

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

COMMITMENT NUMBER: SHNC-167

EXCEPTIONS 1 THROUGH 6 CONTAIN NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 7 - RIGHTS OF OTHERS IN AND TO THE USE OF ALLEY. CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 8 - PLAT BY CHAS. H. FLEET DATED JANUARY 25, 1945, RECORDED FEBRUARY 20, 1945 IN DEED BOOK 447D, PAGE 378 SHOWS THE FOLLOWING:  
AS TO N0000444001:

- a) FENCES DO NOT CONFORM TO PROPERTY LINES. SEE SURVEY FOR CURRENT FENCE CONFIGURATIONS.
- b) FENCES ENCRROACH ONTO ADJACENT PARCELS. CURRENT FENCE CONFIGURATIONS ARE PLOTTED HEREON.

**LEGAL DESCRIPTION (PER TITLE COMMITMENT)**

AS TO N0000444001:

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO, BEING IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS 1903 AND 1905 CHAMBERLAYNE PARKWAY, CONTAINING 3.543 ACRES, MORE OR LESS, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN LINE OF CHAMBERLAYNE PARKWAY (FORMERLY KNOWN AS TAZEWELL STREET, AND PRIOR TO THAT KNOWN AS GODDING STREET) DISTANT THEREON 54 FEET NORTH OF THE NORTHERN LINE OF QUICKSALL LANE; THENCE EXTENDING ALONG SAID EASTERN LINE OF CHAMBERLAYNE PARKWAY IN A NORTHERLY DIRECTION AND FRONTING THEREON 355.58 FEET TO A PIPE; THENCE IN AN EASTERLY DIRECTION 413.24 FEET TO A PIPE SET IN THE WESTERN LINE OF ROANE STREET AND WHICH PIPE IS DISTANT ALONG SAID WESTERN LINE OF ROANE STREET 453 FEET NORTH OF THE NORTHERN LINE OF QUICKSALL LANE; THENCE EXTENDING SOUTHWARDLY ALONG SAID WESTERN LINE OF ROANE STREET AND FRONTING THEREON 399 FEET TO A PIPE; AND THENCE IN A WESTERLY DIRECTION 407.4 FEET TO THE POINT OF BEGINNING, AS SHOWN ON A PLAT MADE BY CHARLES H. FLEET, CERTIFIED CIVIL ENGINEER, DATED JANUARY 25, 1945 AND RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, DIVISION ONE, IN DEED BOOK 447D, AT PAGE 378.

LESS AND EXCEPT A 5 FOOT WIDE STRIP AS DESCRIBED BY METES AND BOUNDS IN THE DEED TO C. PORTER VAUGHAN, C. PORTER VAUGHAN, JR. AND T. PRESTON TURNER, DATED MARCH 17, 1954, RECORDED MARCH 23, 1954 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 554C, PAGE 535.

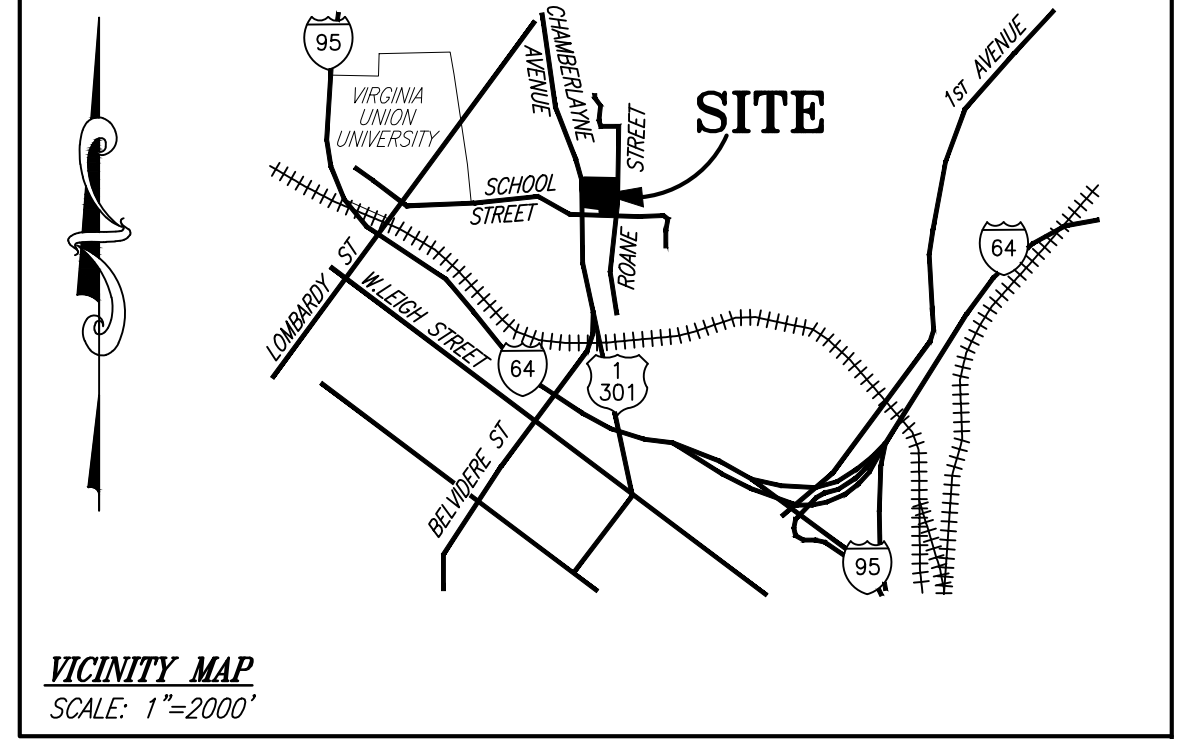
BEING A PORTION OF THE SAME REAL ESTATE CONVEYED TO TBC, LLC BY DEED FROM BARBARA N. UNGER AND JULIA N. BAUGHAN DATED MARCH 28, 2003, RECORDED APRIL 7, 2003 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 030012007.

AS TO N0000444003:

ALL THAT LOT OF LAND WITH IMPROVEMENTS THEREON, IN THE CITY OF RICHMOND, FORMERLY COUNTY OF HENRICO, FRONTING FIFTY-FOUR (54) FEET ON A STREET THIRTY-THREE (33) FEET WIDE, SOMETIMES CALLED ROANE STREET, AND RUNNING BACK BETWEEN PARALLEL LINES ONE HUNDRED AND EIGHTY ONE (181) FEET TO AN ALLEY SIXTEEN (16) FEET WIDE, THE SAID LAND LYING IN DUVAL'S PLAN.

BEING THE SAME REAL ESTATE CONVEYED TO TBC, LLC BY DEED FROM BARBARA N. UNGER AND JULIA N. BAUGHAN DATED MARCH 28, 2003, RECORDED APRIL 11, 2003 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 030012767.

**THE PARCEL SHOWN HEREON IS THE SAME AS DESCRIBED IN THE TITLE COMMITMENT.**



**GENERAL NOTES**

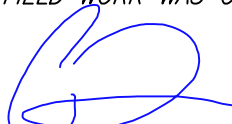
- CURRENT OWNER: TBC, LLC  
#1903 CHAMBERLAYNE PARKWAY #1900 ROANE STREET  
PARCEL: N000-0444/001 PARCEL: N000-0444/003  
INST. No. 0300-12007 INSTR. No. 0300-02767
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No. SHNC-167, DATED FEBRUARY 5, 2021.
- CIRCLED NUMBERS CORRESPOND TO EXCEPTIONS AS LISTED IN SCHEDULE B, PART II THEREIN.
- THE SUBJECT PARCELS ARE WITHIN F.E.M.A. DEFINED FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP No. 5101290037D, DATED APRIL 2, 2009.
- TABULATION OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTIES:  
4 REGULAR SPACES  
0 HANDICAP SPACES  
4 TOTAL SPACES
- THERE WAS NO APPARENT VISIBLE EVIDENCE OF A GRAVE SITE OR CEMETERY ON THE SUBJECT PROPERTIES AT TIME OF SURVEY.
- THE SITE HAS DIRECT ACCESS TO CHAMBERLAYNE PARKWAY AND ROANE STREET, BOTH PUBLIC RIGHTS-OF-WAY.
- THE SUBJECT PARCELS ARE ZONED "M-1" (LIGHT INDUSTRIAL DISTRICT) PER CITY OF RICHMOND ONLINE ASSESSOR INFORMATION AND GIS - NO ZONING REPORT PROVIDED BY INSURER.

**SURVEYOR'S CERTIFICATION**

TO: TRP CHAMBERLAYNE LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE 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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, AND 14 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 17, 2021.

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

02-22-2021  
DATE



**ALTA/NSPS LAND TITLE SURVEY**  
OF TWO PARCELS CONTAINING 3.713 ACRES OF LAND  
KNOWN AS #1903 CHAMBERLAYNE PARKWAY  
AND #1900 ROANE STREET  
BEING PARCELS: N000-0444/001 & N000-0444/003  
CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.com

DATE: 02-22-2021  
SCALE: AS NOTED  
JOB: 55210007.00  
DRAWN BY: WRL  
CHECKED BY: CMF  
SHEET 1 OF 2



SUBJECT PARCELS: N000-0444/001 AND N000-0444/003 OCCUPY THE ALLEY AND A PORTION OF PARCEL: N000-0444/002

**CHAMBERLAYNE PARKWAY**  
(VARIABLE WIDTH PUBLIC R/W)

**TAZEWELL STREET**  
(VARIABLE WIDTH PUBLIC R/W)

PROTRACTED FROM CITY OF RICHMOND  
BASELINE MAP SHEET No. 19-S.W.

**SYMBOL LEGEND**

●	BOLLARD
⊙	CLEANOUT
□	COLUMN
⊕	COMMITMENT EXCEPTION No.
⊥	DOWNSPOUT
⊕	FIRE HYDRANT
⊕	GAS METER
⊕	GAS VALVE
←	GUY WIRE
⊕	HVAC
⊕	LIGHT POLE
⊕	No. OF PARKING SPACES
⊕	POWER METER
⊕	SEWER MANHOLE
⊕	SIGN POST
⊕	SPEAKER/INTERCOM
⊕	STORM MANHOLE
⊕	UTILITY POLE
⊕	VENT PIPES
⊕	WALL/GROUND LIGHT
⊕	WATER VALVE
⊕	WATER METER

**TEXT LEGEND**

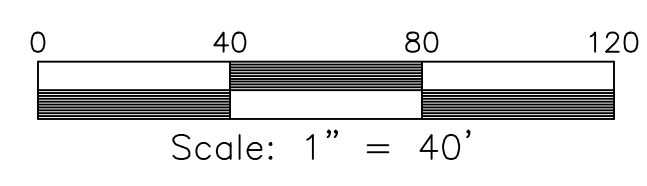
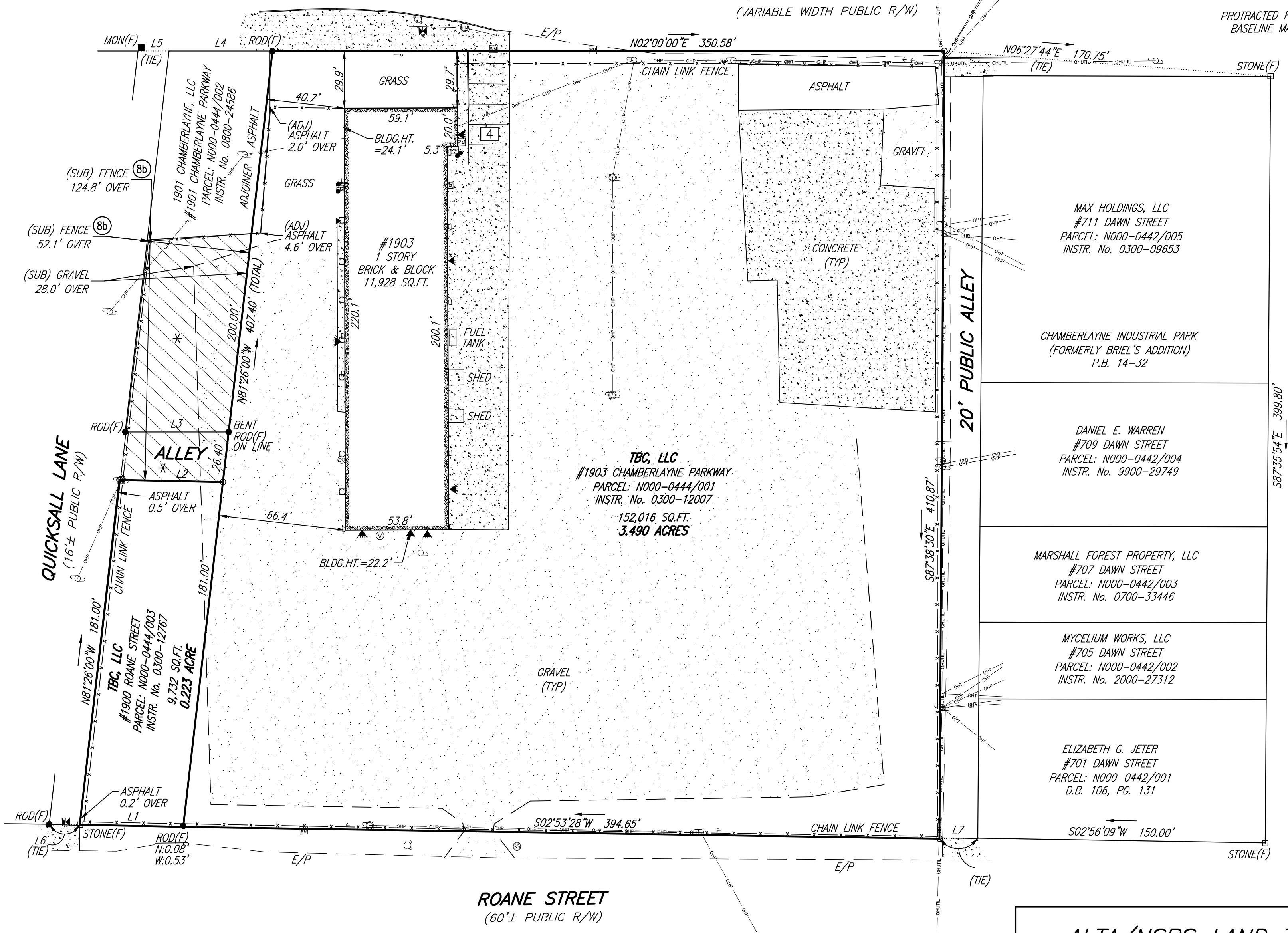
(SQ.FT.) SQUARE FEET  
(P.O.B.) POINT OF BEGINNING  
(BLDG.HT.) BUILDING HEIGHT  
(R/W) RIGHT OF WAY  
(MON) MONUMENT  
(D.B.) DEED BOOK  
(PG.) PAGE  
(E/P) EDGE OF PAVEMENT  
(SUB) SUBJECT PARCEL  
(ADJ) ADJACENT PARCEL

**LINETYPE LEGEND**

— OHUTIL — OVERHEAD UTILITIES  
— OHP — OVERHEAD POWER  
— OHT — OVERHEAD TELEPHONE  
— X — X — FENCE



LINE	BEARING	DISTANCE
L1	S03°13'14"W	54.00'
L2	N03°13'14"E	54.00'
L3	S02°00'00"W	54.00'
L4	N02°00'00"E	54.00'
L5	S02°00'00"W	16.19'
L6	S02°53'29"W	15.92'
L7	S01°18'49"W	20.02'



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DATE: 02-22-2021  
SCALE: 1" = 40'  
JOB: 55210007.00  
DRAWN BY: WRL  
CHECKED BY: CMF  
SHEET 2 OF 2

