

**NOTES CORRESPONDING TO "SCHEDULE B - PART II"**

FILE NUMBER: 01262-7765

EXCEPTIONS 1 THROUGH 8 CONTAIN NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 9 - RIGHT, TITLE AND INTEREST IN THE OWNERSHIP OF THE RAILROAD TRACKS, RESERVED IN DEED RECORDED IN DEED BOOK 175, PAGE 682, CORRECTED IN DEED BOOK 184, PAGE 1071, AS CONTAINED IN DEEDS RECORDED IN DEED BOOK 281, PAGE 1779 AND IN DEED BOOK 325, PAGE 1724, AND ASSIGNMENT OF EASEMENT RECORDED IN INSTRUMENT No. 96-20459. VARIABLE WIDTH ASSIGNED EASEMENT IS PLOTTED HEREON.

EXCEPTION 10 - SEWER EASEMENT RECORDED IN DEED BOOK 180-B, PAGE 204. UNABLE TO DETERMINE EXACT LOCATION. NO PLAT PROVIDED THEREWITH.

EXCEPTION 11 - SEWER EASEMENT RECORDED IN DEED BOOK 195-A, PAGE 470 IS APPROXIMATELY PLOTTED HEREON.

EXCEPTION 12 - SEWER EASEMENT RECORDED IN DEED BOOK 346D, PAGE 471, IS APPROXIMATELY PLOTTED HEREON. NO VISIBLE EVIDENCE FOUND IN FIELD. 16' SEWER EASEMENT IN SUPPLEMENTAL AGREEMENT RECORDED IN DEED BOOK 772, PAGE 809 IS LOCATED OFFSITE AND PLOTTED HEREON.

EXCEPTION 13 - SEWER EASEMENT RECORDED IN DEED BOOK 380-C, PAGE 187 IS PLOTTED HEREON.

EXCEPTION 14 - SEWER EASEMENT RECORDED IN DEED BOOK 382-A, PAGE 460. CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 15 - APPROXIMATE LOCATION OF VEPCO POLE LINE EASEMENT RECORDED IN DEED BOOK 531-A, PAGE 426 IS PLOTTED HEREON.

EXCEPTION 16 - VEPCO POLE LINE EASEMENT RECORDED IN DEED BOOK 573D, PAGE 526. UNABLE TO DETERMINE EXACT LOCATION. NO PLAT PROVIDED THEREWITH.

EXCEPTION 17 - 10' VEPCO EASEMENT RECORDED IN DEED BOOK 654-D, PAGE 655. UNABLE TO DETERMINE EXACT LOCATION. NO VISIBLE EVIDENCE OF UNDERGROUND UTILITIES FOUND IN FIELD.

EXCEPTION 18 - APPROXIMATE LOCATION OF VEPCO POLE LINE EASEMENT RECORDED IN DEED BOOK 660A PAGE 276 IS LOCATED OFFSITE AND PLOTTED HEREON.

EXCEPTION 19 - VARIABLE WIDTH ACCESS EASEMENT RECORDED AS INSTRUMENT No. 97-10134 IS PLOTTED HEREON.

EXCEPTION 20 - EASEMENTS AND RESTRICTIONS RECORDED AS INSTRUMENT No. 150017384. INGRESS/EGRESS EASEMENT FOR THE CRITICAL ACCESS DRIVE IS LOCATED OFFSITE.

EXCEPTION 21 - INGRESS/EGRESS EASEMENTS, PARKING EASEMENTS, TEMPORARY CONSTRUCTION EASEMENTS, ACCESS EASEMENTS RECORDED AS INSTRUMENT No. 170013586. INGRESS/EGRESS EASEMENT IS PLOTTED HEREON. VARIABLE WIDTH PARKING EASEMENT IS LOCATED OFFSITE AND PLOTTED HEREON.

EXCEPTION 22 - RIGHTS OF THE RAILROAD COMPANY SERVICING THE RAILROAD. CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 23 - TERMS AND PROVISIONS OF THE LEASE RECORDED AS INSTRUMENT No. 170027117. CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

FILE NUMBER: 01262-7765A

EXCEPTIONS 1 THROUGH 8 CONTAIN NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 9 - TERMS AND PROVISIONS OF THE LEASE RECORDED AS INSTRUMENT No. 170027117. CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

**GENERAL NOTES**

- CURRENT OWNER(S):

PARCEL I	PARCEL II	PARCEL III
INTERBAKE PARTNERS RETAIL, LLC #949 MYERS STREET PARCEL N000-1482/003 INSTR. 1700-11422	BOULEVARD PARTNERS, LLC #939 MYERS STREET PARCEL N000-0481/044 INSTR. 1300-23396	INTERBAKE PARTNERS RETAIL, LLC #950 TERMINAL PLACE PARCEL N000-1481/001 INSTR. 1700-11422

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TWO TITLE REPORTS PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE No. 01262-7765, EFFECTIVE JANUARY 9, 2018, AND FILE No. 01262-7765A, EFFECTIVE MARCH 18, 2018.

- CIRCLED NUMBERS CORRESPOND TO EXCEPTIONS AS LISTED IN FILE No. 01262-7765, SCHEDULE B - PART II THEREIN.

- THE SUBJECT PARCELS ARE WITHIN F.E.M.A. DEFINED FLOOD ZONE "X" PER COMMUNITY PANEL No. 5101290029D, DATED APRIL 2, 2009.

- TABULATION OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTIES:

PARCEL I	PARCEL II	PARCEL III
6 REGULAR SPACES 0 HANDICAP SPACES 6 TOTAL SPACES	134 REGULAR SPACES 6 HANDICAP SPACES 140 TOTAL SPACES	NO PAINTED PARKING SPACES

- THE SUBJECT PARCELS ARE ZONED "TOD-1" (TRANSIT-ORIENTED NODAL DISTRICT) PER CITY OF RICHMOND ONLINE ZONING MAPS.

**LEGAL DESCRIPTION (PER TITLE COMMITMENT)**

PARCEL I: (#949 MYERS STREET)

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, CURRENTLY KNOWN AS 949 MYERS STREET (PARCEL ID NO. N000-1482/003), CONTAINING 2.473 ACRES AND DESIGNATED AS NEW PARCEL II ON A PLAT MADE BY BALZER AND ASSOCIATES, INC., DATED JUNE 7, 2017, ENTITLED "COMPILED PLAT SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN #939 & #949 MYERS STREET, CITY OF RICHMOND, VIRGINIA," A COPY OF WHICH IS RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS PLAT NO. 17-14B, REFERENCE TO WHICH IS MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME REAL ESTATE CONVEYED TO INTERBAKE PARTNERS RETAIL, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED FROM 949 MYERS STREET LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED JUNE 2, 2017, RECORDED JUNE 5, 2017 IN THE AFORESAID CLERK'S OFFICE, AS INSTRUMENT NO. 170011423; AND BEING A PART OF THE SAME REAL ESTATE CONVEYED TO INTERBAKE RETAIL PARTNERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED FROM INTERBAKE PARTNERS, LLC (FORMERLY KNOWN AS REBKEE PARTNERS INTERBAKE LLC), A VIRGINIA LIMITED LIABILITY COMPANY, DATED MARCH 26, 2013, RECORDED MARCH 26, 2013 IN THE AFORESAID CLERK'S OFFICE, AS INSTRUMENT NO. 130006390 AND BY DEED OF CORRECTION, CORRECTING THE GRANTEE'S NAME TO BE INTERBAKE PARTNERS RETAIL, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED JUNE 2, 2017, RECORDED JUNE 5, 2017 IN THE AFORESAID CLERK'S OFFICE, AS INSTRUMENT NO. 170011422. REFERENCE IS ALSO MADE TO A DEED OF CONSOLIDATION AND BOUNDARY LINE ADJUSTMENT MADE BETWEEN BOULEVARD PARTNERS LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND INTERBAKE PARTNERS RETAIL, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED JUNE, 2017, RECORDED JUNE 18, 2017 IN THE AFORESAID CLERK'S OFFICE, AS INSTRUMENT NO. 170011962.

PARCEL II: (#939 MYERS STREET)

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, CURRENTLY KNOWN AS 939 MYERS STREET (PARCEL ID NO. N000-1481/044), CONTAINING 1.760 ACRES AND DESIGNATED AS NEW PARCEL I ON A PLAT MADE BY BALZER AND ASSOCIATES, INC., DATED JUNE 7, 2017, ENTITLED "COMPILED PLAT SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN #939 & #949 MYERS STREET, CITY OF RICHMOND, VIRGINIA," A COPY OF WHICH IS RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS PLAT NO. 17-14B, REFERENCE TO WHICH IS MADE FOR A MORE PARTICULAR DESCRIPTION.

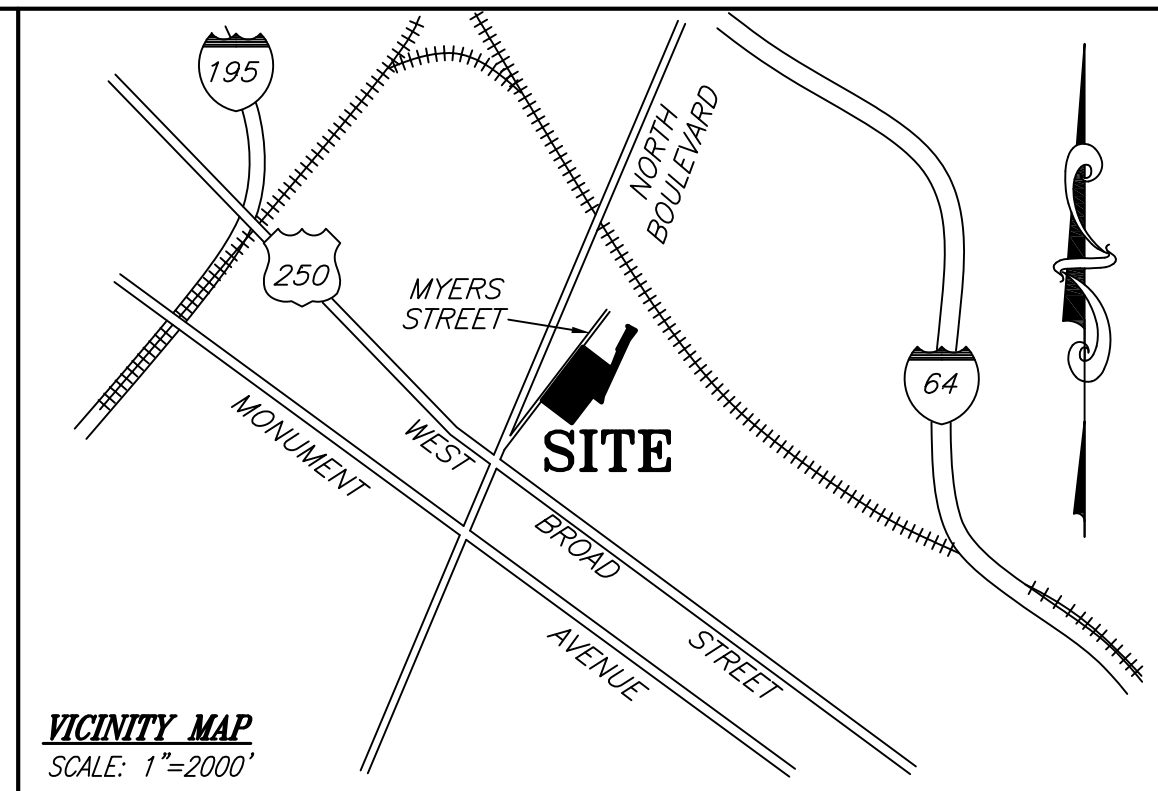
BEING THE SAME REAL ESTATE CONVEYED TO BOULEVARD PARTNERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY A DEED FROM RUBISCO, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED OCTOBER 15, 2013, RECORDED OCTOBER 16, 2013 IN THE AFORESAID CLERK'S OFFICE, AS INSTRUMENT NO. 130023396, AND BY A DEED OF CONSOLIDATION AND BOUNDARY LINE ADJUSTMENT MADE BETWEEN BOULEVARD PARTNERS LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND INTERBAKE PARTNERS RETAIL, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED JUNE, 2017, RECORDED JUNE 18, 2017 IN THE AFORESAID CLERK'S OFFICE, AS INSTRUMENT NO. 170011962.

PARCEL III: (#950 TERMINAL PLACE)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, CONTAINING 32,221.2 SQUARE FEET OR 0.740 ACRE, AND SHOWN AS PARCEL "2" ON A PLAT OF SURVEY PREPARED BY BALZER ENTITLED "PROPERTY LINE MODIFICATION PLAT SHOWING TWO PARCELS OF LAND LYING SOUTH OF LEIGH STREET AND WEST OF TERMINAL PLACE CITY OF RICHMOND, VIRGINIA," ATTACHED TO THE DEED OF BOUNDARY LINE ADJUSTMENT DEED DATED MARCH 1, 2013, RECORDED MARCH 15, 2013 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 130005595.

BEING A PART OF THE SAME REAL ESTATE CONVEYED TO INTERBAKE RETAIL PARTNERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED FROM INTERBAKE PARTNERS, LLC (FORMERLY KNOWN AS REBKEE PARTNERS INTERBAKE LLC), A VIRGINIA LIMITED LIABILITY COMPANY, DATED MARCH 26, 2013, RECORDED MARCH 26, 2013 IN THE AFORESAID CLERK'S OFFICE, AS INSTRUMENT NO. 130006390 AND BY DEED OF CORRECTION, CORRECTING THE GRANTEE'S NAME TO BE INTERBAKE PARTNERS RETAIL, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED JUNE 2, 2017, RECORDED JUNE 5, 2017 IN THE AFORESAID CLERK'S OFFICE, AS INSTRUMENT NO. 170011422.

**THE PARCELS SHOWN HEREON ARE THE SAME AS DESCRIBED IN THE TITLE COMMITMENT.**



**SURVEYOR'S CERTIFICATION**

TO: SEVEN HILLS GROUP LLC, A VIRGINIA LIMITED LIABILITY COMPANY; 939 MYERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY; 947 MYERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY; VIRGINIA COMMONWEALTH BANK; AND STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR 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, 7(a), 8, 9, 13, AND 14 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 25, 2018.

CHRISTOPHER M. FINLEY  
LIC. No.: 3375  
CFINLEY@BALZER.CC

03/29/2018  
DATE

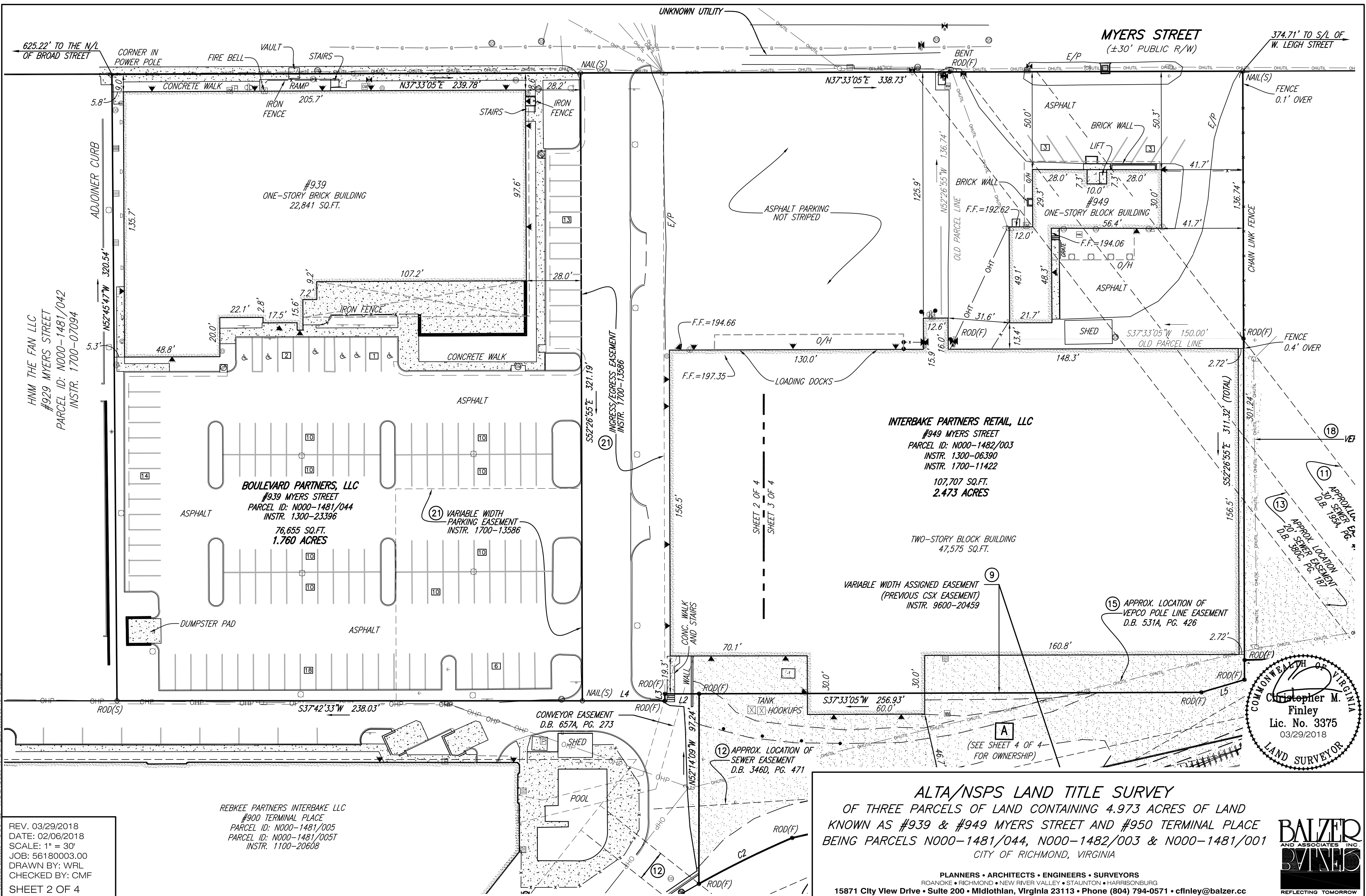


**ALTA/NSPS LAND TITLE SURVEY**  
OF THREE PARCELS OF LAND CONTAINING 4.973 ACRES OF LAND  
KNOWN AS #939 & #949 MYERS STREET AND #950 TERMINAL PLACE  
BEING PARCELS N000-1481/044, N000-1482/003 & N000-1481/001  
CITY OF RICHMOND, VIRGINIA

PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS  
ROANOKE • RICHMOND • NEW RIVER VALLEY • STAUNTON • HARRISONBURG  
15871 City View Drive • Suite 200 • Midlothian, Virginia 23113 • Phone (804) 794-0571 • cfinley@balzer.cc



REV. 03/29/2018  
DATE: 02/06/2018  
SCALE: AS NOTED  
JOB: 56180003.00  
DRAWN BY: WRL  
CHECKED BY: CMF  
SHEET 1 OF 4



REV. 03/29/2018  
 DATE: 02/06/2018  
 SCALE: 1" = 30'  
 JOB: 56180003.00  
 DRAWN BY: WRL  
 CHECKED BY: CMF  
 SHEET 2 OF 4

REBKEE PARTNERS INTERBAKE LLC  
 #900 TERMINAL PLACE  
 PARCEL ID: N000-1481/005  
 PARCEL ID: N000-1481/005T  
 INSTR. 1100-20608

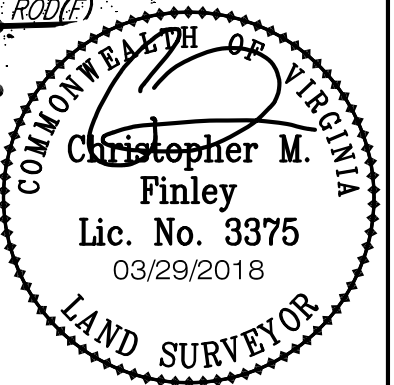
(21) VARIABLE WIDTH  
 PARKING EASEMENT  
 INSTR. 1700-13586

**INTERBAKE PARTNERS RETAIL, LLC**  
 #949 MYERS STREET  
 PARCEL ID: N000-1482/003  
 INSTR. 1300-06390  
 INSTR. 1700-11422  
 107,707 SQ.FT.  
 2.473 ACRES

VARIABLE WIDTH ASSIGNED EASEMENT  
 (PREVIOUS CSX EASEMENT)  
 INSTR. 9600-20459

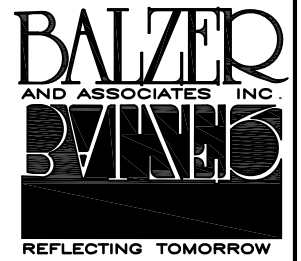
(15) APPROX. LOCATION OF  
 VEPCO POLE LINE EASEMENT  
 D.B. 531A, PG. 426

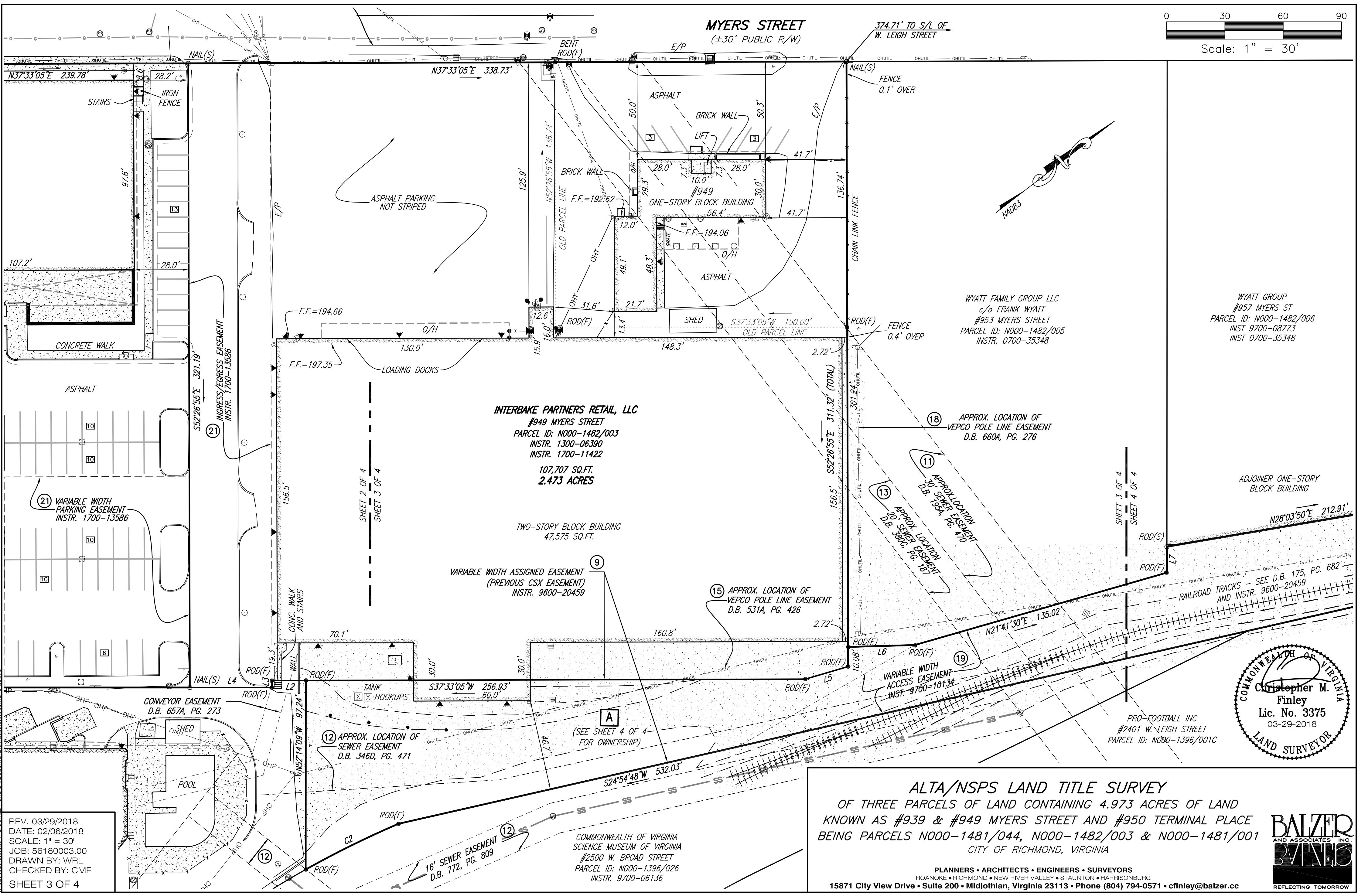
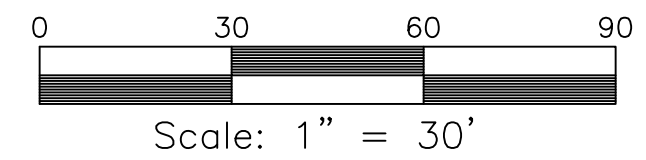
(12) APPROX. LOCATION OF  
 SEWER EASEMENT  
 D.B. 346D, PG. 471



**ALTA/NSPS LAND TITLE SURVEY**  
 OF THREE PARCELS OF LAND CONTAINING 4.973 ACRES OF LAND  
 KNOWN AS #939 & #949 MYERS STREET AND #950 TERMINAL PLACE  
 BEING PARCELS N000-1481/044, N000-1482/003 & N000-1481/001  
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**INTERBAKE PARTNERS RETAIL, LLC**  
 #949 MYERS STREET  
 PARCEL ID: N000-1482/003  
 INSTR. 1300-06390  
 INSTR. 1700-11422  
 107,707 SQ.FT.  
 2.473 ACRES

WYATT FAMILY GROUP LLC  
 c/o FRANK WYATT  
 #953 MYERS STREET  
 PARCEL ID: N000-1482/005  
 INSTR. 0700-35348

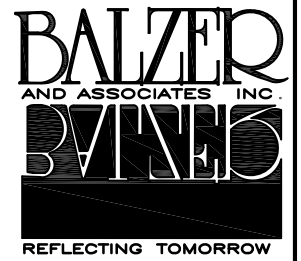
WYATT GROUP  
 #957 MYERS ST  
 PARCEL ID: N000-1482/006  
 INST 9700-08773  
 INST 0700-35348

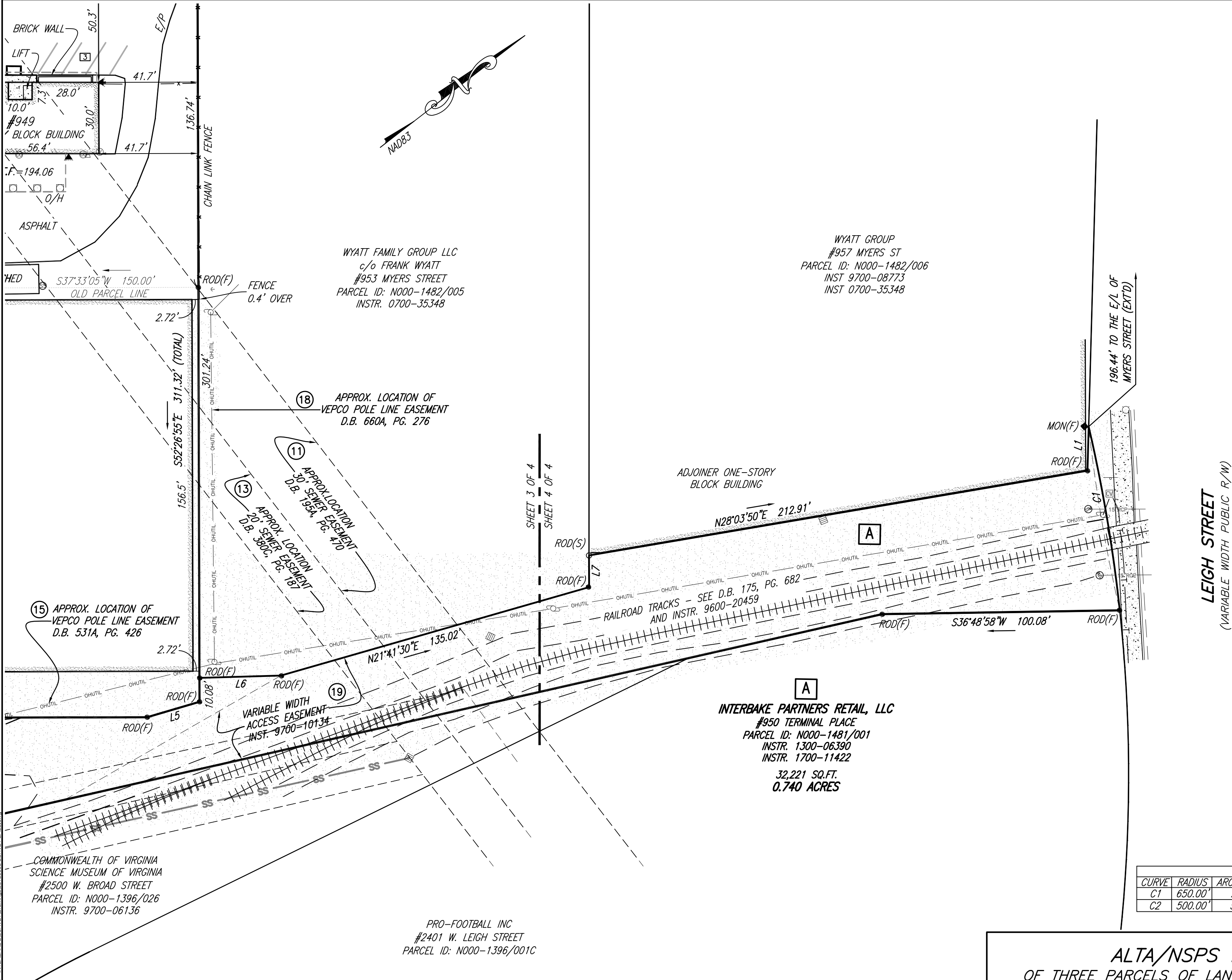
REV. 03/29/2018  
 DATE: 02/06/2018  
 SCALE: 1" = 30'  
 JOB: 56180003.00  
 DRAWN BY: WRL  
 CHECKED BY: CMF  
 SHEET 3 OF 4

COMMONWEALTH OF VIRGINIA  
 SCIENCE MUSEUM OF VIRGINIA  
 #2500 W. BROAD STREET  
 PARCEL ID: N000-1396/026  
 INSTR. 9700-06136

**ALTA/NSPS LAND TITLE SURVEY**  
 OF THREE PARCELS OF LAND CONTAINING 4.973 ACRES OF LAND  
 KNOWN AS #939 & #949 MYERS STREET AND #950 TERMINAL PLACE  
 BEING PARCELS N000-1481/044, N000-1482/003 & N000-1481/001  
 CITY OF RICHMOND, VIRGINIA

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**TEXT LEGEND**

(SQ.FT.) SQUARE FEET  
 (R/W) RIGHT OF WAY  
 (EXT'D.) EXTENDED  
 (MON) MONUMENT  
 (D.B.) DEED BOOK  
 (PG.) PAGE  
 (O/H) OVERHANG  
 (E/P) EDGE OF PAVEMENT

**LINETYPE LEGEND**

— OHUTIL — OVERHEAD UTILITIES  
 — OHP — OVERHEAD POWER  
 — OHT — OVERHEAD TELEPHONE  
 — x — FENCE  
 — W — WATERLINE (U/G)  
 — G — GAS LINE (U/G)

**SYMBOL LEGEND**

●	BOLLARD
⊙	CLEANOUT
□	COLUMN
⊕	COMMITMENT EXCEPTION No.
⊞	COMMUNICATIONS VAULT
⌋	DOWNSPOUT
⊕	FIRE HYDRANT
⊞	GAS METER
⊕	GAS VALVE
⊞	GUY WIRE
⊞	HVAC
⊕	LIGHT POLE
⊞	PARKING SPACE COUNT
⊞	POWER TRANSFORMER
⊞	SECURITY CAMERA
⊕	SEWER MANHOLE
⊕	SIAMESE "FDC" CONNECTION
⊞	SIGN POST
⊞	STORM INLET (GRATE)
⊕	STORM MANHOLE
⊕	UTILITY POLE
⊕	VENT PIPES
⊕	WALL/GROUND LIGHT
⊕	WATER VALVE
⊞	WATER METER

LEIGH STREET  
 (VARIABLE WIDTH PUBLIC R/W)

UNDERGROUND UTILITIES SHOWN HEREON WERE FIELD LOCATED BASED ON PAINT MARKINGS BY MISS UTILITY OF VIRGINIA FOR PREVIOUS PROJECTS.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N50°43'49"W	18.61'
L2	S37°33'05"W	17.50'
L3	S52°26'55"E	3.55'
L4	S37°42'33"W	42.22'
L5	S21°18'05"W	22.99'
L6	N36°04'45"E	34.30'
L7	N52°26'55"W	13.34'

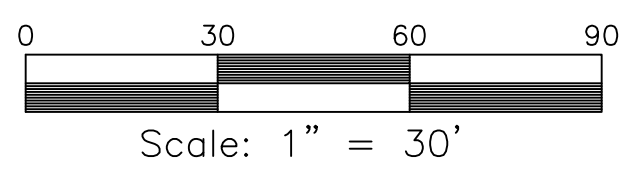
**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	650.00'	78.54'	S61°53'38"E	78.49'	6°55'22"
C2	500.00'	53.20'	S11°27'33"W	53.18'	6°05'47"



**A**  
 INTERBAKE PARTNERS RETAIL, LLC  
 #950 TERMINAL PLACE  
 PARCEL ID: N000-1481/001  
 INSTR. 1300-06390  
 INSTR. 1700-11422  
 32,221 SQ.FT.  
 0.740 ACRES

REV. 03/29/2018  
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 SHEET 4 OF 4



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 OF THREE PARCELS OF LAND CONTAINING 4.973 ACRES OF LAND  
 KNOWN AS #939 & #949 MYERS STREET AND #950 TERMINAL PLACE  
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