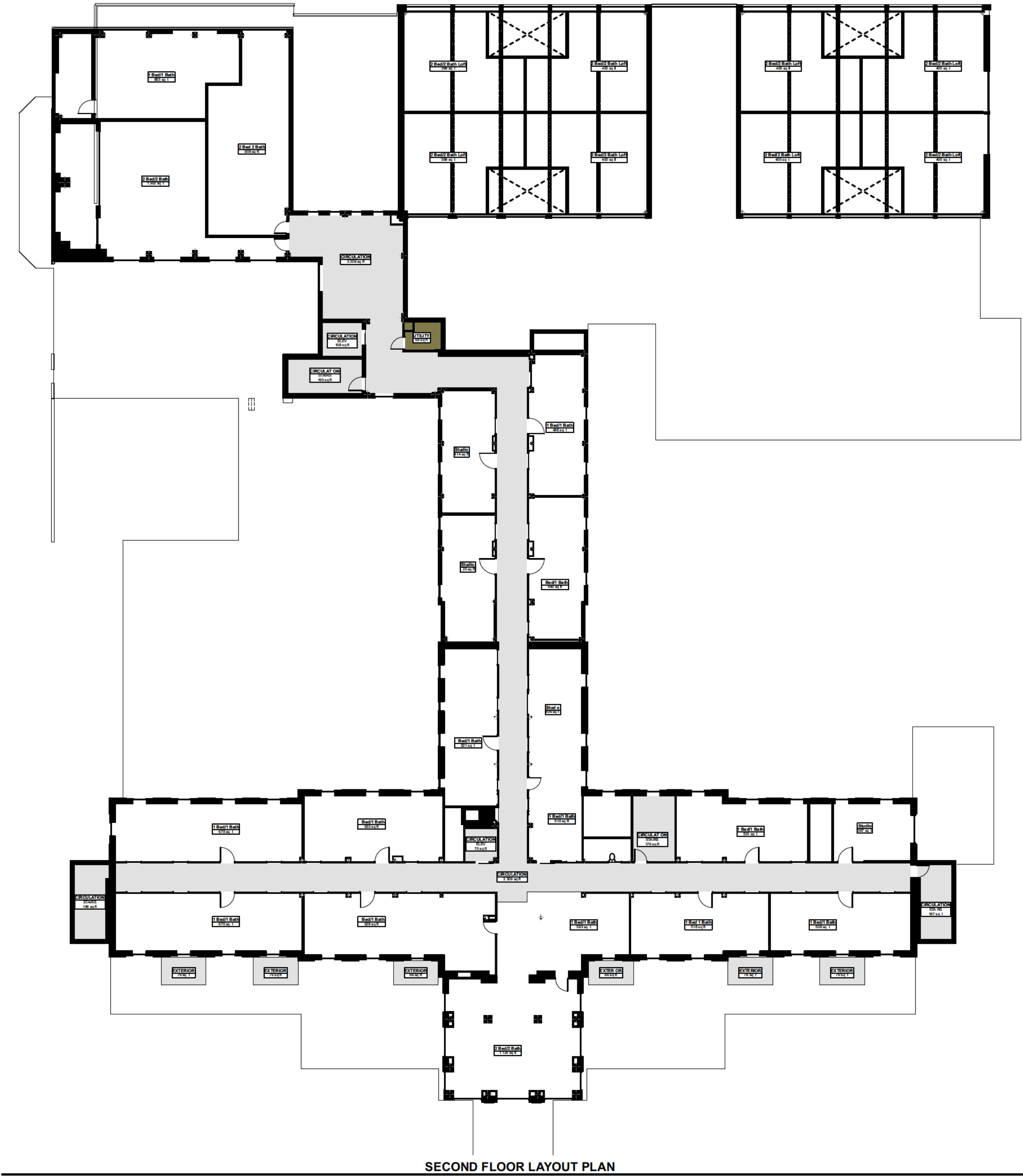
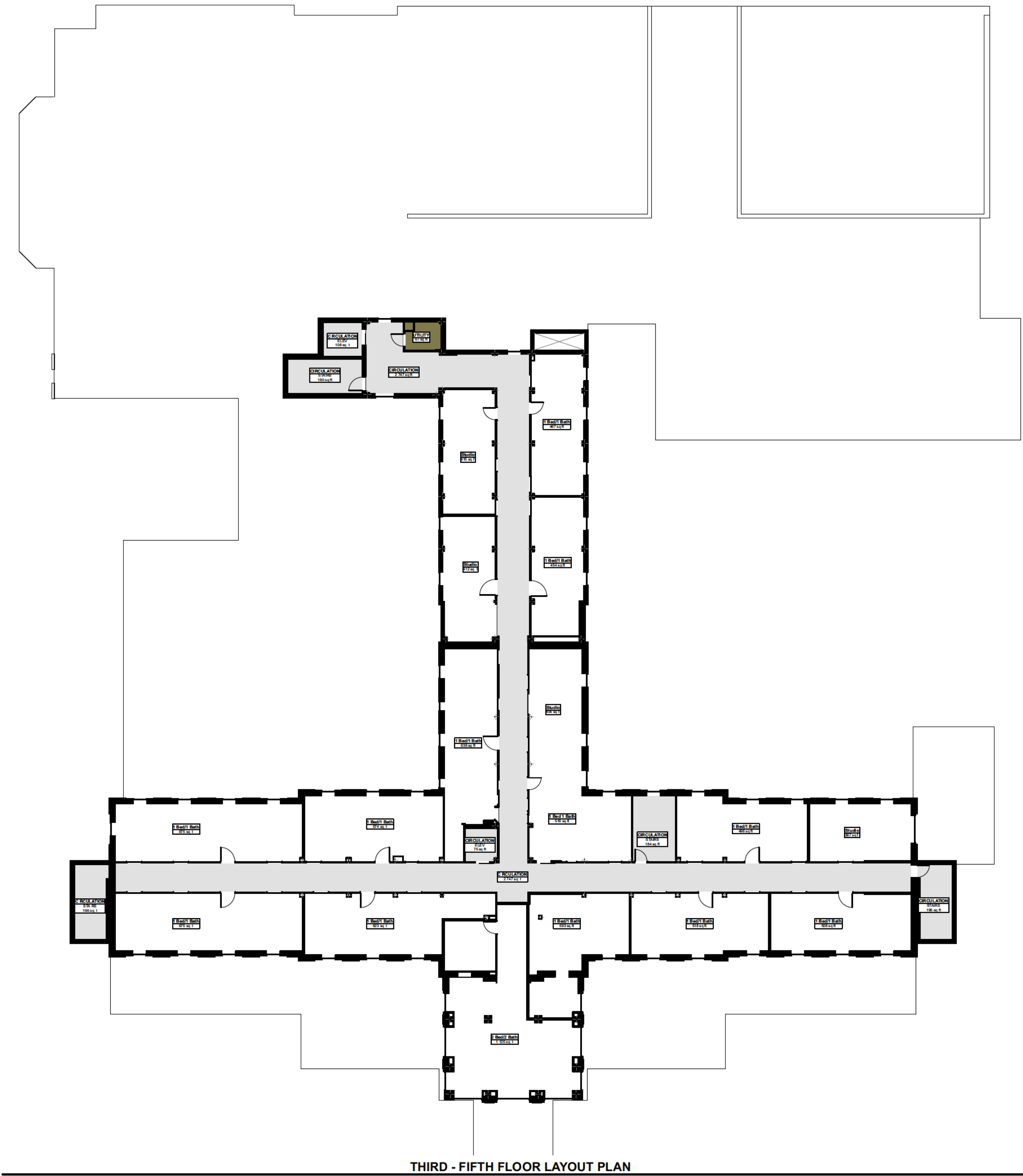
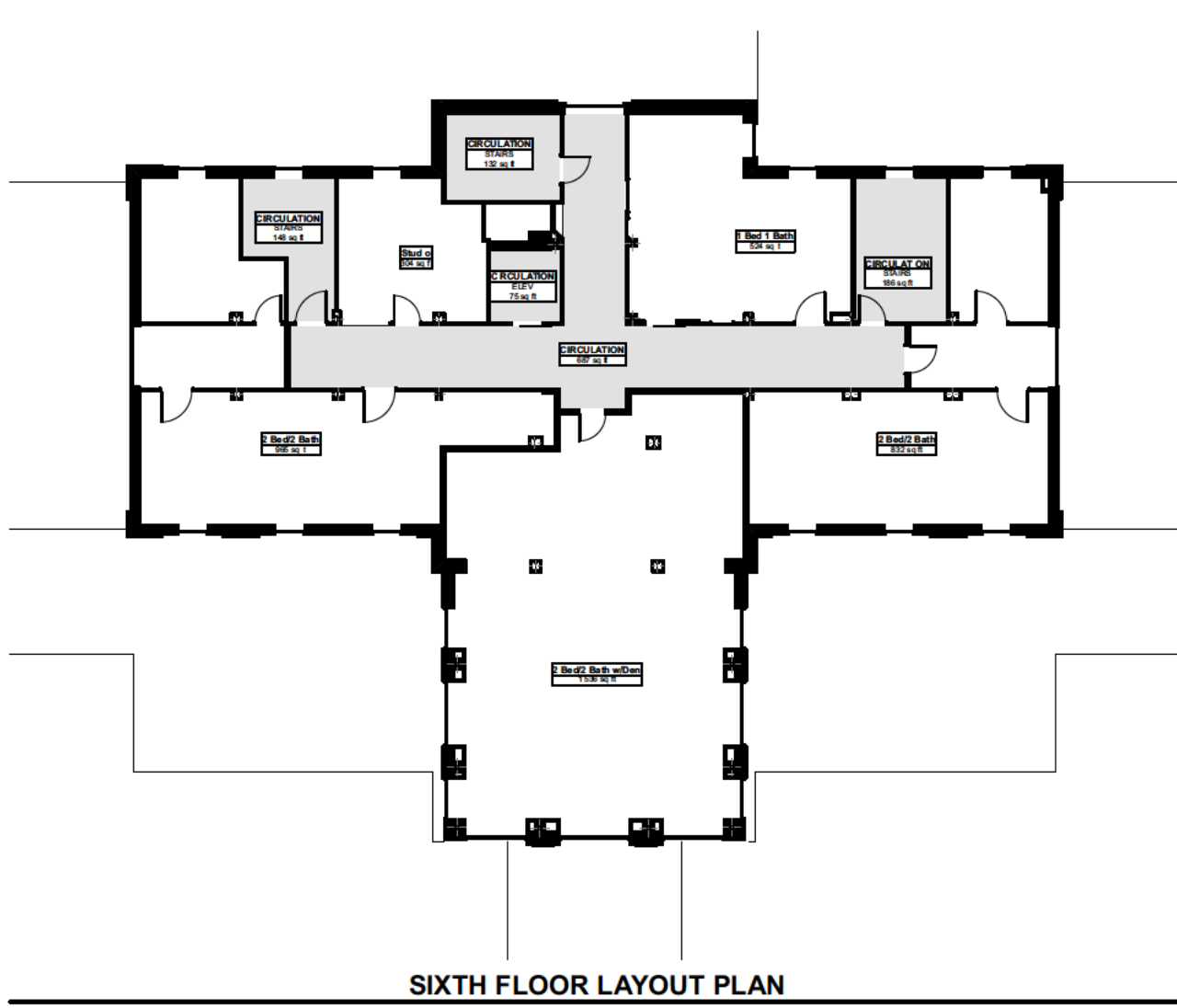
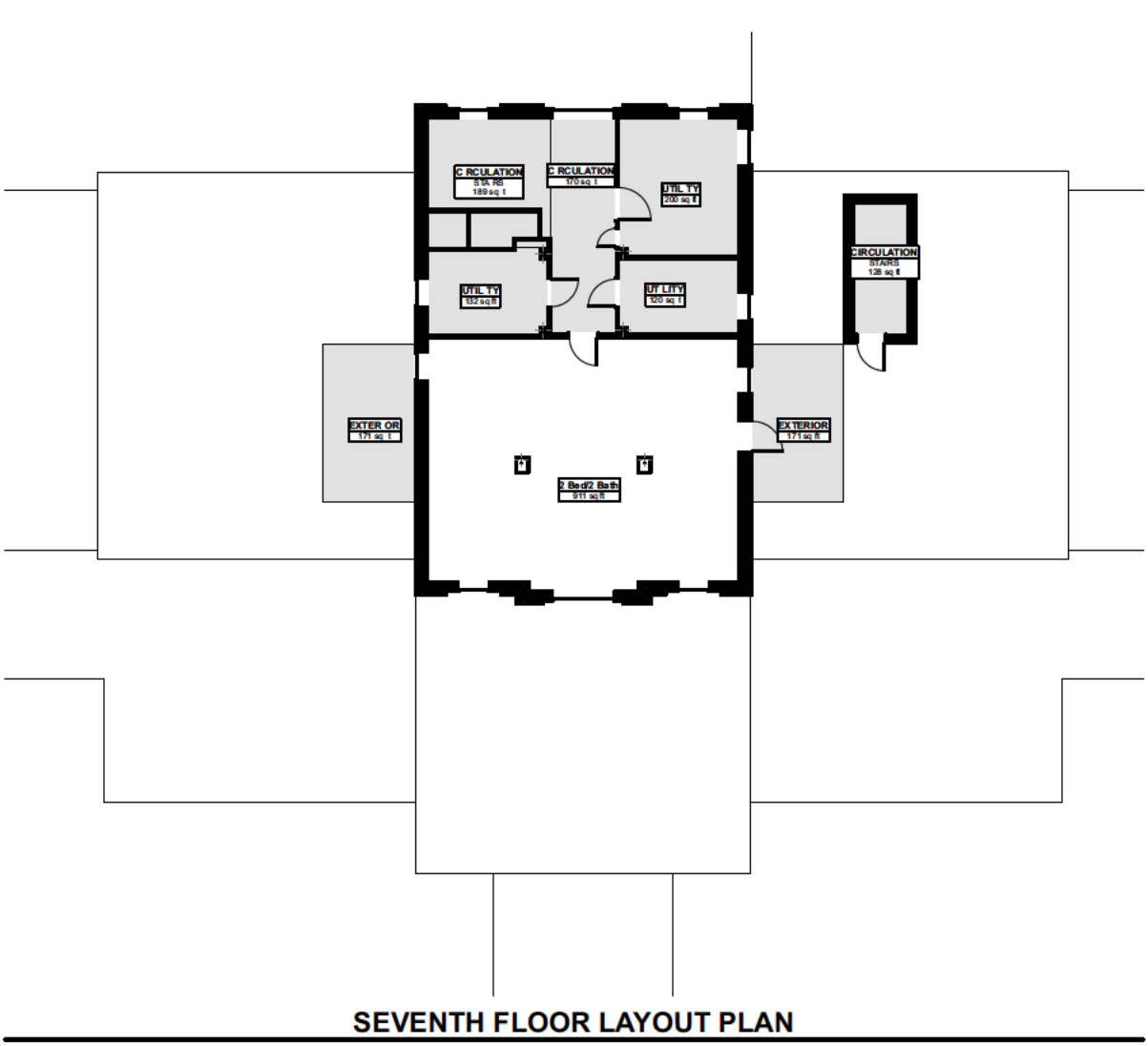
POWHATAN STREET

S. MEADOW STREET

APPOMATTOX STREET

HAMPTON STREET

FIRS FLOOR LAYOUT PLAN



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The Tinsley at The Virginia Home Building

1101 Hampton Street
Richmond, Virginia 23220

ID	Issue Date	Change Name

PROJECT #: 25.XX
ISSUE DATE: 1/12/26

PRELIMINARY
LAYOUT

A.2



walter PARKS
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wparks.com



EXISTING STEPS TO REMAIN
NEW RAILING ON EXISTING LOADING DOCK
EXISTING RAMP TO REMAIN

SOUTH ELEVATION - POWHATTAN ST



EAST ELEVATION - MEADOW ST

**The Tinsley
at The Virginia Home Building**

1101 Hampton Street
Richmond, Virginia 23220

ID	Issue Date	Change Name

PROJECT #: 25.XX
ISSUE DATE: 1/12/26

PRELIMINARY
ELEVATIONS

A.3



WEST ELEVATION - ALLEY / GRILLING AREA



walter PARKS
ARCHITECTS
ARCHITECTURE + INTERIOR DESIGN
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**The Tinsley
at The Virginia Home Building**

1101 Hampton Street
Richmond, Virginia 23220

ID	Issue Date	Change Name

PROJECT #: 25.XX
ISSUE DATE: 1/12/26

PRELIMINARY
ELEVATIONS

A.4