

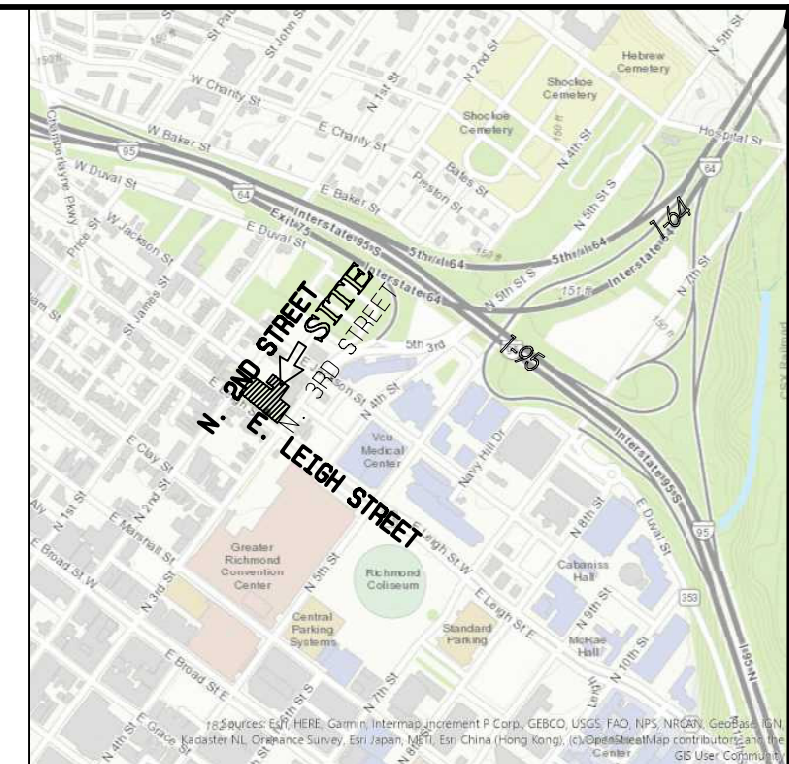
**LEGAL DESCRIPTION by
Old Republic National Title Insurance Company
Commitment No. OR20-40:**

All that certain lot, piece or parcel of land, with improvements thereon, lying and being in the City of Richmond, Virginia, known as No. 212 E. Leigh Street (formerly 200, 208, 201, 212 and 214 East Leigh Street), all as more particularly shown on a plat by Harvey L. Parks, Inc., dated March 9, 1999, entitled "Plat of a Parcel of Land Containing 0.863 Acre Situated between North 2nd Street and North 3rd Street and on the North Line of East Leigh Street in the City of Richmond, Virginia", a copy of which plat is attached to and recorded with Deed of Trust recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia, as Instrument No. 99-10356, and to which plat reference is hereby made for a more particular description of the lot hereby conveyed.

Being the same real estate conveyed to West End Self Storage, L.L.C., a Virginia limited liability company, by deed from UB Properties, Inc., a Virginia corporation, dated January 3, 2014 and recorded January 6, 2014 in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia as Instrument No. 140000341.

METES AND BOUNDS:

Beginning at a point where the northern line of E. Leigh Street intersects the western line of N. 2nd Street, said point being the POINT OF BEGINNING
Thence North 37°00'00" East, a distance of 127.00 feet;
thence South 52°53'18" East, a distance of 102.50 feet;
thence North 37°00'00" East, a distance of 12.00 feet;
thence North 52°53'18" West, a distance of 22.50 feet;
thence North 36°59'59" East, a distance of 57.61 feet;
thence South 53°11'20" East, a distance of 50.00 feet;
thence North 37°23'55" East, a distance of 0.40 feet;
thence South 53°04'07" East, a distance of 3.92 feet;
thence North 36°53'29" East, a distance of 0.70 feet;
thence South 53°04'07" East, a distance of 55.79 feet;
thence South 37°46'46" West, a distance of 24.19 feet;
thence South 52°13'14" East, a distance of 0.28 feet;
thence South 37°46'45" West, a distance of 88.03 feet;
thence South 52°55'56" East, a distance of 72.43 feet;
thence South 36°58'36" West, a distance of 86.00 feet;
thence North 52°53'18" West, a distance of 260.93 feet
to the Point of Beginning. Containing 0.8634 ACRES, more or less.



VICINITY MAP

Exceptions:

- 1) NOT A SURVEY MATTER.
- 2) NOT A SURVEY MATTER.
- 3) NOT A SURVEY MATTER.
- 4) NOT A SURVEY MATTER.
- 5) SEE CURRENT SURVEY
- 6) Open Space Easement and Covenant of Non-Construction dated April 4, 2014 and recorded May 14, 2014 as Instrument No. 140007959.

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. 5101290041E, with a date of identification of July 16, 2014 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 E. Leigh Street, N. 2nd Street and N. 3rd Street all being dedicated public streets or highways, and a Public Alley in the rear.
- c) The number of actual parking spaces located on the subject property is 43, including 2 designated handicap.
- d) The property described hereon is the same as the property described in Old Republic National Title Insurance Company, Commitment No. OR20-40 with an effective date of September 21, 2020, 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. 212 E. Leigh Street, VA 23219.
- i) Property is zoned B-2 - Business (Community Business)
- 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.


SURVEYOR CERTIFICATION

This survey is made for the benefit of:

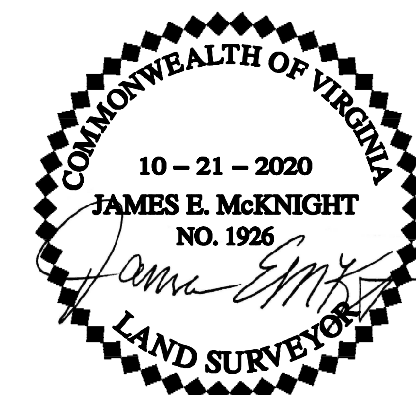
- 1) Old Republic National Title Insurance Company
- 2) 212 E Leigh LLC
- 3) Fulton Bank, N.A. and/or those successors and assigns included in the definition of "insured" as contained herein.


This is to certify that this plat and the survey on which it is based were made in accordance with the 2016 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: October 21, 2020,


Land Surveyor No. 1926

ALTA/NSPS LAND TITLE SURVEY
OF No. 214 E. LEIGH STREET,
IN THE CITY OF RICHMOND, VIRGINIA.



RICHMOND CITY	VIRGINIA
SHEET 1 OF 2	DATE: OCTOBER 21, 2020
DRAWN BY: N. J. M.	CHECKED BY: J. E. M.
	
201 TWIN RIDGE LANE RICHMOND, VIRGINIA 23235 TELEPHONE (804) 320-2646	

