INTRODUCED: September 11, 2023

AN ORDINANCE No. 2023-271

To conditionally rezone the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street from the UB-2 Urban Business District to the TOD-1 Transit-Oriented Nodal District, upon certain proffered conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality by the City Attorney

PUBLIC HEARING: OCT 10 2023 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the surveys entitled "ALTA / NSPS Land Title Survey of 0.311

Acre of Land Known as #2500 N. Lombardy Street Being Parcel: N000-0690-022, City of Richmond, Virginia," prepared by Balzer & Associates, dated May 25, 2022, and last revised December 20, 2022, "ALTA / NSPS Land Title Survey of 0.339 Acres of Land Known as #2510 N. Lombardy Street Being Parcel: N000-060-019, City of Richmond, Virginia," prepared by Balzer & Associates, dated May 24, 2022, and last revised December 20, 2022, "ALTA / NSPS Land Title Survey of 0.513 Acre of Land Known as #2516 N. Lombardy Street Being Parcel: N000-0690-016, City of Richmond, Virginia," prepared by Balzer & Associates, dated May 18, 2022, and last revised December 20, 2022, and "ALTA / NSPS Land Title Survey of Four (4) AYES:

9 NOES:

0 ABSTAIN:

ADOPTED: OCT 10 2023 REJECTED: STRICKEN:

Parcels Containing 0.329 Acre of Land Known as #2530 - #2536 N. Lombardy Street Being Parcels: N000-0690/014, N000-0690/013, N000-0690/012 & N000-0690/011, City of Richmond, Virginia," prepared by Balzer & Associates, and dated December 14, 2022, 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 2023 records of the City Assessor, are excluded from the UB-2 Urban Business District and shall no longer be subject to the provisions of sections 30-433.10 through 30-433.17 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:

2500 North Lombardy Street	Tax Parcel No. N000-0690/022
2510 North Lombardy Street	Tax Parcel No. N000-0690/019
2516 North Lombardy Street	Tax Parcel No. N000-0690/016
2530 North Lombardy Street	Tax Parcel No. N000-0690/014
2532 North Lombardy Street	Tax Parcel No. N000-0690/013
2534 North Lombardy Street	Tax Parcel No. N000-0690/012
2536 North Lombardy Street	Tax Parcel No. N000-0690/011

- § 2. That, the rezonings set forth in section 1 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the document entitled "Proffered Conditions ______, 2022," dated December 28, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City's zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.
 - § 3. This ordinance shall be in force and effect upon adoption.

ATRUE COPY:

City Clerk



City of Richmond

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

Master

File Number: Admin-2023-0417

File ID: Admin-2023-0417 Type: Request for Ordinance or Status: Regular Agenda

Resolution

Version: 1 Reference: In Control: City Clerk Waiting

Room

Department: Cost: File Created: 05/24/2023

Subject: Final Action:

Title: To conditionally rezone the properties known as 2500, 2510, 2516, 2530, 2532, 2534,

and 2536 North Lombardy Street from the UB-2 Urban Business District to TOD-1

Transit Oriented Nodal District, upon certain proffered conditions.

Internal Notes: Proffers added....O&R routed back to reviewers for approval.

Code Sections: Agenda Date: 09/11/2023

Indexes: Agenda Number:

Patron(s): Enactment Date:

Attachments: Admin-2023-0417 - Application Documents, Enactment Number:

Admin-2023-0417 - Proffers and Supporting

Documents, 2500 N Lombardy St Ordinance DRAFT

Contact: Introduction Date:

Related Files:

Approval History

Version	Seq#	Action Date	Approver	Action	Due Date
1	1	5/30/2023	Matthew Ebinger	Approve	6/1/2023
1	2	5/31/2023	Kevin Vonck	Approve	6/6/2023
1	3	5/31/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	4	5/31/2023	Sharon Ebert	Approve	6/7/2023
1	5	5/31/2023	Alecia Blackwell - FYI	Notified - FYI	
1	6	5/31/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	5/31/2023	Jeff Gray - FYI	Notified - FYI	
1	8	6/1/2023	Lincoln Saunders	Approve	6/2/2023
1	9	6/8/2023	Mayor Stoney (By Request)	Approve	6/5/2023
Notes:	Notes: Wrong Stoney account Kit Hagen				
1	10	6/21/2023	Mayor Stoney	Approve	6/15/2023
1	11	8/24/2023	Matthew Ebinger	Approve	8/28/2023
1	12	8/24/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	13	8/24/2023	Kevin Vonck	Approve	8/31/2023
1	14	8/24/2023	Alecia Blackwell - FYI	Notified - FYI	
1	15	8/25/2023	Sharon Ebert	Approve	8/31/2023
1	16	8/25/2023	Caitlin Sedano - FYI	Notified - FYI	
1	17	8/25/2023	Jeff Gray - FYI	Notified - FYI	
1	18	8/25/2023	Lincoln Saunders	Approve	8/29/2023
1	19	9/7/2023	Mayor Stoney	Approve	8/29/2023

History of Legislative File

Ver- Acting Body:	Date:	Action:	Sent To:	Due Date:	Return	Result:
sion:					Date:	

Text of Legislative File Admin-2023-0417

Title

To conditionally rezone the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street from the UB-2 Urban Business District to TOD-1 Transit Oriented Nodal District, upon certain proffered conditions.

Body

O & R Request

DATE: May 30, 2023 **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

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

RE: To conditionally rezone the properties known as 2500, 2510, 2516, 2530, 2532,

2534, and 2536 North Lombardy Street from the UB-2 Urban Business District to

TOD-1 Transit Oriented Nodal District, upon certain proffered conditions.

ORD. OR RES. No.

PURPOSE: To conditionally rezone the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street from the UB-2 Urban Business District to TOD-1 Transit Oriented Nodal District, upon certain proffered conditions.

REASON: The applicant is requesting a Rezoning for Tax Parcel Numbers N000-0690/022, N000-0690/019, N000-0690/016, N000-0690/014, N000-0690/013, N000-0690/012, and N000-0690/011, as shown in the 2023 records of the City Assessor. This rezoning is a companion ordinance to a Special Use Permit regarding the same properties.

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.

BACKGROUND: The property known as 2500 North Lombardy is a 15,878 sq. ft., or 0.37 acres, parcel of land. The property known as 2510 North Lombardy is a 14,771 sq. ft., or 0.34 acres, parcel of land. The property known as 2516 North Lombardy is a 22,353, or 0.51 acres, parcel of land. The

property known as 2530 is a 9,450 sq. ft., or 0.21 acres, parcel of land. The property known as 2532 North Lombardy is a 3,655 sq. ft., or 0.08 acres, parcel of land. The property known as 2534 North Lombardy is a 3,898 sq. ft., or 0.08 acres, parcel of land. The property known as 2536 North Lombardy is a 3,413 sq. ft., or 0.07 acres, parcel of land. All properties are in the Virginia Union neighborhood between Overbrook Road and Chamberlayne Avenue. Currently, all adjacent properties are zoned UB-2 Urban Business District.

The Richmond 300 Master Plan designates Corridor Mixed-Use for the subject properties. Corridor Mixed-Use is found along major commercial corridors and envisioned to provide for medium-to medium high-density pedestrian- and transit-oriented development.

Intensity: Buildings generally ranging from two to ten stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space. Secondary Uses: Single-family houses, institutional, and government (p. 60).

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: June 26, 2023

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission

July 17, 2023

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, Surveys

STAFF: Shaianna Trump, Associate Planner, Land Use Administration (Room 511) 646-7319

..Recommended Action

Key Issues:
Retain on Consent Agenda
Move to Regular Agenda
Refer Back to Committee
Remove from Council Agenda

Strike Withdrawn ---- Continue to:

REZONING APPLICATION FORM

Application for REZONING/CONDITIONAL REZONING



Department of Planning and Development Review Land Use Administration Division 900 E. Broad Street, Room 51i Richmond, Virginia 23219 (804) 646-6304

http://www.nchmonageveum/

Tax Map #: See Exhibit A Fee: \$1,669.00 Total area of affected site in acres. ~1.69 See page 6 for fee schedule, please make check payable to the "City of Richmond") Zoning Current Zoning: Urban Business District (UB-2) Existing Use: Vehicle Service Businesses Proposed Zoning/Conditional Zoning Please include a detailed description of the proposed use and proffers in the required applicant's report) Class-A, six story, mixed use building containing commercial and multifamily uses. Existing Use: Vehicle Service Businesses sthis property subject to any previous land use cases? Yes No If Yes, please list the Ordinance Number: BZA Appeal 119-49 Applicant/Contact Person: Jeffrey P. Geiger	Project Name/Location	534, and 2536 N. Lombardy Street	Date: December 28, 2022
See page 6 for fee schedule, please make check payable to the "City of Richmond") Zoning Current Zoning: Urban Business District (UB-2) Existing Use: Vehicle Service Businesses Proposed Zoning/Conditional Zoning Please include a detailed description of the proposed use and proffers in the required applicant's report) Zlass-A, six story, mixed use building containing commercial and multifamily uses. Top- Yes Yes No If Yes, please list the Ordinance Number: BZA Appeal 119-49 Applicant/Contact Person: Jeffrey P. Geiger Company: Hirschler Mailing Acdress: 2100 E. Cary Street City: Richmond Telephone: (804)771-9557 Property Owner: See Exhibit A If Business Entity, name and title of authorized signee: Jeffrey P. Geiger and Susan S. Smith (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: 2100 E. Cary Street City: Richmond State: VA Zip Code: 23223 Mailing Address: 2100 E. Cary Street City: Richmond State: VA Zip Code: 23223 Mailing Address: 2100 E. Cary Street City: Richmond State: VA Zip Code: 23223 Mailing Address: 2100 E. Cary Street City: Richmond State: VA Zip Code: 23223 Telephone: (804)771-9557 Fax	Tay Man #: See Exhibit A Fee:	\$1,669.00	_Date
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City: Richmond State: VA Zip Code: 23223 Telephone:(804)771-9557 Fax	Mailing Address 2100 F Cary Street		
Telephone:	Oitor Richmond	Stato: VA	7in Code: 23223
			Zip Code
	Property Owner Signature:	HA stern Come	tuncy in tact

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. Faxeo or photocopied signatures will not be accepted.

Exhibit A

Property:

- Tax Map Parcel ID: N0000690022 2500 N. Lombardy Street owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690019 2510 N. Lombardy Street owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690016 2516 N. Lombardy Street owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690014 2530 N. Lombardy Street owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690013 2532 N. Lombardy Street owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690012 2534 N. Lombardy Street owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690011 2536 N. Lombardy Street owned by the Third J-M-J Corporation, a Virginia stock corporation

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APPLICANT REPORT

Rezoning Applicant's Report

Tax Map Parcel IDs: N0000690011, N0000690012, N0000690013, N0000690014, N0000690016, N0000690019, and N0000690022

INTRODUCTION

One Parkwood, LLC, a Maryland limited liability company ("Parkwood"), controls 2500, 2510, 2516, 2530, 2532, 2534, and 2536 N. Lombardy Street Richmond, VA 23220 (all aforementioned property is collectively referred to herein as the "Property") (Parkwood and the other owner of the Property are collectively referred to herein as the "Applicant"). The Property is located on the Northside of Richmond.

The Applicant plans to replace the run-down, underutilized buildings on the Property with a Class-A, mixed-use building containing commercial and multifamily uses. The Applicant will also construct a parking lot behind the new building to service the new uses. A podium may also be constructed above a small portion of the parking lot to provide space for a pool and amenities for the residents. Landscaping will be provided between the parking lot and the alley as generally shown in the enclosed illustration entitled "Site Line Illustrations." The new building will be six stories, with the top story set back on all four sides (the "Project"). This new building will include commercial and amenity space on the first floor and multifamily units on the floors above the commercial use and amenity space.

In response to Staff's comments at the Pre-Application Meeting, the Applicant extended the building frontage along the corner of Overbrook Road and Seminary Avenue to further screen the parking lot.

This Project will provide the community with additional retail and personal service options. This Project will also help contribute to the area's rejuvenation and start the evolution the City seeks in this corridor and further the City's aspirations for this neighborhood.

REZONING REQUEST

The Property is located in the Urban Business District (UB-2).

To achieve the goals of the Project outlined above, the Applicant is requesting to rezone the Property to the Transit-Oriented Nodal District (TOD-1). This rezoning will enable the market to convince the current owners to replace the positive cash flowing uses with a high quality community that will uplift the area. This result has not been achieved under the current zoning and is not achievable with the permitted density under the current zoning. The project will be a catalyst for the new investment and economic growth envisioned within the Master Plan for this area.

EXISTING PROPERTY AND SURROUNDING AREA

The Property forms the eastern margin of the Edgehill Chamberlayne Court Neighborhood. The Edgehill Chamberlayne Court Neighborhood is bounded by various roads, including: Chamberlayne Avenue, Brookland Parkway/W. Brookland Park Blvd., I-95/I-64, and Admiral Street/School Street. The neighborhood is made up of single-family residential homes, and commercial and institutional uses.

THE RICHMOND 300 PLAN

The Richmond 300 Plan designates the Property's future use as Corridor Mixed-Use. This future use category permits buildings 3-10 stories in height to allow a mixing of commercial and residential uses and a more urban environment with walkable streetscapes. Improving the street scape is one of the objectives of this Project.

Within Corridor Mixed Use, the desired primary uses include retail, office, personal service, and multi-family residential uses. The Project envisions primarily these uses and creates better commercial spaces for businesses in the area. The Applicant believes that the Project will inspire other redevelopment in the surrounding area.

PROPOSED USE

The proposed use of the Property, as described herein, will be a beneficial use for the site. This Property is in line with the Property's "Corridor Mixed-Use" future use designation in the Richmond 300 Plan. The Project's enhanced streetscape will create an aesthetic appeal that is better than current conditions.

Any traffic generated by the Project will be easily absorbed by the surrounding road network and the City's bus system. Additionally, the Property provides parking to service the residents and patrons of the retail and personal service businesses.

COMMUNITY SUPPORT FOR REZONING

The Applicant presented the Project to neighbors on Seminary Avenue. The Applicant also presented the Project to the Edgehill Chamberlayne Court Civic Association. Enclosed is a list of topics discussed at both meetings.

At the suggestion of Councilmember Ann-Frances Lambert, the Applicant also reached out to the Chamberlayne Industrial Center Association and Chamberbrook.

CONCLUSION

The Applicant desires to begin the rejuvenation of the Property. If this rezoning request is granted, this Project will help contribute to the area's evolution and further the City's aspirations for this corridor.

15389132.3 046214,00005

SURVEY PLAT

SURVEY DESCRIPTION - #2500 N. LOMBARDY STREET

BEGINNING AT A NAIL SET AT THE INTERSECTION OF THE WEST LINE OF N. LOMBARDY STREET AND THE NORTH LINE OF OVERBROOK ROAD, SAID NAIL BEING THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET AND CONTINUING ALONG THE NORTH LINE OF OVERBROOK ROAD N53°41'40"W 100.78 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE NORTH LINE OF OVERBROOK ROAD AND THE EAST LINE OF SEMINARY AVENUE; THENCE DEPARTING THE NORTH LINE OF OVERBROOK ROAD AND CONTINUING ALONG THE EAST LINE OF SEMINARY AVENUE NO7°58'26"W 49.13 FEET TO A ROAD FOUND AT THE INTERSECTION OF THE EAST LINE OF SEMINARY AVENUE AND THE EAST LINE OF A 15± FOOT ALLEY; THENCE DEPARTING THE EAST LINE OF SEMINARY AVENUE AND CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 69.58 FEET TO A ROD FOUND; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,547 SQUARE FEET OR 0.311 ACRE OF LAND MORE OR LESS.

HOTES CORRESPONDING TO SCHOOLS B. PART IL

COMMITTEEN MARKER STITEMENT-IN-CP-4000

DECIPION I - ANY RETELL LEN EMLANDANCE, MARKEL CLUM, OF DIMENMENTER THAT FOR THE THEST THAT WE THE FRENCE MESS OF SECURITION ATTIONES. THE SECURITIES OF SECURITIES AND SECURITIES WE WITH THE CONTROL OF THE SECURITIES OF SECURITIES WE WITH CONTROL OF SECURITIES WE WERE WELL CONTROL OF SECURITIES WE WERE WELL CONTROL OF SECURITIES WE WENT WE WE

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DOCHINH I - TAKUN'HIS. OR CIAMS OF UASUNINS, NOT SHOWN BY THE PIBLIC RECCHO, CONTINIS NO SURAY INFORMATION TO BE FLOTILD HIRECHA

INCIPIUM 4 — MY LIGH DIR ROWS TO & LICH, FUR STRACTS, LABIG GRA MATTIM MITTLIGER GRA HERGATTER FURMSHILL, AMONDO DY LAW KAD HOT SHIMM IN THE PURKE. RECEAU CONTAMS NO SARATT REGIALATION TO RE PROTED HERGON.

KONINGENDON, ANT PROVISOR OF THE PLYCY TO THE COMPLAY, THE TRUINMAK MATE LUMMESTATE ECOUNTY THAN TOWNESS OF THE PASKY, AND THE COSE OF DAMPS, CASE ALLOWED FOR DEPOSITE WANTED WANTED AS ADMINISTRY AND ALLOWED THE SHARES OF THE SHARES OF THE PASKY OF THE TRANSPORT OF ANT ELASTACE MITCHING THE THOUGH WANTED AND CONFIDENCE AND COMPLTIT SHAPE, OF THE LAND CONFIDENCE AND COMPLTIT SHAPE, OF THE LAND CONFIDENCE AND COMPLTIT SHAPE. FACEPHON 5

MUNITANT LLLS, DINGH ASSICHALM DAGS ASSISSARING OR TLOS FOR MULLI IN NOTEC OF BLINDOLOCI, LILY CLAM OF 17K OR ASSISSARINI INS BETH TALD OF RECEND IN THE RIQH PROTREY RECENTS, COMMISS OF SISPACE OF STAMBLEY TO BE PLOTED MERON. - 9 HOLLDY

OCCIDION ? ~ OL CS. ON DINCH WARRA WITHOUS NO ALL BOHIS MODIST PRIPED SIL CONTROL INVOLUMED, LISTAL, LYLPITO ON WISPIND.
LOHIMIS NO SUPER HITOPMICH TO BE PLOTED MEMOR.

OCCIPIAN 8 — SIBATCH IO MEINY, TASDADHE MID STIBACK LINES IF ANI, AS SIDAM ON THE TILLO WO HOCK TO, PIG. 14 AND HOCK STI, PIG. 497, PAIDANUS AND PROMEDIN LINES AST ROTHED KARGOK.

CACIPINA 3 - LEXE PLEASION IN BOOK 164, PILE 503 AND DOOK 276, PILE 1804. CONTANS NO SLAFFY INTRIBUTOR 10 BE PLOTTED HEMEN

OZETNOV 10 – KSTIPLIONS KECKRED IN DEKK ZIJE, PAGE 21 NIG BEDIK ZIJE, TNIE 171. EINDINONS AND PLINGENDINS ELPPED IN 1911. ERNINATA NO STAKAT KKRIMION TO BE REGITO MAKEJA

SZCLPKON 11 – ACHKAGI IS NOT INSUNÇO, CONTRINS NO SURVEY INICHMATION TO BE PLOTTED HERION.

CHANGELL MOTES

CUPPLIT ONNER

PSSO W TEMBERRY STREET FANCE - MOST - 0690 - 622 WILLIAMS IN STROET SWAS ONE PARTITIONO, LLC

THE STANCEN MAS PREPARED WITH THE BENETIT OF A TILLE REPORT PROJECTO BY THIST AMERICAN ITS TREADMENT. TO A TOP MACHINERY HIS HISTOLOGY. TO MALCH MACH THE MA

CHALLE NUMBERS COPPESYOND TO EXCEPTIONS AS LISTED IN SCHEDULE IL PART IL THEREIN.

THE SUBJECT PARCIL IS MITHAU FEMA DEFINED FLOOD ZOME X" PER FLOOD INSUMMEE RATE MAY HE, STOTSOGOSOF, GATED APPEL Z. ZEUS.

HIM WE NO WANT PARING SPACES ON THE SUBJECT PANCIL.

AAAADIIIIATE (DZITIGA OF UNGRESPOUND UTILINS DAF SIONA AS PAIN'—WARICT BE MZS. C. POGEMA — TOCKTOS, SION DOTTA-OLOGY JOSOFISO-ARI, JURI SOUTSS-DAR, MIT AS SUBSIDIATE (FRUINSE MET DE DOOM HRICH).

THERE HAS NO AFFACIAT VISIBLE SMOCKE OF A CHAIF SIZ OR CENETERY ON THE STIRKET PROFESTY AT THE OF SURFICE.

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INT SIT INS CARECT ACKISS TO A PURING ALLEY AND TO H. LOMMANDY STREET, A PUBLIC MINH ON—THE.

THE SUBJECT PROPERTY IS JOINTO THE-2" (JARBAH BUSINSSS DISHINGS) THE CITY OF RICHARMOND CALLAR ASSISSOR AFORMATION AND CIS. — NO ZOMANG REPORT PROMOED BY INSLIMER.

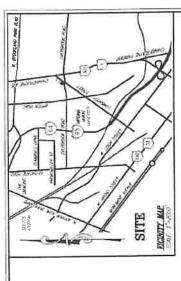
LINCAL DESCRIPTION (PER TITLE CONDUCTIONAL)

ALL THAT CEPAND SHAPE, IS MAKE ISSUIT, WITH ALL HAMPFORDINGS THROUGH WANN STAND STAND ALL THAT CEPAND SHAPE IN MAKE I LIVED SHAPE OF SHAPE IN THE CITY OF REMANDER. HERMALL SHAPE IN SHAPE ALL SHAPE OF SHAPE ALL SH

SURVEY DESCRIPTION

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SUBTRICES CENTRICATION

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THE PIFTU ACENT HAS COMPLETED ON MAY 12, 2622.

CHARITETURE M. FIRETY LIC. NO 3375 CFINEYRDALTIR.CC





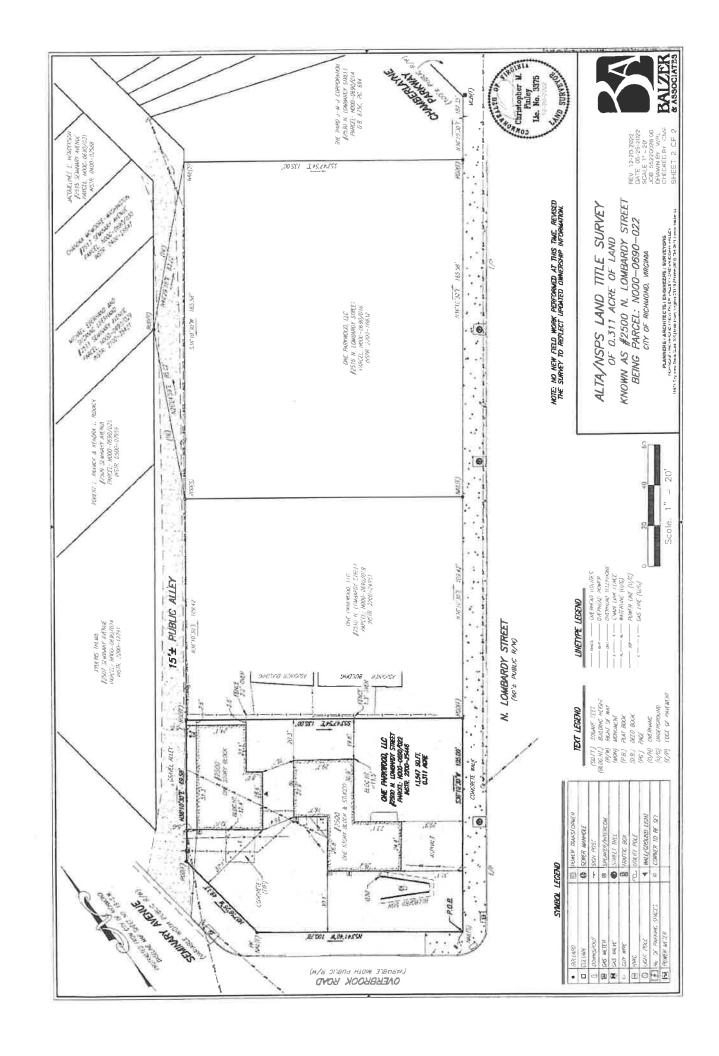
NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME, REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INTORMATION.

ALTA/NSPS LAND TITLE SURVEY OF 0.311 ACRE OF LAND

KNOWN AS #2500 N. LOMBARDY STREET BEING PARCEL: NOOD-0690-022 CITY OF RICHMOND, VIRCINIA

HEV 12-20-2022
DATE 06-25-2022
SCALE I' = 20
JOE 55224028 00
DRAWN BY WEL SHEET 1 OF 2 PLANNERS / ARCHITECTS / ENGNEERS / BURVEYORS FOW ADJ. (1 ICHMOND) 1 EW RYER WILLEY / SHEWANDOWN VALLEY Wee One, Sula 200/Modoling, Wigna 23113 (Prosid (804) 164-9311 / www.





SURVEY DESCRIPTION - #2510 N. LOMBARDY STREET

BEGINNING AT A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET, SAID ROD BEING 105.00 FEET FROM THE NORTH LINE OF OVERBROOK ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47′54″W 135.00 FEET TO A POINT ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG SAID ALLEY N36°10′30″E 109.42 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47′54″E 135.00 FEET TO A NAIL FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10′30″W 109.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,767 SQUARE FEET OR 0.339 ACRE OF LAND MORE OR LESS.

HOTES CORRESPONDING TO SCHOOL B - PART II

SITE

FILE MANBER 70151

- CACEPION I ANY MITET LEN ENCUMENDEL LONGEST CLAN, ON OTHER WITTER THAT APPLIES ON THE PRINT THE WITHER OF TE CONTIDE MILLORS, ON IS DOCKEDED RETRIED THE COMMINGENT DATE AND THE CALL ON INSOTALL OF THE SCHEDULE B, PURT I REQUIREMENTS AND MILL CONTINUS NO SEMPLE VALIDABILITY TO BE PROFILE WHILED?
- CACPION 2 REALSTATE JULY, DILEM FULLE CHARGS (MCLUMC, BUT NET LUMTD DA ANASSMAN) UN ANY CONITY, VIONEWALTY, NCTHONORITH JERRET DA ESMANSKAN, AND HE BAUNCE OF ANY SECTIONARIES HYDRIE ON JAFANNAU BIGS MYCH ARE NOT IT) LILE AND HAMAN CONTANY, NEGROATION TO RE ROTTO "LIREDA". CHESTRIN J - MEJAS OP CLUUS OF PRRUS CONRR THUT THE KISURTO IN METUL PASSESSON EF MIT OR ALL SY THE PROPERTY CONTINUS NO SUARY INCOMMENTON TO BE ROTTED HEREON.
 - CHECFINON 4 INSCRUDNIS, OR CLUMS ON INSERDINTS, NOT SHOWN BY THE PUBLIC PRESIDES. CONTRINS AN SHARIY INTOMUNION TO BE PROTED HERIOM
- EXERTON S MY TECHNOLMENT ENEMBENDE, KAKIDON VARPION, ER MATERE ERECUENTE ATTEME DIE TITE INDI WOUD DE DESLOSID OF AN ASSOCIATE AND COMPLETE LIUD SIMMEY OF THE UNIT EXPLANS NA SIMPLY AUTHORIUM ID DE ROTTED HEFER.

MCHAT TAN

- ART URLUR RECHTO A UDA LOR STRACTS, LUGGR GR WATRAU PERTISCUS OR MITTE FIRMISMO, WINCED OF LUA AND NOT SHAMI BY THE PUBLIC HECHOS, CCAHING AG SUMPER MERIMATION TO BE PLOTITO METEON - 9 NOLLYJAN
- SIGTYNIW 7 RÛM ESTIFT NAGS SHRYGMINT ID THE WEDNIG WITT, 7020 TOK 17,28, PLIS ANYKLI SUMMELLUKUN IN JES POSITÛ SURÎTÛLÛN. ID THE TITTETIK DATE HIRGIN ARE A LÊKL BASE AND PARJEEL, COMTANS NO SUMAY INCHAMION TO BE PLOTITÛ MINEUK.
- DETPINY B ANY ENRINGEMENT, INCLUDENCE, NALATON, WARNON, OR AGRESS, ORCHINSTANCE, FITTCHIC, THE THEF WOULD BE SECTOSOD BY WASCINGTON CONTROLLED AND SHORT OF DESIGN.

 WASCINGT LOCATED BY THE LAND OND ACTIONS, LINEAR THE THE THEORY OF DISCHARGE ON THE LAND OND ACTIONS. LINEAR DESIGN OF THE LAND ON ACCOUNTS. INCLUDE WASCINGTON TO THE LAND OF DESIGN OF THE PROPERTY OF DESIGN OF THE LAND OF THE LAND OF THE PROPERTY OF THE LAND OF THE LAND

IRCAL DESTRICTION (PER TITLE CONTINUED)

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THE PARKE SOCIAL MERCY IS THE SALE AS DESCRIBED IN THE TITLE COLUMNISM.

THE SLACEY MAS PYCHAID WITH THE BEHFIE OF A THE REPORT PACKAGE OF COMMISSION UND THEE ASSESSED OF COMMISSY, PLE NO 70151, TAITD MARCH 16, 2022. CIRCLED MUMOERS CORRESPOND TO EXCEPTIONS AS LISTED III SCHEDULE B — SECTION Y THEFLIRE THE SUBJECT PARTEL IS MITHIU F.E.M.A. UTINED FLOKE LUNE "X" MER FLOOD UISURANEE PAITE. MAP NO. STOTOSPOSSO, DAILD APPRE 2, 2009.

ONE PANNIDOD, U.C. (2510 N. LOMGARSY STREET PHACEL: NOOD-0650-019 N.STR. Na. 2200-24951

GENERAL MOTES

CUSPICNT OMNER

арай карамат изсини от шилтексино инится мет синам ка один шайст оби мот ли. Зодиненд Топой'я шит ее ячлям нейгох.

THEFE ARE NO MARKED PARKING SPACES ON THE SUBJECT PARCEL

HENE WAS NO COSTAMBLE ENEMICE OF CURRENT FARTH MOUND WORK, BULEANG CONSTRUCTION OF BULLANG ADDITION AT THE TIME OF SIGNATIO.

THE SHALEST PARCAT IS ZONTO "LIBOUM BUSINESS DISTRICT) PTR CITY OF HIGHLIDHY COUNTE ASSUSSIGE METABLIDHY AND CIS — NO ZONMED REPORT PROVINCIO OY HISHRIR. INC SITE MAS DARECT ACCESS TO A PURKE ALLEY AND TO IN COMBARDY STAYET, A FUBLIC PICHT-ON-HAY

THE WAS NO AMPARINI NEGLEE KNICHET OF A CIANE SITE OF CENETRAL ON THE SUBLECT PROPERTY AT THE OF SURFE.

SURFIETOR'S CERTIFICATION

12. ОМЕ ВИЛККООО Ц.С. А ИМСКИ ПИПТО ТАФЦПУ СОШЯКИТ АЮ СОМИСКИТИ ГАЮ ПП.Г. ИЗБИБИСЕ СИМТИК

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THE FILLY WORK MAS COMPLIED ON MAY 12, 2072.

CHANSTOPHIN M TINLEY
UC NO. 5370
CTINIT POBALZERSC

7-10-2027



HOTE: NO NEW FIELD WORN PERFORMED AT THIS TIME REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

KNOWN AS #2510 N. LOMBARDY STREET BEING PARCEL: NOOD-0690-019 OF 0.339 ACRES OF LAND

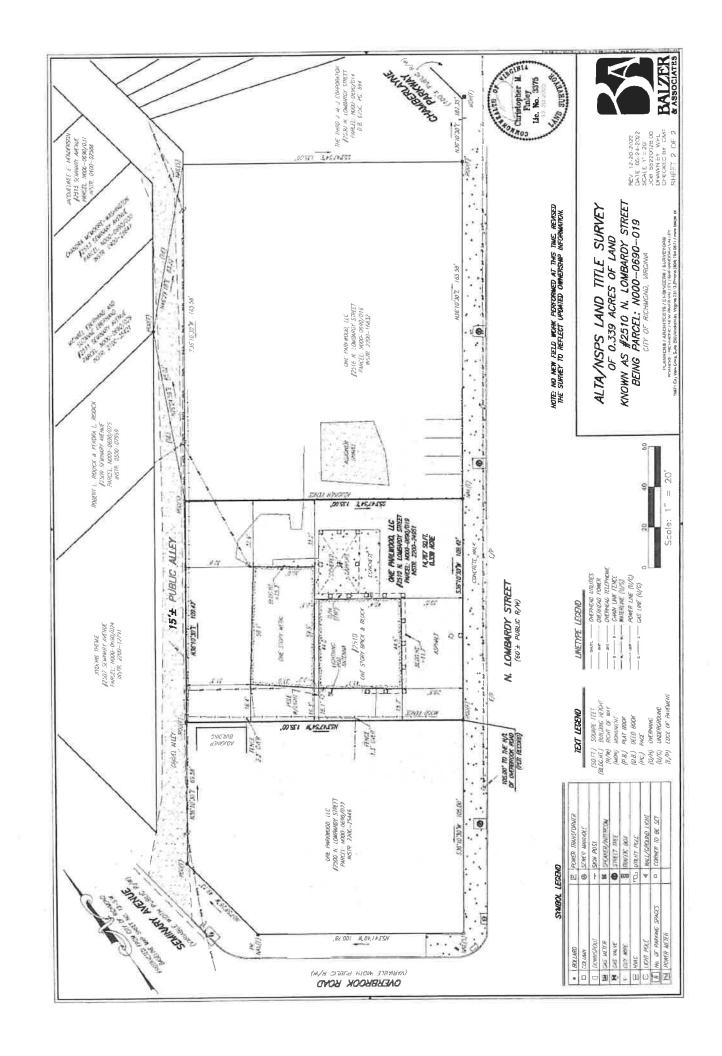
Fey 19:20-2022
DATE 05:24:2022
SEALE T = 20
JOA 53220028 00
DFAWN BT WRL
CHECKED BY GWF SHEET 1 OF 2

BALZER & ASSOCIATES

ALTA/NSPS LAND TITLE SURVEY

PLANINGES / ANDHITECTS / ENGINESISS / GLOVEYORS PLANINGES OF FARMING MALEY (AND HALDS OF TAILS) Co. voc. See, Let 20/Hebber 1989 (2010) Planing Sch. Tails (1980)

CITY OF RICHMOND, VIRGINIA



SURVEY DESCRIPTION - #2516 N. LOMBARDY STREET

BEGINNING AT A NAIL FOUND ON THE WEST LINE OF N. LOMBARDY STREET, SAID NAIL BEING 214.42 FEET FROM THE NORTH LINE OF OVERBROOK ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47′54″W 135.00 FEET TO A POINT ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10′30″E 165.58 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47′54″E 135.00 FEET TO A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10′30″W 165.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,346 SQUARE FEET OR 0.513 ACRE OF LAND MORE OR LESS.

NOTES CORPUSPIONER TO SCHEDULE B - PART II

FRE MARKEY 70157

- DICENSON I ANY RETECT HEY PSYCHOLOGY APPRECA LINE OF CHILD AND THEN SEC. OF C. DISCOLOGY AND THE SEC. OF CONTACT OF CONTROL OF C. DISCOLOGY AND THE SEC. OF CONTROL OF C. DISCOLOGY AND THE SEC. OF C. DISCOLOGY AND THE SEC.
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- PROTTS OR CLANS OF PARTS OFFIRM THE RECEND IN ACTUAL PSESSION. FOR ANY OR ALL OF THE PROPERTY CONTANTS NO SUMEY INFORMATION TO BE TOTALD WIFEOM. EXCEPTION 3 -
- DASEMENTS, OR CLAMS OF EASTMINIS, NOT SHOWN BY THE PUBLIC RECORDS. COMMINS NO SUMMY INDIMATION TO BE MOTTED HENCH. CHCEPIAN 4 -
- MIGNIGARLY OLITED (MY THORGACHER), TAYUMAGAR, MCALOR, WARIFAY, OR AGERSE GACUMSTARE ATTICTME RIL TAY WULL BE DSCLESED BY AN ACERRATE AND COURTET LAND SURMY OF TAY LAND.) EXCEPTION 5 -
- NAT LEM, CR. MONT TO A LETA TOP SEPARCE, LAGRO OR LATERAL HENCOPORT OR ALTER TURNASALO, NAPOSED BY LAM AUD MOT SHOWN BY THE PLAINS RECORDS. CONTAINS NO SUPERLY MECHALISM TO BE PLOTTED HERECA. - 9 MOULDING
- MAL SSAU AND SUGGODENT TO THE TAST HAT OF THE 2072 NA 1124, AUS ANTHEL STAPPAGHINE, MAY SOSIUS SUGGOSESH TO THE STEELING GATE PARCIA, ME A LEW MIT AND THE AND PHANES, COMMUN AN SUMMEY INCAMATION TO DE POOLED PHERMI CACLPION 1 -
- COMMEDIANTE COURT SUBORSION PLAT PECARREB IN PLAT BEOK 10 AT PACE 14. LOTS AUD PROPERTY THES ARE PLOTIED HERION, ST. SURMY FOR CONFRURATION CKCPTICH 3
- GATD WITH PLAT FROMED HURSTED RECYBRAD IN ONTO ROCK BUS AT PAGE 71. COMMUNS HE SUMPLY WICKMATRIN TO BE PROTITO HIPRON CLIMPNY BANDIMOS. TONOME AND OARMEND UTHINES AME PROTITO HIPRON. SET SUMMY FOR CUMMENTE. JULITIES. - 6 MOLFPRON 9 -
- PICHTS OF PARTIES IN POSSESSON, CONTUNS HO SURVEY INFORMININ TO BE PLOTED HERON, - OI MONTH TO -
- ILMS AND PRUISSONS OF ANY LINES AGAILMENT WAS ASSOCIATIVED TIERIOOF. CONTAINS NO SUMYEY HEGINATION TO BE MOTION HELEN. CKCLPINON 17 -
- INTERNAÇIO DELLITO GANT PRETALIOMENT TREMBENACE, PRETATOR, REVANDOR, OR ANDES CANDANGE ATTERIOR IN THIS THAT WOLD BE USCOLOU BY AN ACTURITY WE COMPILE THE SAME TO THE SAME THE THE TACTOCHANGET BELLESS DESCRICABINE TO FOSTION AMERICANIST COCKED ON THE USEN AND AGGINERO UND, AND DERICALISMENTS SATIO THE LAND OF DASTANGE AMERICANIST FOR LANDINGS THIS). ACLPTRAN 17 -

RAT SIJE MAS EXPITIAGE OM A PRAJO ALLEY MAS GIRTOT ACTOSS, MA GIRBA GUT, TO M. LOMBARDEN. STREET, A PUBLIC RETILIFICATION. INTRE WAS NO DESCRIVED. SYRPHOL OF CURRENT EARTH MAINNE MORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS AT THE TIME OF SUBMEY.

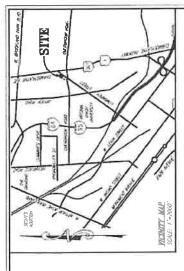
THE SUBJECT PARCEL IS 23AED 188-2" (UNISM BESMES DISTRET) PEP OTY OF RETHANDO OHINE ASSESSORY STOCKMENTAL AND OS — NO ZYANG PEPORT PROJUDED BY INSTIGHT.

THE MAS HO APPROPRI YISPAE DIOCHNE OF A CHANT SIT, CHI GINCIERI ON THE SALLECT. PROPRIY AT THE OF SUPPORT APPECIANT LOSANA OF WATRONNIA LITTURES AT STONN AS EXIT-MANCO ET MYS YI LOS VARINA - TARATIS, THE LISANIA MAR AR API LOSATAN-UBA JAN MOTTES-ORB NOT ALL SUBSTANTAL LITTURES MAT IL STONN HARDE.

LACAL DESCRIPTION (PAR TITLE COMMUNICATE)

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THE PHOCE SHOWN LETELY IS THE SHIE AS DESCRIPED IN THE TITLE COMMISSION



SUMMERCH'S CREATIFICATION

THIS SURACT MAS PARPARED WITH THE BEVIETE OF A THE REPORT PROVIDED BY COMMENDED IN UND THE HISDRICE COMPANY, FILE NO TOTAL DATES JULY 12, 7077

ONE PHONINCO, U.C. 177516 N. 10MIGNON SIPLET PHYSIS NOOD 6580 316 MISSIN, NO. 2780-16837

GENTLEM, MOTES - CURRENT OWNER.

THE SUBJECT PRESEL IS WITHIN TEMA LETINGO FLOOD YOTH "Y" PER TLOOD INSTITUMENT HATT. MAP NO. \$1073530250, DATED APRIL 7, 2059 CHCLED HONETHS COMMESTIND TO FIXEPPINES AS LISTED IN SCILLAGE B - PART II THEREIN.

TRAILING OF START PARINE SUICIS ON THE SURVET PROPRING OF MAIOUR SPACES.

2) MAIOUR SPACES.

2) 1019, SPACES.

10. DAS FRANKTON, ILC. A MARTAAN LIMITO LUBLILIY CCAIPANY, SANGY SHANG BANG, ITS SACETSSANS AUGUSTA ASSAURTS AS TIEM YEEGTAC WITREST MAY APPEAR, AND COMMENSATH HAND THE INSTEAMES COMPANY.

HIS IS TO CREEK HAT THIS THIS MAD US REAL AND THE SUMPLY ON MINCH IF IS SIGTO METER MAD IN ACCOUNTER WHICH THE 2019 MINCHARD STRANGED EATH REQUISITION FOR A LINANSIS LAND THE SUMPLY, COMITY STREEGED AND SCHOOLD BY ATM AND MISSES, AND MICHORES THE STREET STREET, IS A GOOD TO STREET STREET ATM TO SECUL ATM THE STREET ATM THE STREET STREET ATM THE S

THE FIELD MANN WAS COMPRETED ON MAY 12, 2022

CHRESTONER W FINLEY
LIC NO 3725
CFINLEY GALZER.CC

12-20-2022



KNOWN AS #2516 N. LOMBARDY STREET BEING PARCEL: NOOO-0690-016 ALTA/NSPS LAND TITLE SURVEY OF 0.513 ACRE OF LAND

CITY OF RICHMOND, VIRGINIA

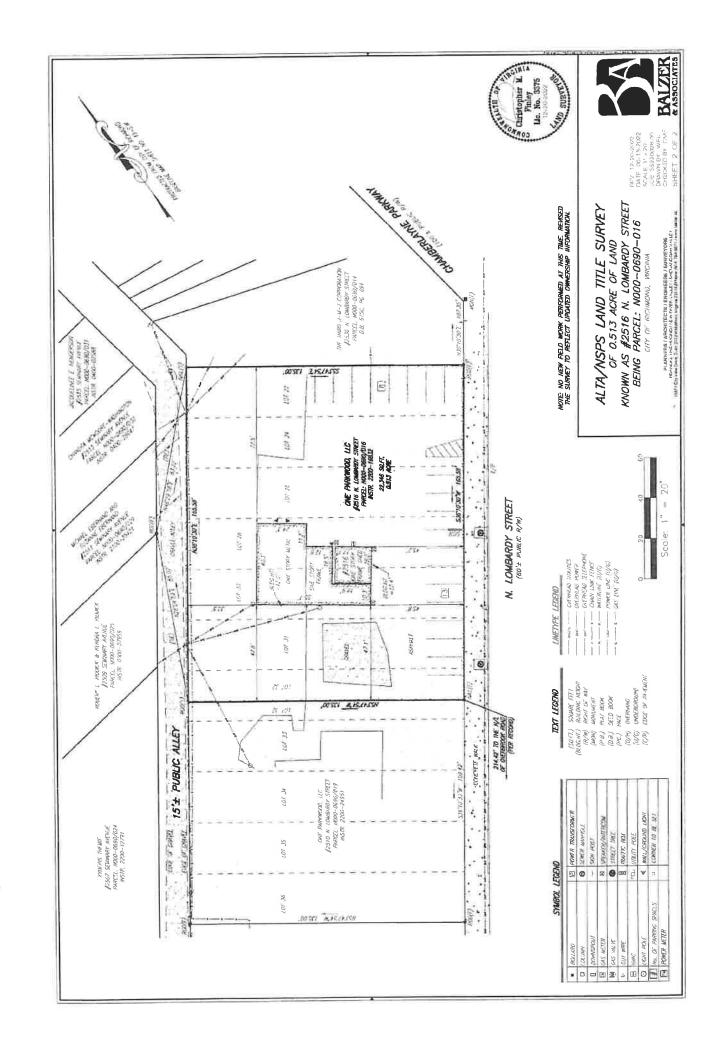
HEV 12-20-2022 DAIL 06-18-2022 SCALE 1' ≈ 20' JOE 5522\chi220 DAMNN BY WPIL CHECKED BY CMF



WOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME, REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

PLANNERS / ARCHTECTE! ENGNEERS / BURDEYORS N. M. KAE, PROPAGE OT NEW PAREN / CONT. (2000 M. A. L.E.) NET C.) Ven Fran, San ETE PAREN NEW PROPAGE (1904) PAREN (1904)

SHEET 1 OF 2



SURVEY DESCRIPTION - #2530-2536 N. LOMBARDY STREET OVERALL BOUNDARY

BEGINNING AT A POINT ON THE WEST LINE OF N. LOMBARDY STREET, SAID POINT BEING 47.17 FEET FROM THE WEST LINE OF CHAMBERLAYNE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 140.18 FEET TO A ROD FOUND; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47'54"W 135.00 FEET TO A NAIL FOUND ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 6.19 FEET TO A POINT ON THE EAST LINE OF A 20± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N07°57'53"W 46.86 FEET TO AN IRON FOUND; THENCE DEPARTING THE EAST LINE OF SAID 20± FOOT ALLEY S84°43'10"E 195.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,331 SQUARE FEET OR 0.329 ACRE OF LAND MORE OR LESS.

DREAL DESCRIPTION (PER JULE CONTINUENT)

PARCE ONE 2530 N LOWENEDY ST.

THAT CONTACT LIST ON PRESENT OF LAND HOT ALL MANOGENERS. PROFESS AND APPLICATIONS TO RETURNING, STATED AN DISC CONTACT AND ADMINISTRANCE AND ASSOCIATION CONDITION OF CONTACT CONTACT AND ADMINISTRATION OF CONTACT AND

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CHM NC MUNDESCOTA

PARCEL THE, 25.32 N. LUMBHRDY ST.,

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57%Y AL. ADDO0650013

THREE THREE 2534 AL LOMBHROT ST.

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CPW NO MODODE 90017

PARCEL FOUR, 2515 N. LCMBNOY ST.

ALL THAT CHAMI LOT DR PARCEL OF LAND, PARTHER WITH THE WIMPORACIAN THORIEM FROMM AS NO. 2556 ACRAIN LOWANDS STREET AREA ALL DITTER RASINS, WAS DEPARTHEMENTS THERED SELECTIONS LIVE, AND ELBES WE THE CITY OF INTERPLES, FOREM, AND BERGIND AND OCCAPIONS AS POLITION.

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THW ME. MINCOESCOT.

GOLDAL MORS

THIS SURTEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROMINED BY COMMONWEATH. LAND THE MISURANCE COMINSY, FILE NO. TOARD, DATED DECEMBER 5, 7629.

THE SUBJICT PARTIES AND MITHIN FEWA DEPART CLOUD LIME XY PER FLOOD INSURANCE RATE. MAP NO. \$1012900700, EATO APRIL 2, 2009.

CINCLEG NUMBIPS CONFESSIONS TO EXCEPTIONS AS LISTED IN SOLEDINE B - DART II THENEIN.

AMBILATION OF STRIFFD WARRING SPACES ON THE SURVICE PROPERTIES
2 PECULAR SPICES LOCATED ON FAREEL FOUR 4 O WARRICH? SPACES = 2 1074L SPACES

OF BULDME, WAS NO OPSSRAUBLE FIRDME OF CUPRUM FARM APAMIC MIPM, BITTOMIC CONSTITUENCY. OF BULDME ADMITIMS AT THE THE OF SURFEY. THER WAS NO MEMORITH VISIBLE ENDINCE OF A GRUNE STE OR CONTRRY ON THE SUBJECT PROFIENCS AT TWE OF SURVEY.

PARZIS ONE AID FOUR IUNE GARCI ACCESS TO H. LOMBAGOP STAPEL A PLAYC PICHT-OF-WAY. PARZIS IND AID IURE IUNE POLO FRONTIGE ON H. LOMBAGOP STATET.

THE SUBLICE PARELS ARE ZONED "DB-2" (CHBAN BUSINESS DISTINET) PER CITY OF RICHMOND DYLANGESSOR BY VISUALE.

ARROSE OF THE RELOW SURFAY DESCRIPTIONS IS TO DESCRIPT ME FROMETINE REMAININGS OF SOLICET PHANCES, A PROFE DIRECT FROM THE LECAL LECCHORDAN AS WRITED IMMEM THE WARD MINES TO MAKE COMMITTION AND MINESTRANCE TO THE PROSE OF COMMITTION AND MINESTRANCE FROM THE PROSE OF COMMITTION AND MINESTRANCE FROM THE PROSECULAR PROBLEMS. PROMODED TITLE COMMUNITY. THE WO DEFISS/PLATS OF RECORD.

PARKEL ONE SURVEY DESCRIPTION - 12530 N. LOMONOY STREET

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PLACE ITO SURYBY DESCRIPTION - 17522 H. LOUBHEN STREET

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PARCEL TERRE SURFEY DESCRIPTION - FESS AL LONGWOY STREET

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FREAL ON WISSELS IN ON COMPANIATION AS AND THE PROOF RESIDENCE CONTINUOUS
UNPERIOR THE STST INTO ON CHARGASTERS STREET, SNO BROADON THE DAY-POINTING OF A POINTING OF A POI CONTINUE OF PARTY MAIL SAITOS'IGT 9107 FEFT TO THE PORT OF RECENTAGE CONTINUED 2,439 SOURCE TEET OR GOING MORE OF LAND MORE OR 1755

PARKEL FRUE STRYEY DESCRIPTION - 12536 AL LONDHOT STREET

EXEQUARGE ALL ARCHITON THE WEST HAN OF A LOADERN STREET, SUB-DOWN SERVE 47.17 TETT TREAT TREATMENT WITH A COLLEGERATION SERVE AND THE GROWN SERVE AT LITTLE AND MENT OF A COLLEGERATION SERVED AND THE WEST WAS RECOVERED TO A POWER THAN THE WEST WAS REAL TO A POWER THE WEST WAS REAL TO A POWER THE WEST WAS REAL TO A POWER THE WEST WAS REAL OF SOME DESCRIPTION OF A POWER THE WEST WAS REAL OF SOME DESCRIPTION OF A POWER THE WEST WAS REAL OF SOME DESCRIPTION OF A POWER THAN THE WEST WAS REAL OF SOME DESCRIPTION OF A POWER THAN THE WEST WAS REAL OF SOME DESCRIPTION OF A POWER THAN THE WEST WAS REAL TO A POWER TO A POWER THAN THE SERVE HAS TO A POWER THAN THE WEST WAS REAL THAN THE WEST WAS REAL TO A POWER TO A POWER THAN THE SERVE HAS TO A POWER THAN THE WEST WAS REAL TO A POWER TO A POWER THAN THE WEST WAS REAL TO A POWER TO A POWER THAN THE WEST WAS REAL TO WE WAS WAS REAL TO A POWER THAN THE WEST WAS REAL TO WE WAS A POWER TO A POWER THAN THE WEST WAS REAL TO WE WAS WAS WAS WAS WAS REAL TO WE WAS WAS WAS WAS WAS

HOTES CHRESTONING TO "SCHOOLS B - PART II"

FRE NUMBER 70487

DESPITORS I THROUGH 7 CONTAIN NO SUITEY MICHARINOV TO BE PLOTTED HERCON.

PPELPIÓN B. - THEMBAGNAGNE PROJASOM AS SET LGATA AL BYTO PREDARGIO AL DEED BL SESSE AL PAGE 463. BULDIAS, HERBASTALEN ARIA IS SAGAN PERSOA.

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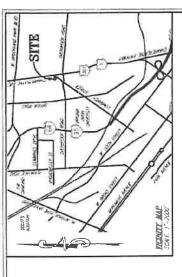
NOVER COLD

PHAT OF STRAWSON RECORDED IN MAT DOOK TO AT PROF 14 (RECORDED AMONG THE LAND RECORDS OF HEMBER COUNTY) CHARRY EDE CONTRAINEMENT MATERS.

ESZEPIDN 12 – ENCHARDINENT STATULUT CONTINYS NO SITORY INFORMATOR TO BE PLOTTED. HEREDN EXTRIBUTES AS SHOWN ON PLATS, RECONDED IN DCTD DOOR 3310 AF THE ACCOUNTS BEINGING CONTROVINGENINGS. NOT 1539 AT SECTION OF LIGHT BEINGING CONTROVINGENINGS. PROTECT OF COMMENTED ACTIONS.

OF FOUR (4) PARCELS CONTAINING 0.329 ACRE OF LAND KNOWN AS \$2530 - \$2536 N. LOMBARDY STREET BEING PARCELS: NDOO-0690/014, NDOO-0690/013, NDOO-0690/011 ALTA/NSPS LAND TITLE SURVEY

CITY OF RICHMOND, VIRGINIA



CURRENT OFFICE

THE THIND J-M-J CORPORATION

FARCII ONS FARCII: NOVD-0650/014

PARCE THE PART N. LOWBARDY STREET PARCE, NOOD-USSY/013 PASSA N TOMBAROY STREET
PARCEL NORGE-GASQUES

PARCIL FOUR
12556 N. LOWBARDY STREET
PARCIL HOGO-0659/011

SVRYZYOR'S GREATICATION

10: ONE PHÁNGO), LLC AND COMMONICA,TIL LAND TIRE INSURANCE CSURANY

HIS S TO CERTIFF HAS THOS THE OR DELIVED SCREET ON WACH IT G DICED WITH LIDAR IN ACCUSANCE, WITH THE 2021 WANDER SCREEME CHEET RECONSECTIOR THAN ATHANSES LIDAR IN THE SHIREDS, CAMPLE ESTRESCREEME DOPOGREED BY ATTA AND MICH. SAND MICH. SET TEMS 1, Z. J. 4, 6(a), 7(a), 7(a)/1, 7(c), 8, 9, 13, 14, 16 AND 70 HEBBE N° HEBBER

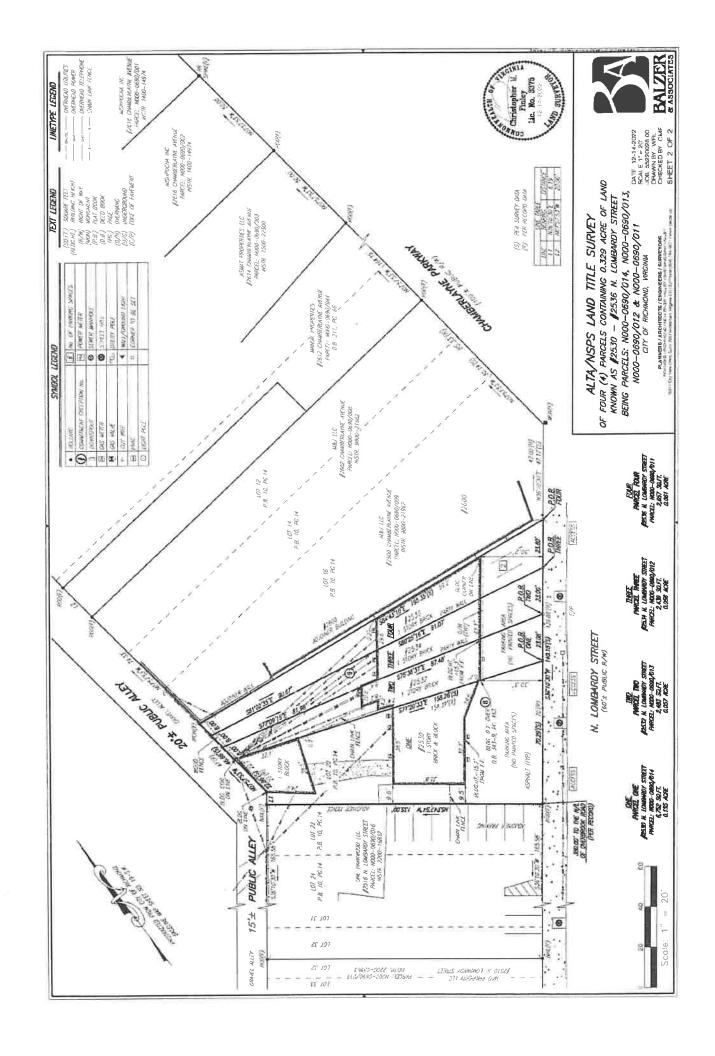
THE FICTO MUNICIPALS COMPLETED ON DETERMEER 1, 2027 CHRISTIANER M. FINEE CPINEEY BALZER.CC





DATE 12-14-2022 SCALE 11 - 20 JOB 55720028 00 DRAWN BY WRL CHECKED BY CASE SHEET 1 OF 2

& ASSOCIATES



PROFFERED CONDITIONS

		, 2022
	 	_

- 1. Height. No building on the Property may exceed eighty-five feet (85') in height.
- 2. Architecture. The building constructed on the Property shall be in general conformance with one or more of the Inspiration Pictures and Illustrative Building Mass Diagrams, attached (see case file), and prepared by 510 Architects. These illustrations are conceptual in nature and may vary in detail. In the event a building's construction plans are not in general conformance with the foregoing, deviations may be approved at any plan of development review period or any other time permitted by the Director of Planning upon the Director finding that the deviations are generally in keeping with the spirit and concept of the illustrations.
- Building Materials. All buildings shall have exposed exterior siding (above grade and exclusive of trim, which may be metal, wood or vinyl) of stone, cultured stone, stone veneer, brick, brick veneer, E.I.F.S., cementitious siding (e.g. Hardi-plank), glass, tiles, tilt-up panels, decorative metal panels, other masonry materials, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved by the Planning Director with respect to the exposed portion of any such wall, at the time of Plan of Development review.
- 4. <u>Top Story Step-Back</u>. The building wall on the top story shall be stepped back at least five (5) feet from the primary building wall on each side of the building.

ONE PARKWOOD, LLC, a Maryland limited liability company

Susan S. Smith. Attorney-in-Fact

Date: December 28, 2022

THIRD J M J CORPORATION, a Virginia stock corporation

Susan S. Smith, Attorney-in-Fact

Date: December 28, 2022

INSPIRATION PICTURES













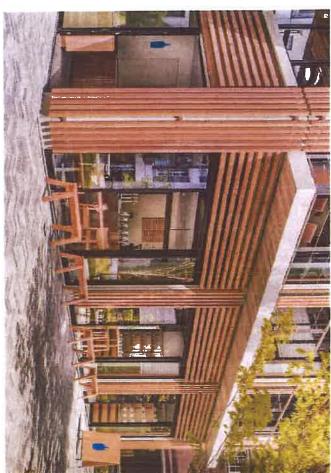


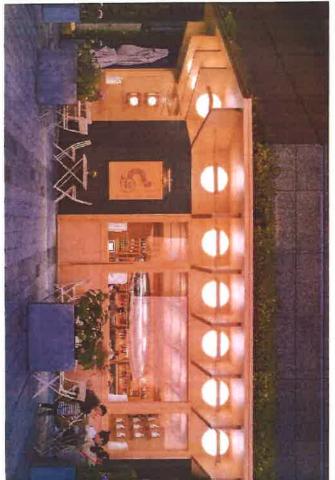






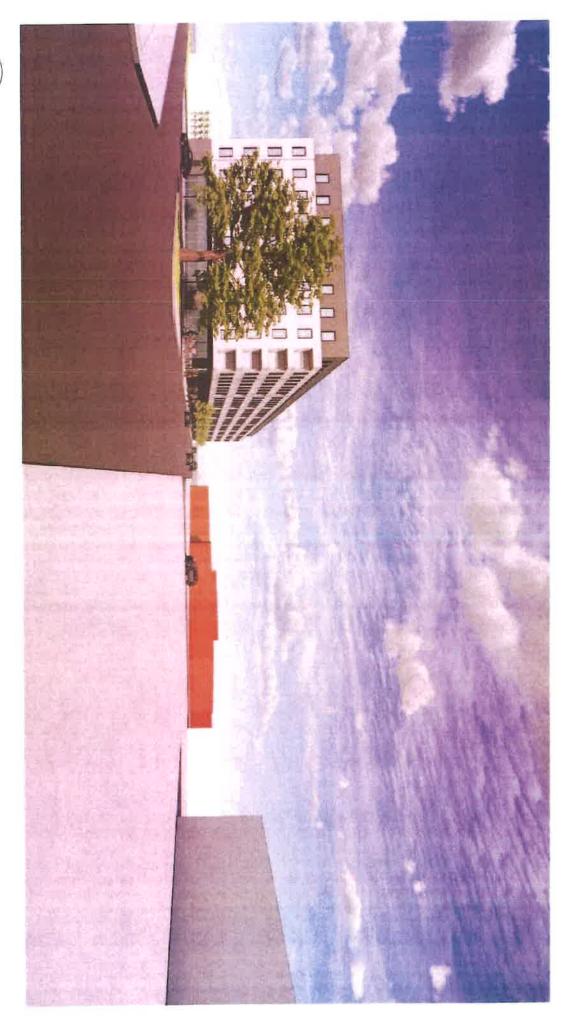




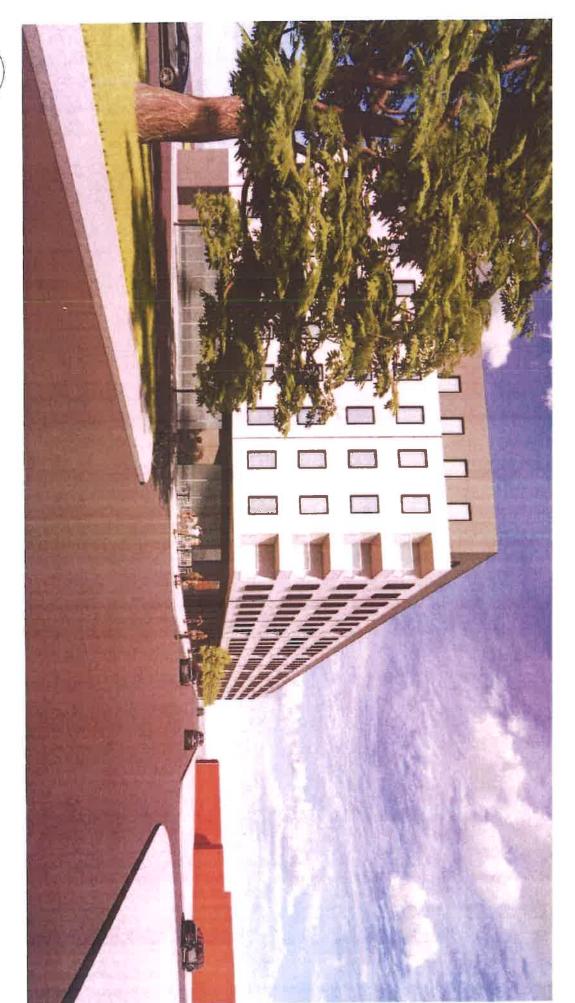


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ILLUSTRATIVE BUILDING MASS DIAGRAMS



2500 N LOMBARDY I MILOS CORP I RICHMOND, VA 23230 I WWW.510ARCHITECTS.COM I NOV 11, 2022



MASSING DIAGRAM (NOTINDICATIVE CE FIXAL DELICAL)

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