

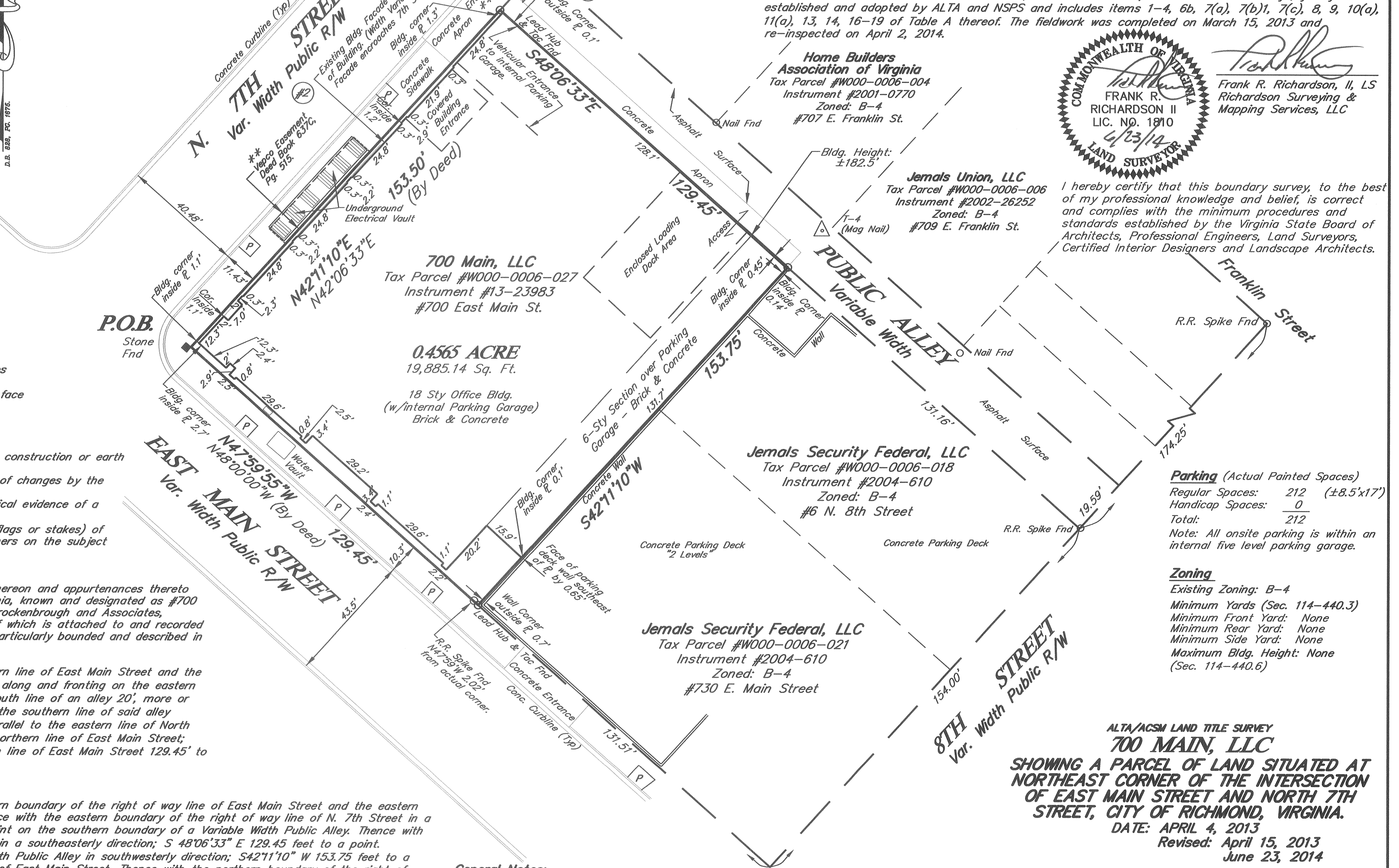
- Legend**
- Water Meter
 - Water Valve
 - O/H Street Light (M. Pole)
 - Drainage Manhole
 - Sanitary Manhole
 - Water Manhole
 - Cable T.V. Pedestal
 - Vepeco Pole
 - Field Survey Traverse Point
 - Misc. Frame Sign
 - Vepeco Transformer
 - Grate Inlet "G.I." (Drainage)
 - Gas Valve
 - D.I. Drainage Inlet
 - Metal Traffic Signal Pole
 - Fire Hydrant
 - Sidewalk Planter
- Encroachments**
- #1 - The northwest corner of subject building encroaches upon the variable width public alley by ±0.1'.
 - #2 - The existing building facade along the entire west face of the building encroaches upon the N. 7th Street public right of way by ±0.9'.
- ALTA "Table A" - Additional Notes**
- #16 - There was no physical evidence of recent exterior construction or earth moving observed by the Surveyor.
 - #17 - The Surveyor is not aware of any proposed right of changes by the City of Richmond.
 - #18 - The Surveyor did not see any above-ground physical evidence of a dump or landfill on the subject property.
 - #19 - The Surveyor did not see any physical evidence (flags or stakes) of existing wetlands that would have been delineated by others on the subject property.
- Legal Description - Per Title Commitment**
- All that certain parcel of land with improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, known and designated as #700 East Main Street, as shown on a plat made by Austin Brockenbrough and Associates, dated July 7, 1966, revised December 7, 1983, a copy of which is attached to and recorded with the deed in Deed Book 828, page 1677 and more particularly bounded and described in accordance with said plat as follows:
- Beginning at the point of intersection of the northern line of East Main Street and the eastern line of N. Seventh Street; Thence N 42°06'33" E along and fronting on the eastern line of North seventh Street 153.50' to a point in the south line of an alley 20', more or less wide; thence S 48°06'33" E along and fronting on the southern line of said alley 129.45' to a point; thence S 42°11'10" W along a line parallel to the eastern line of North Seventh Street a distance of 153.75' to a point in the northern line of East Main Street; thence N 48°00'00" W along and fronting on the northern line of East Main Street 129.45' to the point and place of beginning.
- As Surveyed Legal Description**
- Beginning at the point of intersection of the northern boundary of the right of way line of East Main Street and the eastern boundary of the right of way line of N. 7th Street. Thence with the eastern boundary of the right of way line of N. 7th Street in a northeasterly direction; N42°11'10" E 153.50 feet to a point on the southern boundary of a Variable Width Public Alley. Thence with the southern boundary of the Variable Width Public Alley in a southeasterly direction; S 48°06'33" E 129.45 feet to a point. Thence leaving the southern boundary of the Variable Width Public Alley in a westerly direction; S42°11'10" W 153.75 feet to a point on the northern boundary of the right of way line of East Main Street. Thence with the northern boundary of the right of way line of East Main Street in a northwesterly direction; N47°59'55" W 129.45 feet to a point, said point being the Point and Place of Beginning for #700 E. Main Street and containing 0.4565 acre.
- Being the same real estate conveyed to 700 Main, LLC by deed from BH Rosenberg, LLC, a Utah liability company, dated 10/17/2013 and recorded 10/22/13, in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia in Instrument 13-23983.
- The property shown hereon is the same as the property described within the Old Republic National Title Insurance Company title commitment #1401367, dated February 28, 2014.

General Notes:

1. The subject properties are not located within the limits of a 100 Year Flood Plain Boundary "as defined by the Federal Insurance Administration". The parcel is located within Zone X, as shown on Community-Panel #510129-0010-C, effective date: 07/20/98.
2. This survey plat represents a current and accurate field transit boundary survey of the subject premises. Date of Last Field Inspection: April 2, 2014.
3. This survey was made with the benefit of a Old Republic National Title Insurance Company Title Report, dated February 28, 2014. No. BCT:1401367.
4. 5/8" Iron Rods set at all parcel corners unless otherwise noted hereon.
5. Existing Zoning: B-4
6. No above-ground evidence of an existing cemetery on the subject parcel was by the Surveyor.

**** Easement Note:** it appears that the Vepeco Easement depicted along the northwest R and recorded in Deed Book 637C, page 515 does not affect the subject parcel.

***** Vehicular Access:** to building's internal parking garage is across concrete entrance apron located at the northwest corner of the building.



Surveyor's Certificate

To: U.S. Bank National Association, its successors and/or assigns; Blank Rome LLP, 700 Main, LLC; Foss Virginia 2015 Fund, LLC; 700 Main Master Tenant, LLC; Brownfield Revitalization XXVIII, LLC; USBCDC Investment Fund 11, LLC, U.S. Bancorp Community Development Corporation; Benchmark Title and Old Republic National Title Insurance Company;

The certifies that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1-4, 6b, 7(a), 7(b)1, 7(c), 8, 9, 10(a), 11(a), 13, 14, 16-19 of Table A thereof. The fieldwork was completed on March 15, 2013 and re-inspected on April 2, 2014.



Frank R. Richardson, II, LS
Richardson Surveying & Mapping Services, LLC

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects.

Parking (Actual Painted Spaces)

Regular Spaces:	212 (±8.5'x17')
Handicap Spaces:	0
Total:	212

Note: All onsite parking is within an internal five level parking garage.

Zoning

Existing Zoning: B-4

Minimum Yards (Sec. 114-440.3)

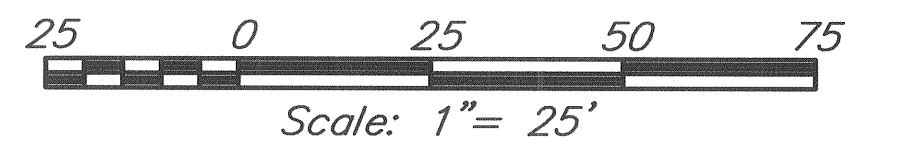
Minimum Front Yard: None

Minimum Rear Yard: None

Minimum Side Yard: None

Maximum Bldg. Height: None (Sec. 114-440.6)

ALTA/ACSM LAND TITLE SURVEY
700 MAIN, LLC
SHOWING A PARCEL OF LAND SITUATED AT
NORTHEAST CORNER OF THE INTERSECTION
OF EAST MAIN STREET AND NORTH 7TH
STREET, CITY OF RICHMOND, VIRGINIA.
DATE: APRIL 4, 2013
Revised: April 15, 2013
June 23, 2014



**RICHARDSON SURVEYING
AND MAPPING SERVICES, LLC**
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804-397-5489