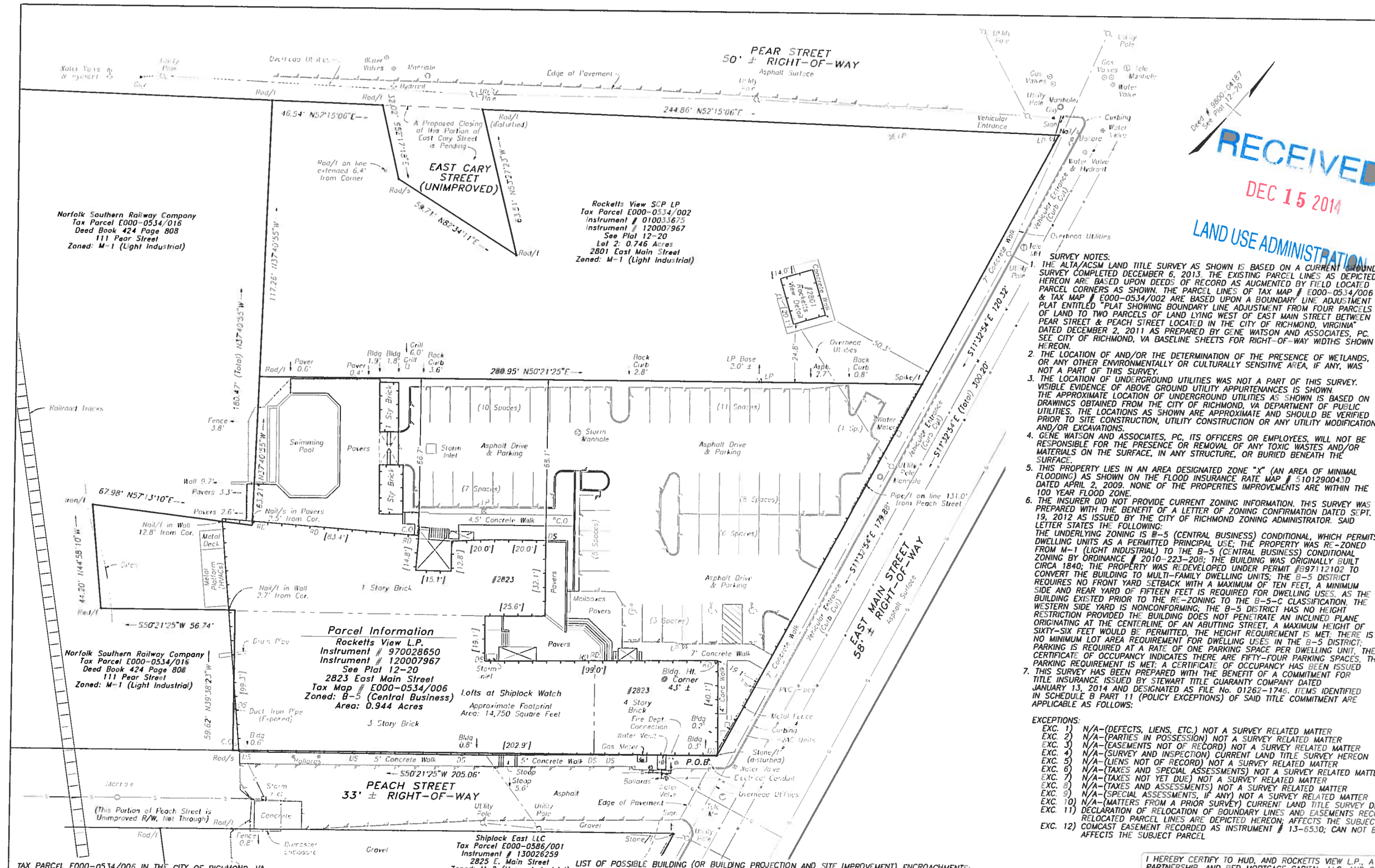

RECEIVED
DEC 15 2014
LAND USE ADMINISTRATION

Vicinity Map
1" = 500' ±

Linetype & Symbol Legend

- Building Line
- Fence Line
- Gas Line
- Pavement Edge
- Sewer, Combined
- Stream/Ditch Line
- Utility Line O/H
- Water Line
- Bollard
- Clean Out
- Fire Department Conn.
- Fire Hydrant
- Gas Meter
- Gas Valve, Drip, Test
- Guy Post
- Handicap Space
- HVAC Unit
- Light Pole
- Manhole (misc.)
- Sign Post
- Storm Manhole
- Telephone Manhole
- Utility Pole
- Water Meter
- Water Valve

RD=Roof Drain DS=Downspout

GRAPHIC SCALE 1"=20'
0 20 40 60

SURVEY NOTES:

1. THE ALTA/ACSM LAND TITLE SURVEY AS SHOWN IS BASED ON A CURRENT GROUND SURVEY COMPLETED DECEMBER 6, 2013. THE EXISTING PARCEL LINES AS DEPICTED HEREON ARE BASED UPON DEEDS OF RECORD AS AUGMENTED BY FIELD LOCATED PARCEL CORNERS AS SHOWN. THE PARCEL LINES OF TAX MAP # E000-0534/006 & TAX MAP # E000-0534/002 ARE BASED UPON A BOUNDARY LINE ADJUSTMENT PLAT ENTITLED "PLAT SHOWING BOUNDARY LINE ADJUSTMENT FROM FOUR PARCELS OF LAND TO TWO PARCELS OF LAND LYING WEST OF EAST MAIN STREET BETWEEN PEAR STREET & PEACH STREET LOCATED IN THE CITY OF RICHMOND, VIRGINIA" DATED DECEMBER 2, 2011 AS PREPARED BY GENE WATSON AND ASSOCIATES, PC. SEE CITY OF RICHMOND, VA BASELINE SHEETS FOR RIGHT-OF-WAY WIDTHS SHOWN HEREON.
2. THE LOCATION OF AND/OR THE DETERMINATION OF THE PRESENCE OF WETLANDS, OR ANY OTHER ENVIRONMENTALLY OR CULTURALLY SENSITIVE AREA, IF ANY, WAS NOT A PART OF THIS SURVEY.
3. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT A PART OF THIS SURVEY. VISIBLE EVIDENCE OF ABOVE GROUND UTILITY APPURTENANCES IS SHOWN. THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES AS SHOWN IS BASED ON DRAWINGS OBTAINED FROM THE CITY OF RICHMOND, VA DEPARTMENT OF PUBLIC UTILITIES. THE LOCATIONS AS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO SITE CONSTRUCTION, UTILITY CONSTRUCTION OR ANY UTILITY MODIFICATIONS, AND/OR EXCAVATIONS.
4. GENE WATSON AND ASSOCIATES, PC, ITS OFFICERS OR EMPLOYEES, WILL NOT BE RESPONSIBLE FOR THE PRESENCE OR REMOVAL OF ANY TOXIC WASTES AND/OR MATERIALS ON THE SURFACE, IN ANY STRUCTURE, OR BURIED BENEATH THE SURFACE.
5. THIS PROPERTY LIES IN AN AREA DESIGNATED ZONE "X" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP # 5101290003D DATED APRIL 2, 2009. NONE OF THE PROPERTIES IMPROVEMENTS ARE WITHIN THE 100 YEAR FLOOD ZONE.
6. THE INSURER DID NOT PROVIDE CURRENT ZONING INFORMATION. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A LETTER OF ZONING CONFIRMATION DATED SEPT. 19, 2012 AS ISSUED BY THE CITY OF RICHMOND ZONING ADMINISTRATOR. SAID LETTER STATES THE FOLLOWING:
   THE UNDERLYING ZONING IS B-5 (CENTRAL BUSINESS) CONDITIONAL, WHICH PERMITS DWELLING UNITS AS A PERMITTED PRINCIPAL USE. THE PROPERTY WAS RE-ZONED FROM M-1 (LIGHT INDUSTRIAL) TO THE B-5 (CENTRAL BUSINESS) CONDITIONAL ZONING BY ORDINANCE # 2010-223-208; THE BUILDING WAS ORIGINALLY BUILT CIRCA 1840; THE PROPERTY WAS REDEVELOPED UNDER PERMIT #B97112102 TO CONVERT THE BUILDING TO MULTI-FAMILY DWELLING UNITS; THE B-5 DISTRICT REQUIRES NO FRONT YARD SETBACK WITH A MAXIMUM OF TEN FEET, A MINIMUM SIDE AND REAR YARD OF FIFTEEN FEET IS REQUIRED FOR DWELLING USES. AS THE BUILDING EXISTED PRIOR TO THE RE-ZONING TO THE B-5-C CLASSIFICATION, THE WESTERN SIDE YARD IS NONCONFORMING; THE B-5 DISTRICT HAS NO HEIGHT RESTRICTION PROVIDED THE BUILDING DOES NOT PENETRATE AN INCLINED PLANE ORIGINATING AT THE CENTERLINE OF AN ABUTTING STREET, A MAXIMUM HEIGHT OF SIXTY-SIX FEET WOULD BE PERMITTED, THE HEIGHT REQUIREMENT IS MET; THERE IS NO MINIMUM LOT AREA REQUIREMENT FOR DWELLING USES IN THE B-5 DISTRICT; PARKING IS REQUIRED AT A RATE OF ONE PARKING SPACE PER DWELLING UNIT, THE CERTIFICATE OF OCCUPANCY INDICATES THERE ARE FIFTY-FOUR PARKING SPACES, THE PARKING REQUIREMENT IS MET; A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED
7. THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY DATED JANUARY 13, 2014 AND DESIGNATED AS FILE No. 01262-1746. ITEMS IDENTIFIED IN SCHEDULE B PART 11 (POLICY EXCEPTIONS) OF SAID TITLE COMMITMENT ARE APPLICABLE AS FOLLOWS:

EXCEPTIONS:

EXC. 1) N/A-(DEFECTS, LIENS, ETC.) NOT A SURVEY RELATED MATTER
EXC. 2) N/A-(PARTIES IN POSSESSION) NOT A SURVEY RELATED MATTER
EXC. 3) N/A-(EASEMENTS NOT OF RECORD) NOT A SURVEY RELATED MATTER
EXC. 4) N/A-(SURVEY AND INSPECTION) CURRENT LAND TITLE SURVEY HEREON
EXC. 5) N/A-(LIENS NOT OF RECORD) NOT A SURVEY RELATED MATTER
EXC. 6) N/A-(TAXES AND SPECIAL ASSESSMENTS) NOT A SURVEY RELATED MATTER
EXC. 7) N/A-(TAXES NOT YET DUE) NOT A SURVEY RELATED MATTER
EXC. 8) N/A-(TAXES AND ASSESSMENTS) NOT A SURVEY RELATED MATTER
EXC. 9) N/A-(SPECIAL ASSESSMENTS, IF ANY) NOT A SURVEY RELATED MATTER
EXC. 10) N/A-(MATTERS FROM A PRIOR SURVEY) CURRENT LAND TITLE SURVEY DEPICTED HEREON
EXC. 11) DECLARATION OF RELOCATION OF BOUNDARY LINES AND EASEMENTS RECORDED AS INSTRUMENT # 12-7967; RELOCATED PARCEL LINES ARE DEPICTED HEREON; AFFECTS THE SUBJECT PARCEL
EXC. 12) COMCAST EASEMENT RECORDED AS INSTRUMENT # 13-6530; CAN NOT BE PLOTTED BY RECORD DESCRIPTION; AFFECTS THE SUBJECT PARCEL

TAX PARCEL E000-0534/006 IN THE CITY OF RICHMOND, VA

ALL THAT CERTAIN PARCEL OF LAND LOCATED IN THE CITY OF RICHMOND, VIRGINIA DESIGNATED AS LOT 1, NEW TAX PARCEL E000-0534/006 AND BEING MORE PARTICULARLY DESCRIBED ON A BOUNDARY LINE ADJUSTMENT PLAT ENTITLED "PLAT SHOWING BOUNDARY LINE ADJUSTMENT FROM FOUR PARCELS OF LAND TO TWO PARCELS OF LAND LYING WEST OF EAST MAIN STREET BETWEEN PEAR STREET & PEACH STREET LOCATED IN THE CITY OF RICHMOND, VIRGINIA" DATED DECEMBER 2, 2011 AS PREPARED BY GENE WATSON AND ASSOCIATES, PC.

BEGINNING AT A STONE FOUND (DISTURBED) AT THE INTERSECTION OF THE WEST LINE OF EAST MAIN STREET WITH THE NORTH LINE OF PEACH STREET; THENCE ALONG THE NORTH LINE OF PEACH STREET, SOUTH 50°21'25" WEST 205.06 FEET TO A ROD FOUND ON A LINE IN COMMON WITH NORFOLK SOUTHERN RAILWAY COMPANY; THENCE WITH THE RAILWAY PARCEL LINES THE FOLLOWING COURSES AND DISTANCES, NORTH 39°38'23" WEST 59.62 FEET TO A POINT; THENCE SOUTH 50°21'25" WEST 56.74 FEET TO A ROD SET; THENCE NORTH 44°58'10" WEST 44.20 FEET TO AN IRON SET; THENCE NORTH 57°13'10" EAST 67.98 FEET TO A POINT; THENCE NORTH 37°40'55" WEST 63.21 FEET TO A ROD SET; THENCE ALONG A LINE IN COMMON WITH LOT 2, NEW TAX PARCEL E000-0534/002, NORTH 50°21'25" EAST 280.95 FEET TO A SPIKE SET ON THE WEST LINE OF EAST MAIN STREET; THENCE WITH THE WEST LINE OF EAST MAIN STREET SOUTH 11°32'54" EAST 179.88 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINING 0.944 ACRES.

BEING THE SAME REAL ESTATE CONVEYED TO ROCKETTS VIEW L.P., A VIRGINIA LIMITED PARTNERSHIP, BY DEED FROM HISTORIC HOUSING L.L.C., DATED DECEMBER 31, 1997, AND RECORDED DECEMBER 31, 1997 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT No. 97-28650, AND PORTION OF THE PROPERTY CONVEYED BY DECLARATION OF RELOCATION OF BOUNDARY LINES AND EASEMENTS BETWEEN ROCKETTS VIEW L.P., A VIRGINIA LIMITED PARTNERSHIP AND ROCKETTS VIEW SCP L.P., A VIRGINIA LIMITED PARTNERSHIP, DATED APRIL 27, 2012 AND RECORDED APRIL 27, 2012 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT No. 12-7967.

NOTE:
THE PROPERTY DEPICTED AND DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY DATED 01/13/2014 AND DESIGNATED AS FILE # 01262-1746.

LIST OF POSSIBLE BUILDING (OR BUILDING PROJECTION AND SITE IMPROVEMENT) ENCROACHMENTS:

- FACE OF BRICK BUILDING 0.2' INTO R/W OF E. MAIN STREET
- FACE OF BRICK BUILDING 0.6' TO 0.8' INTO R/W OF PEACH STREET
- DOWNSPOUTS, BOLLARDS, FIRE DEPARTMENT CONNECTION, AND OTHER UTILITY APPURTENANCES AND STOOP EXTEND INTO R/W OF PEACH STREET (VARIABLE AMOUNTS)
- FACE OF BRICK BUILDING 2.7' ONTO RAILROAD COMPANY PARCEL (CENTER WEST)
- FACE OF BRICK BUILDING UP TO 1.8' ONTO RAILROAD COMPANY PARCEL AND SUCH EXTENDS FOR A DISTANCE OF 12.8' (NW CORNER)
- DOWNSPOUTS, DRAIN PIPES, AND OTHER UTILITY APPURTENANCES EXTEND ONTO RAILROAD COMPANY PARCEL ALONG THE WEST P/L (VARIABLE AMOUNTS)
- DUMPSTER ENCLOSURE WITHIN THE R/W OF PEACH STREET AND EXTENDS 0.8' OVER SOUTHERN R/W LINE OF PEACH STREET ONTO THE SHIPLOCK EAST LLC PARCEL
- PAVERS ADJACENT TO SWIMMING POOL 2.6' TO 3.3' OVER P/L; POOL WALL 9.7' OVER P/L; POOL FENCE 3.8' OVER P/L ONTO RAILROAD COMPANY PARCEL ALONG THE WEST P/L
- GRILL 6.0' OVER P/L; LIGHT POLE BASE 2.0' ± OVER P/L ONTO ROCKETTS VIEW SCP L.P. PARCEL ALONG THE NORTH P/L

ALTA/ACSM "TABLE A" NOTES:

6) ZONING CLASSIFICATION AND ZONING REQUIREMENTS WERE NOT PROVIDED BY THE INSURER
9) THERE ARE 3 HANDICAP PARKING SPACES AND 51 STANDARD PARKING SPACES ON THE SUBJECT PARCEL (54 SPACES TOTAL)
10) THE SUBJECT PARCEL HAS NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES; NO WALLS WERE DESIGNATED BY THE CLIENT FOR DETERMINATION OF PLUMB
11) THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE ONLY
16) NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION AND/OR BUILDING ADDITIONS WAS OBSERVED
17) NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES ARE KNOWN TO THIS SURVEYOR; NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED ON OR ADJACENT TO THE SUBJECT PARCEL
18) NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP AND/OR SANITARY LANDFILL WAS OBSERVED
19) NO EVIDENCE OF WETLANDS OR WETLAND DELINEATION WAS OBSERVED
20) NO OFFSITE EASEMENTS WERE IDENTIFIED IN THE COMMITMENT FOR TITLE INSURANCE

I HEREBY CERTIFY TO HUD, AND ROCKETTS VIEW L.P., A VIRGINIA LIMITED LIABILITY PARTNERSHIP, AND RED MORTGAGE CAPITAL, LLC, AND STEWART TITLE GUARANTY COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE CITY OF RICHMOND, VIRGINIA, ON DECEMBER 6, 2013; AND THAT IT AND THIS MAP WAS MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND REPORT, HUD 92457M, AND THE REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY, AS DEFINED IN THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON: THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND THE PREMISES ARE FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510129 0043 D DATED APRIL 2, 2009.

THIS IS TO CERTIFY 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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 10(a), 10(b), 11(b), 12, 13, 16, 17, 18, 19, AND 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 6, 2013.

DATE: JANUARY 30, 2014

JACK B. GRIFFIN, L.S.
(LICENSE NO. 0403 002663)

GENE WATSON & ASSOCIATES, P.C.
Land Surveyors
4221 BONNIEBANK ROAD
RICHMOND, VIRGINIA 23234
PH.: 804-271-8038
FX.: 804-271-3031
jack@gwsurveys.com

JOB LID.	LAND TITLE SURVEY, LOFTS @ THE LOCK WATCH, 2823 E. MAIN STREET, BLOCK E-534, RICHMOND, VIRGINIA		
DRAWN	G.W.A.	DATE	DEC. 14, 2011
REVIEWED	C.K.B.	JOB NO.	91106A
APPROVED	J.B.G.	SCALE	1" = 20'
3	NEW TITLE COMMITMENT, ADDRESS MOD. & ALTA/ASCM 2011, UPDATE TO CURRENT FIELD SURVEY 12/06/2013	01/30/2014	
2	REVISED TITLE COMMITMENT, ADDRESS MOD. & ALTA/ASCM 2011 NO ADDITIONAL FIELD WORK WAS DONE	03/27/2012	
1	NEW TITLE COMMITMENT	01/18/2012	

ALTA/ACSM LAND TITLE SURVEY
LOFTS AT SHIPLOCK WATCH
LYING AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST MAIN STREET AND PEACH STREET AND CONTAINING 0.944 ACRE LOCATED IN THE CITY OF RICHMOND, VIRGINIA

Review Copy

SHEET 1/1

FILE: RMM-8826A