

INTRODUCED: February 24, 2025

AN ORDINANCE No. 2025-038

To authorize the special use of the property known as 1201 Haxall Point for the purpose of recreation and entertainment uses located outside of a completely enclosed building, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 24 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 1201 Haxall Point, which is situated in a B-4 Central Business District, desires to use such property for the purpose of recreation and entertainment uses located outside of a completely enclosed building, which uses, among other things, are not currently allowed by section 30-440.1, concerning permitted principal and accessory uses, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 24 2025 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (iv) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1201 Haxall Point and identified as Tax Parcel No. E000-0001/007 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey on 1201 Haxall Point, City of Richmond, Virginia,” prepared by Hulcher & Associates, Inc. Consulting Engineers, and dated December 27, 2023, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of recreation and entertainment uses located outside of a completely enclosed building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Padel Plant, 1201 Haxall Point, Richmond, VA 23219,” prepared by Walter Parks Architects PLLC, and dated January 13, 2025, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as recreation and entertainment use located outside of a completely enclosed building, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(d) The outdoor use of the Property shall be substantially as shown on the Plans and shall only be in operation between the hours of 7:00 a.m. and 11:00 p.m.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of a public access easement in the location identified as “EASEMENT AREA” on the Plans, which shall be variable in width not to exceed 11 feet 1 inch, shall be accomplished by recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond. The public access easement must provide that (i) it shall be open 24 hours per day for the purpose of public travel by pedestrians and bicyclists, and (ii) to the extent that the improvements are not otherwise maintained, the Owner, at its sole cost and expense, shall maintain the improvements within the public access easement.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions

of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

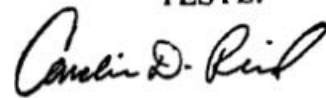
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE

A TRUE COPY:
TESTE:



City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2024-1362

File ID: Admin-2024-1362

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Attorney

Department:

File Created: 10/25/2024

Subject:

Final Action:

Title:

Internal Notes:

Agenda Date: 02/24/2025

Patron(s):

Enactment Date:

Attachments: Admin-2024-1362 - Application Documents,
Admin-2024-1362 - AATF

Enactment Number:

Contact:

Introduction Date:

Drafter: Shaianna.Trump@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/27/2025	Matthew Ebinger	Approve	1/29/2025
1	3	1/27/2025	Kevin Vonck	Approve	2/3/2025
1	5	1/28/2025	Sharon Ebert	Approve	1/29/2025
1	7	2/5/2025	Jeff Gray	Approve	1/30/2025
1	8	2/6/2025	Sabrina Joy-Hogg	Approve	2/7/2025
1	9	2/10/2025	Mayor Avula	Approve	2/10/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2024-1362

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: January 27, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sabrina Joy-Hogg, Interim Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 1201 Haxall Point for the purpose of recreation and entertainment uses located outside of a completely enclosed building, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special use Permit to authorize outdoor recreation and entertainment within a B-4 - Business District. Recreation and entertainment uses must be within a completely enclosed building in the B-4 District. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Central Office neighborhood on Haxall Point. The property is currently a 37,461 square foot (0.86 acre) parcel of land improved with the vacant Hydro Plant. The City's Richmond 300 Master Plan designated a future land use for the subject property as Downtown Mixed-Use, which is defined as a "Central business district of the Richmond region features high-density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment" (Richmond 300, p. 92).

Intensity: Buildings typically a minimum height of five stories.

Primary Use: Retail/office/ personal service, multi-family residential, cultural, institutional, government, and open space.

The current zoning for this property is B-4 - Business District. Adjacent properties are within the same district.

COMMUNITY ENGAGEMENT: Shockoe Partnership Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan;

FISCAL IMPACT: \$1,800 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 24, 2025

CITY COUNCIL PUBLIC HEARING DATE: March 24, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, March 18, 2025

AFFECTED AGENCIES: Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey

STAFF:

Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319

**Application for SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- ☒ **special use permit, new**
☐ **special use permit, plan amendment**
☐ **special use permit, text only amendment**

Project Name/Location

Property Address: 1201 Haxall Pl, Unit A, Richmond, VA 23219

Date: 4/3/2024

Parcel I.D. #: E0000001007

Fee: \$1800.00

Total area of affected site in acres: 4099 SQFT.

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-4

Richmond 300 Land Use Designation: Downtown Mixed-Use

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

To permit the use of up to two (2) outdoor recreational courts.

Existing Use: Vacant building.

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Susan S. Smith

Company: Hirschler

Mailing Address: 2100 E. Cary Street

City: Richmond

State: VA

Zip Code: 23223

Telephone: (804) 771-9526

Fax: ()

Email: SSMITH@HIRSCHLERLAW.COM

Property Owner: Padel Plant Real Estate, LLC, a Virginia limited liability company

If Business Entity, name and title of authorized signee: Susan S. Smith, Attorney-in-fact

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 2100 E. Cary Street

City: Richmond

State: VA

Zip Code: 23223

Telephone: (804) 771-9526

Fax: ()

Email: SSMITH@HIRSCHLERLAW.COM

Property Owner Signature: _____

Susan S. Smith

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That I, Andrew B. Wiltshire, Manager of
Padel Plant Real Estate, LLC, a Virginia limited liability company

(Telephone) 804-399-8130, (Address) 11100 West Broad Street, Glen Allen, VA 23060
as owner of the property described as:
2. Parcel: E0000001007
and authorized to take such action, do hereby make, constitute and appoint:
3. Jeffrey P. Geiger, R. Robert Benaicha and (804) 771.9557, (804) 771.9512
(Name) Susan S. Smith, any one of whom may act (Telephone) (804) 771.9526
(Address) Hirschler Fleischer, P. O. Box 500, Richmond, VA 23218-0500
to act as my true and lawful attorney-in-fact for and in my name, place and stead with full
power and authority I would have if acting personally to seek site plan approval, subdivision
approval, rezoning, conditional use, special use permit and/or special exception, and to set
forth and offer such legally acceptable voluntarily proffered conditions including any
additions, amendments, modifications or deletions thereto that in his discretion are deemed
reasonable, appropriate and necessary.
4. In witness thereof, I have hereto set my hand and seal this ____ day of January, 2024.

PADEL PLANT REAL ESTATE, LLC
a Virginia limited liability company

By: ASW
Name: Andrew B. Wiltshire
Title: MANAGER

STATE OF Virginia
CITY/COUNTY OF Chesterfield, to-wit:

The foregoing Power of Attorney was acknowledged before me in my jurisdiction aforesaid by
Andrew Wiltshire as Manager of Padel Plant Real Estate, LLC, a Virginia limited
liability company, this 18th day of January, 2024.

Myrna Johnson
Notary Public

My commission expires: 7-31-2025
My notary registration number is: 7944720

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Prepared outside the Commonwealth by:
Jill R. Rosenberg, Esq.
The Cordish Companies
601 East Pratt Street, 6th Floor
Baltimore, MD 21202

Tax Map No.: E0000001007

Consideration: \$3,150,000.00
Assessed Value: \$1,643,000.00

Chicago Title Ins. Co. Commitment SHNC-230

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 3rd day of January, 2024
by and between **RICHMOND POWER PLANT INVESTORS, LLC**, a Maryland limited liability
company ("Grantor"), with an address of 601 E. Pratt Street, Suite 600, Baltimore, MD 21202, and
PADEL PLANT REAL ESTATE, LLC, a Virginia limited liability company ("Grantee"), with an
address of 11100 West Broad Street, Glen Allen, Virginia 23060.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), and
other good and valuable consideration not set forth herein, the receipt and sufficiency of which are hereby
acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, in fee
simple WITH SPECIAL WARRANTY OF TITLE, against all claims by or through Grantor, all that certain
lot or parcel of land, situate and being in the City of Richmond, Virginia, as more particularly described in
Exhibit A attached hereto and incorporated herein by reference (the "Property"), together with all
improvements thereon and appurtenances thereunto belonging.

The conveyance of the Property is made expressly subject to such recorded restrictions, conditions and
easements as may lawfully apply to the Property, taxes accrued but not yet due and payable, and to such
state of facts as would be shown by a current survey and inspection thereof.

TO HAVE AND TO HOLD the Property unto the said Grantee, its successors and assigns forever, in
fee simple.

[SIGNATURE PAGE FOLLOWS]

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SPECIAL WARRANTY DEED

[Signature Page]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day, month, and year first above written, with the intention of creating an instrument under seal.

GRANTOR:

Richmond Power Plant Investors, LLC
a Maryland limited liability company

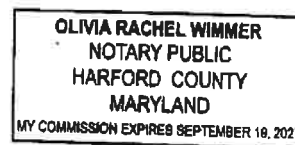
By:

Name: Jonathan A. CordishTitle: Authorized Person

State of Maryland
County/City of Baltimore

The foregoing instrument was acknowledged before me in the city/county and state aforesaid this 2 day of January, 2024 by Jonathan A. Cordish who is personally known to me, as Authorized Person, of Richmond Power Plant Investors, LLC, a Maryland limited liability company, on its behalf.

WITNESS MY HAND AND OFFICIAL SEAL.

Olivia Rachel WimmerNotary Public: Olivia Rachel WimmerMy Commission Expires: 9/19/2027Grantee's Address

11100 West Broad Street
Glen Allen, VA 23060

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EXHIBIT A**Legal Description**

All that certain piece or parcel of land lying and being in the City of Richmond, Virginia, together with all improvements thereon and appurtenances thereunto belonging, identified as the "Hydro Plant Parcel" on that certain plat prepared by Jordan Consulting Engineers, P.C. dated May 25, 2005, entitled "PLAT SHOWING THREE PARCELS OF LAND SITUATED ON THE NORTH LINE OF THE JAMES RIVER AND SOUTH OF S, 11TH STREET, CITY OF RICHMOND, VIRGINIA, a copy of which plat is attached to and recorded with that certain Riverside Village Declaration of Covenants, Conditions and Easements dated as of June 1, 2005 (the "REA") and recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia as Instrument 05-021462, and to which plat reference is hereby made for a more particular description of the parcel and which parcel is more particularly described as follows:

BEGINNING at a point, which point is located on the southern right of way line of East Byrd Street, thence extending in a southeastwardly direction along the southern right of way line of East Byrd Street, S. 70° 53'16" E., a distance of 79.53' to a point on the western right of way line of East Byrd Street; thence: extending along the western right of way line of East Byrd Street, S. 52° 08'31" E., a distance of 55.01' to a point; thence leaving the western right of way line of East Byrd Street and extending in a southwestwardly direction, S 06°03'17" W., a distance of 142.46' to a point; thence extending in a southwestwardly direction, S. 24 ° 09'10" W., a distance of 144.00' to a point; thence extending in a northeastwardly direction N. 10° 23'25" E., a distance of 149.54 feet, more or less, to a point, such point being the TRUE POINT AND PLACE OF BEGINNING; thence leaving the TRUE POINT AND PLACE OF BEGINNING and extending in a northwestwardly direction N. 89°20'39" W., a distance of 138.01 feet to a point; thence extending in a southwestwardly direction S. 00° 36'28" W., a distance of 50.72 feet to a point; thence extending in a northwestwardly direction N. 89° 23'32" W., a distance of 78.30 feet to a point; thence extending in a northeastwardly direction N. 00° '36'28" E., a distance of 69.78 feet to a point; thence extending in a northwestwardly direction N. 89°23'32" W., a distance of 63.14 feet to a point; thence extending in a northeastwardly direction N, 00° 36'28" E., a distance of 115.11 feet to a point; thence extending in a southeastwardly direction S. 89° 27'22" E., a distance of 3.00 feet to a point; thence S. 70° 46'51" E., a distance of 14.14 feet to a point; thence S. 89°20'39" E., a distance of 225.13 feet to a point; thence extending in a southwestwardly direction S. 00° 27'15" W., a distance of 51.30 feet to a point; thence extending in a southeastwardly direction S. 89°43'58" E., a distance of 39.47 feet to a point; thence extending in a southeastwardly direction S. 01°04'16" E., a distance of 58.78 feet to a point; thence extending in a southwestwardly direction S. 10°23'25" W., a distance of 20.06 feet, more or less, to a point, the TRUE POINT AND PLACE OF BEGINNING.

BEING a portion of the same property conveyed to Riverside Ground Lessor, LLC, a Virginia limited liability company, by deed from Dominion Lands, Inc., dated June 29, 2005, and recorded June 30, 2005, in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia as Instrument No. 05-021461.

TOGETHER WITH AND SUBJECT TO that certain perpetual, non-exclusive easement for vehicular and pedestrian ingress, egress and access, and for the installation and maintenance of roadways and utilities across the bridges to be constructed within such easement and located on that certain piece or parcel of land lying and being in the City of Richmond, Virginia, and being identified as ACCESS EASEMENT "L" on Sheet 4 of 4 of that certain plat of survey prepared by the City of Richmond Department of Public Works, dated February 16, 1995, entitled "PROPOSED CONVEYANCE OF PROPERTY AND EASEMENT FROM DOMINION LANDS, INC. TO THE CITY OF RICHMOND, LOCATED ALONG THE HAXALL CANAL AND EXTENDING EAST FROM THE HEADGATE STRUCTURE AT BROWN'S ISLAND TO WEST OF 12TH STREET" known as Drawing No. 0-22639, a copy of which is attached to a Corrected Deed of Donation recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia as Instrument No. 96-21278 and being more particularly described as follows:

BEGINNING at a point, which point is located S. 36° 10'30" W., 134.10' from the southwestern corner of 11th Street; thence extending in a southeastwardly direction. S. 88° 56'27" E., a distance of 59.01' to a

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point; thence extending in a southeastwardly direction, S. 00° 56'27" W., a distance of 52.35' to a point; thence extending in a northwestwardly direction, N. 88° 33'15" W., a distance of 90.05' to a point; thence extending in a northeastwardly direction, N. 36° 10'30" E., a distance of 63.20' to a point, the POINT AND PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO that certain perpetual, non-exclusive easement for vehicular and pedestrian ingress, egress and access, and for the installation and maintenance of roadways and utilities across the bridges to be constructed within such easement and located on that certain piece or parcel of land lying and being in the City of Richmond, Virginia, and being identified as ACCESS EASEMENT "M" on Sheet 4 of 4 of that certain plat of survey prepared by the City of Richmond Department of Public Works, dated February 16, 1995, entitled "PROPOSED CONVEYANCE OF PROPERTY AND EASEMENT FROM DOMINION LANDS, INC. TO THE CITY OF RICHMOND, LOCATED ALONG THE HAXALL CANAL AND EXTENDING EAST FROM THE HEADGATE STRUCTURE AT BROWN'S ISLAND TO WEST OF 12TH STREET" known as Drawing No. 0-22639, a copy of which is attached to a Corrected Deed of Donation recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia as Instrument No. 96-21278, as such easement may be amended from time to time, and being more particularly described as follows:

BEGINNING at a point, which point is located S. 70°53'16" E., 36.55' from an angle point in the southern right of way line of Byrd Street; thence extending in a southeastwardly direction along the southern right of way line of Byrd Street, S. 70°53' 16" E., a distance of 42.98' to a point; thence, S. 52°08'31" E., a distance of 26.90' to a point; thence leaving the southern right of way line of Byrd Street and extending in a southwestwardly direction, S. 00°30'34" W., a distance of 33.28' to a point; thence extending in a northwestwardly direction, N. 89°29'26" W., a distance of 21.57' to a point; thence, extending in a southwestwardly direction, S. 00°43'30" W., a distance of 31 .61' to a point at the corner of the building known as "Power Plant No. 1"; thence with the face of said building and extending in a northwestwardly direction, N. 89°43'58" W., a distance of 39.47' to a point; thence extending in a northeastwardly direction, N. 00°27' 15" E., a distance of 45.85' to a point; thence leaving the said building and extending in a southeastwardly direction, S. 89°21 '54" E., a distance of 2.47' to a point; thence extending in a northeastwardly direction, N. 00°26'23" E., a distance of 1.31' to a point; thence extending in a southeastwardly direction, S. 89°33'37" E., a distance of 10.05' to a point; thence extending in a northeastwardly direction, N. 00° 12'17" E., a distance of 31.57' to a point; thence extending in a northwestwardly direction, N. 38°31 '23" W., a distance of 21.06' to a point, the POINT AND PLACE OF BEGINNING.

TOGETHER WITH rights to construct, operate and maintain bridges, spans, passways, roads, streets, parking lots, ditches and utility lines within the Virginia Electric and Power Company Easement A Right of Way Area and rights to maintain, improve or remove existing buildings and to place, construct and maintain buildings or other structures within the Virginia Electric and Power Company Easement A Right of Way Area and all rights in air and space over the Virginia Electric and Power Company Easement A Right of Way Area as established pursuant to that certain Special Warranty Deed between Virginia Electric and Power Company and Dominion Lands, Inc., recorded in the Clerk's Office in Deed Book 148, page 1327.

TOGETHER WITH AND SUBJECT TO all rights, appurtenances, easements, covenant, and condition, contain in the REA which are applicable to the Hydro Plant Parcel described therein.

BEING a portion of the same real estate conveyed to Richmond Power Plant Investors, LLC, a Maryland limited liability company by Special Warranty Deed from AREP Riverside I LLC, a Delaware limited liability company dated November 14, 2023, recorded November 14, 2023, in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 230016954.

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INSTRUMENT 240000129
RECORDED IN THE CLERK'S OFFICE OF
RICHMOND CITY CIRCUIT COURT ON
JANUARY 3, 2024 AT 02:57 PM
\$3150.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$1575.00 LOCAL: \$1575.00
EDWARD F. JEWETT, CLERK
RECORDED BY: ATH

Special Use Permit Applicant's Report
Tax Map Parcel ID: E0000001007

INTRODUCTION

Padel Plant Real Estate, LLC ("Applicant") recently purchased 1201 Haxall Pt, Unit A, Richmond, VA 23219, commonly known as the Powerplant at Haxall Point (the "Plant"). The Plant has been empty for decades, and the Applicant plans to transform the empty building into an amenity for the Canal Walk and a gathering space where patrons can eat, socialize and play padel and pickleball (the "Project").

The Plant is located in the Central Business District (B-4), which permits (i) restaurant uses and, (ii) recreation and entertainment uses when such uses are located within completely enclosed buildings, and provided that no such use shall be located on a transitional site.

The Applicant envisions Canal Walk users walking along the canal where they spot the lights or delicious smells from the Project. Canal Walk users will then walk into the Project, approach the service window to buy food and drink items and sit down to eat and socialize. Or, they could carry-out food and continue walking on the Canal Walk. If Canal Walk users also become aware of the padel and pickleball opportunities, all the better. After a positive experience, the Applicant hopes patrons will use the Canal Walk to return for the social gathering space, inside and outside, and/or to use the padel and pickleball recreation opportunities. The Project would add to the food and entertainment options at the Canal Walk, and, as a result, entice visitors to visit the Canal Walk and surrounding businesses more frequently.

PROPOSED USE AND SPECIAL USE PERMIT REQUESTS

Proposed Uses

The Plant is comprised of three building areas: 1) an outdoor space fronting the canal ("Arcade Area"), 2) the original hydro-plant building ("Historic Hall") and 3) a separate building subsequently added immediately adjacent to the Historic Hall ("Annex"). The Applicant plans to keep the three building areas but make promising adjustments to each. The Arcade Area will have food and beverage service with ample seating and up to two (2) padel courts. The Historic Hall will include a food and beverage service area, additional space to socialize and a mezzanine. The Annex will have two (2) indoor pickleball courts.

Up to two (2) of the recreation courts will not be completely enclosed. As a result, the Applicant is requesting a Limited Special Use Permit ("Limited SUP") to permit the outdoor recreational use for up to two (2) outdoor courts. Approving the Limited SUP will enhance the experience of Canal Walk users and allow them to easily walk in to grab food and drink items, socialize and engage in recreational sports.

The Canal Walk is currently an underutilized attraction in the City. The City has a long standing goal to stimulate greater use of the Canal Walk. Granting this Limited SUP will allow this Project be a catalyst in activating one of the City's highest potential areas and to meet the City's goal.

Special Use Permit Requests

Specifically, the Applicant requests the following authorization in the Limited SUP:

1. Expand Sec. 30-440.1(36) so recreation and entertainment uses in the Project are permitted within enclosed buildings and in the Project's outdoor areas.

The Applicant proposes the inclusion of the following condition included in the Limited SUP for the above use:

1. Hours of Operation. The hours of operation for the Arcade Area shall cease no later than 11:00 P.M.

RESPONSES TO COMMENTS FROM PLANNING AND DEVELOPMENT REVIEW MEETING

The Applicant provides the follow in responses to the comments received during the Planning and Development Review Meeting:

1. Fire Safety. Fire trucks and emergency vehicles have access to the Project from the east, from the west and southside of the building. Fire access to the Plant was set up when Riverside on the James was approved for development and construction. The same emergency access ways for Riverside on the James may be used to access the Project.
2. Access. Easements are in place to access public rights of way. The easements were created when Riverside on the James was developed and constructed.
3. Canal Walk. An easement for the Canal Walk was previously granted to the City and the Project will be operated per the terms of the easement.
4. Ornamental Lights. The Applicant would like to work with DPW to remove and update the current ornamental lighting fixtures. The updated fixtures will use photocells. The lights will automatically turn off during bright days and turn on in the absence of sunlight.
5. PLAN OF DEVELOPMENT

The Plant is an existing building. Pursuant to the second paragraph of Section 30.440.1, no Plan of Development is required. The planned uses are restaurant and recreational. Pursuant to Section 30.440.1, these uses do not require a Plan of Development. As a result, the Applicant does not believe a Plan of Development is required for this Project. The Applicant requests that the Limited SUP not include a condition requiring a Plan of Development.

The Applicant informs the review team that building plans for the Project were submitted to the City for review. The Applicant desires for the Limited SUP to be processed simultaneously with the building plans.

EXISTING PROPERTY AND SURROUNDING AREA

The Plant is in the heart of the Canal Walk and across from to Casa Del Barco. Surrounding the Plant are numerous condominiums and apartments housing hundreds of residents. An office building occupied by Troutman Pepper is also adjacent. The City's tallest office buildings are within walking-distance, such as the Riverside Plaza towers, the CoStar building, the Williams Mullen building, the Dominion building, and the Gateway building.

THE RICHMOND 300 PLAN

The Richmond 300 Plan designates the Property in the Downtown Mixed-Use area featuring high density developments. The primary uses include retail, office, personal service, multi-family residential, cultural, institutional, government, and open space uses. This Project conforms with the future uses in the Richmond 300 Plan and will likely inspire other redevelopment opportunities in the surrounding area.

SUITABILITY OF REZONING and FINDINGS OF FACT

The following are factors listed in Section 30-1050.1 of the City's zoning ordinance to be considered with the review of special use permit applications.

The proposed SUP will:

- *NOT be detrimental to the safety, health, morals, and general welfare of the community.*

The Project will provide new opportunities for City residents to gather, socialize and play organized recreational sports. The Project will provide extracurricular activities to a high-density area and promote community engagement.

- *NOT tend to create congestion in streets, roads, alleys, and other public ways and places in the area.*

The infrastructure and road systems in place have ample capacity to handle the proposed use. The Canal Walk will also allow pedestrians to bicycle to access the Project. Long term, the Downtown Mixed-Use district encourages high-density pedestrian oriented development with ample sidewalks to accommodate patrons.

- *NOT create hazards from fire, panic or other dangers.*

The Project is in compliance with applicable building and fire safety codes and energy conservation requirements.

- *NOT tend to overcrowding of land and cause an undue concentration of population.*

The Project will provide a space for local residents to gather, eat and socialize. The area currently is designed for a high-density population and will not contribute to the overcrowding of land.

- *NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The above-referenced City services will not be adversely affected by the proposed use of the Project. Utilities and infrastructure are in place and adequate for the proposed use. The proposed reuse of the Plant will enhance the area without affecting existing public facilities.

- *NOT interfere with adequate light and air.*

The Property is in a location with ample air, light and space components. The light and air available to the Plant and adjacent properties will not change if the Limited SUP is granted.

CONCLUSION

The Applicant desires to add a new destination use along the Canal Walk and make use of a long abandoned building. If this Limited SUP is granted, this Project will help contribute to the area's evolution and further the City's aspirations for this area.

16826369.11 039155.00011



FD LETTERHEAD

The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be in noted in red.

- Site Layout Concept Plan provided.
 - Utility Layout
 - First Floor Plan
 - Life Safety Plan
 - Roof Plan
 - Elevation Drawings
- The rest at POD.

Please respond to the checklist items below **and include the corresponding sheet number when asked to provide locations** to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

We reserve the right to change or amend our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

Office of the Fire Marshal
City of Richmond Fire Department
201 East Franklin Street
Richmond, VA 23219



FD LETTERHEAD
FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

1. Is this new construction or a rehabilitation project? Rehabilitation
2. What is the height of the building(s)? How many stories? 2 stories
3. Is there an accessory parking garage or parking garage levels? No
4. Are any levels below street level or below grade? No

Building Occupant Egress Items below to be addresses at POD.

5. Provide locations of roof access points on the plans.
6. If there is a basement or floors below street level, provide locations for egress on the plans.
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number.
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued.

Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans.
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans.
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans.
12. Fire pump(s). Provide the location on the plans.
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans.
14. Sprinkler shut off valve. Provide the location on the plans.
15. Sprinkler connections. Provide the FDC location on the plans – in red ink please.

Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans.
17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code.
18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system.
19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet.

Emergency Vehicle Access to Site

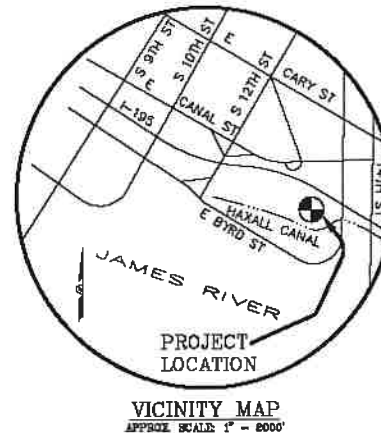
20. New construction projects require at least (2) two roads for emergency vehicles *to access the site* and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features.
21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs.
22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required.
23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside.
24. New construction projects may require *access to all sides of the building* for emergency vehicles.

Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office.
26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.?
27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office.

ITEMS CORRESPONDING TO SCHEDULE B, SECTION II:

- ⑦ TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, DEVELOPER RIGHTS, OPTIONS, RIGHTS OF FIRST REFUSAL AND RESERVATIONS AND OTHER MATTERS, IF ANY, AND ANY AMENDMENTS THERETO, APPEARING OF RECORD IN DECLARATION IN DEED BOOK 419, PAGE 1129, AS INSTRUMENT NO. 050021482, AND AS INSTRUMENT NO. 18000888; IN THE RELATED BYLAWS; IN ANY INSTRUMENT CREATING THE ESTATE OR INTEREST INSURED BY THIS POLICY; AND IN ANY OTHER ALLIED INSTRUMENT REFERRED TO IN ANY OF THE INSTRUMENTS AFORESAID, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. NOT A SURVEY MATTER
- ⑧ TERMS AND CONDITIONS IN LICENSE AGREEMENT DATED JUNE 1, 1888, RECORDED AUGUST 27, 1986, IN DEED BOOK 91, PAGE 1363. THE WALK SHOWN HEREON
- ⑨ TERMS AND CONDITIONS IN SPECIAL WARRANTY DEED BETWEEN VIRGINIA ELECTRIC AND POWER COMPANY AND DOMINION LANDS, INC. DATED OCTOBER 30, 1987, RECORDED NOVEMBER 20, 1987, IN DEED BOOK 148, PAGE 1327. THE EASEMENT IS PLOTTED HEREON
- ⑩ TERMS AND CONDITIONS IN SHORT FORM RICHMOND RIVERFRONT DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHMOND, VIRGINIA, RICHMOND RIVERFRONT DEVELOPMENT CORPORATION, ETHEL CORPORATION, REYNOLDS METALS COMPANY, DOMINION LANDS, INC., NORFOLK SOUTHERN PROPERTIES, INC. AND LADY BYRD COMPANY, L.C. DATED JUNE 16, 1994, RECORDED NOVEMBER 7, 1994, IN DEED BOOK 419, PAGE 1016. NOT A SURVEY MATTER
- ⑪ EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED FEBRUARY 17, 1995, RECORDED MAY 9, 1995, IN DEED BOOK 438, PAGE 408. GRANTS EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC POWER BY ONE OR MORE CIRCUITS AND APPURTENANCES THERETO, AT VARIABLE WIDTH DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. THE EASEMENTS ARE PLOTTED HEREON
NOTE: ADDENDUM TO RIGHT OF WAY AGREEMENT DATED FEBRUARY 17, 1993 BY AND BETWEEN VIRGINIA ELECTRIC AND POWER COMPANY AND DOMINION LANDS, INC. DATED FEBRUARY 17, 1995, RECORDED MAY 9, 1995, IN DEED BOOK 438, PAGE 416.
- ⑫ TERMS AND CONDITIONS TO AMENDMENT TO RESERVED TRANSMISSION EASEMENT BETWEEN DOMINION LANDS, INC. AND VIRGINIA ELECTRIC AND POWER COMPANY DATED FEBRUARY 17, 1995, RECORDED MAY 9, 1995, IN DEED BOOK 438, PAGE 422. PLOTTED HEREON
- ⑬ TERMS AND CONDITIONS IN ACCESS EASEMENT AGREEMENT BETWEEN DOMINION LANDS, INC. AND VIRGINIA ELECTRIC AND POWER COMPANY DATED APRIL 11, 2003, RECORDED APRIL 15, 2003, AS INSTRUMENT NO. 030013179. THE EASEMENT IS PLOTTED HEREON
- ⑭ EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED APRIL 11, 2003, RECORDED APRIL 15, 2003, AS INSTRUMENT NO. 030013180. GRANTS EASEMENTS FOR TRANSMITTING AND DISTRIBUTING ELECTRIC POWER BY ONE OR MORE CIRCUITS AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. THE EASEMENT IS PLOTTED HEREON
- ⑮ EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED APRIL 11, 2003, RECORDED APRIL 15, 2003, AS INSTRUMENT NO. 030013181. GRANTS EASEMENT FOR ONE OR MORE UNDERGROUND SANITARY SEWER LINES AND APPURTENANCES THERETO, AT 5' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. THE EASEMENT IS PLOTTED HEREON
- ⑯ TERMS AND CONDITIONS IN LICENSE AGREEMENT BETWEEN RICHMOND POWER PLANT, LLC AND DOMINION LANDS, INC. DATED APRIL 11, 2003, RECORDED APRIL 15, 2003 AS INSTRUMENT NO. 030013185. NOT A SURVEY MATTER NOT PLOTTED
- ⑰ TERMS AND CONDITIONS IN CONDOMINIUM ASSESSMENT ALLOCATIONS AGREEMENT MADE BY RICHMOND POWER PLANT, LLC DATED JUNE 1, 2005, RECORDED JUNE 30, 2005, AS INSTRUMENT NO. 0600021487. NOT A SURVEY MATTER NOT PLOTTED
- ⑱ TERMS AND CONDITIONS IN DEED OF DEDICATION OF BRIDGES AND EASEMENTS AMONG RIVERSIDE GROUND LESSOR, LLC, RICHMOND POWER PLANT, LLC AND RIVERSIDE ON THE JAMES MASTER CONDOMINIUM UNIT OWNER'S ASSOCIATION, INC. DATED MAY 4, 2006, RECORDED JUNE 29, 2006, AS INSTRUMENT NO. 060022018. THE EASEMENT IS PLOTTED HEREON



GENERAL NOTES

1. OWNER PARCEL INFORMATION:

OWNERS: RICHMOND POWER PLANT INVESTORS, LLC
INT NO.: 050044221 (THE IMPROVEMENTS)

AREP RIVERSIDE I, LLC
INT NO.: 110006051 (GROUND LESSOR)

PARCEL NO.: E0000001009

PARCEL:
ADDRESS: 1201 HAXALL POINT

ZONED: B-4

AREA: 0.8556 ACRES (37,271 SQ. FT.)

2. THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. SHNC-239 DATED DECEMBER 1, 2023 AT 8:00 AM.
3. THE PROPERTIES SHOWN HEREON APPEAR TO LIE IN FLOOD ZONE AE PER FEMA MAP PANEL NO. 510129D041E DATED JULY 16, 2014.
4. WITH REGARD TO TABLE A ITEM NO. 1 MONUMENTATION WAS NOT SET AT THE MAJOR CORNERS ON THE SURVEY. THE IMPROVEMENTS SHOWN HEREON BEST REPRESENT THE LOCATION OF THE BOUNDARY, DUE TO THE INACCESSIBILITY AND DURABILITY OF ANY CORNER MARKED.
5. THE PROPERTY HAS ACCESS PURSUANT TO THE VARIABLE WIDTH INGRESS/EGRESS AND UTILITY EASEMENT AT EXCEPTION 27, WHICH IS CONTIGUOUS TO THE PARCEL WITH DIRECT ACCESS TO EAST BYRD STREET (A PUBLIC R/W), AND PURSUANT TO THE VARIABLE WIDTH ACCESS EASEMENT AT EXCEPTION 21, WHICH IS CONTIGUOUS TO THE PARCEL WITH DIRECT ACCESS TO SOUTH 10TH STREET (A PUBLIC R/W).

SURVEYORS CERTIFICATION

TO RICHMOND POWER PLANT INVESTORS, LLC; PADEL PLANT REAL ESTATE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, CITIZENS AND FARMERS BANK, ISAOA, ATIMA, 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 2021 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),7(b)(1),8,11(a) AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 23, 2023.

DATE OF PLAT OR MAP: 12/27/2023

SIGNATURE: *Ricky L. Skelton*
RICKY L. SKELTON, L.S.
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 002802



ALTA/NSPS LAND TITLE
SURVEY ON
1201 HAXALL POINT
CITY OF RICHMOND, VIRGINIA
DATE: DEC. 27, 2023 SCALE: 1" = 20'

HULCHER & ASSOCIATES, INC.
CONSULTING ENGINEERS
RICHMOND, VIRGINIA
(804) 262-1022 • FAX: 262-2015

RECORD DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, TOGETHER WITH ALL APPURTENANCES THEREUNTO BELONGING, IDENTIFIED AS THE "HYDRO PLANT PARCEL" ON THAT CERTAIN PLAT PREPARED BY JORDAN CONSULTING ENGINEERS, P.C. DATED MAY 25, 2005, ENTITLED "PLAT SHOWING THREE PARCELS OF LAND SITUATED ON THE NORTH LINE OF THE JAMES RIVER AND SOUTH OF S. 11TH STREET, CITY OF RICHMOND, VIRGINIA, A COPY OF WHICH PLAT IS ATTACHED TO AND RECORDED WITH THAT CERTAIN RIVERSIDE VILLAGE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS DATED AS OF JUNE 1, 2005 (THE "REA") AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA, AND TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PARCEL AND WHICH PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, WHICH POINT IS LOCATED ON THE SOUTHERN RIGHT OF WAY LINE OF EAST BYRD STREET, THENCE EXTENDING IN A SOUTHEASTWARDLY DIRECTION ALONG THE SOUTHERN RIGHT OF WAY LINE OF EAST BYRD STREET, S 70°53'18" E., A DISTANCE OF 79.53' TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF EAST BYRD STREET; THENCE: EXTENDING ALONG THE WESTERN RIGHT OF WAY LINE OF EAST BYRD STREET, S 52°08'31" E., A DISTANCE OF 55.01' TO A POINT; THENCE LEAVING THE WESTERN RIGHT OF WAY LINE OF EAST BYRD STREET AND EXTENDING IN A SOUTHWESTWARDLY DIRECTION, S 08°03'17" W., A DISTANCE OF 142.46' TO A POINT; THENCE EXTENDING IN A SOUTHWESTWARDLY DIRECTION, S 24°09'10" W., A DISTANCE OF 144.00' TO A POINT; THENCE EXTENDING IN A NORTHEASTWARDLY DIRECTION N 10°23'25" E., A DISTANCE OF 140.84 FEET, MORE OR LESS, TO A POINT, SUCH POINT BEING THE TRUE POINT AND PLACE OF BEGINNING; THENCE LEAVING THE TRUE POINT AND PLACE OF BEGINNING AND EXTENDING IN A NORTHWESTWARDLY DIRECTION N 89°20'39" W., A DISTANCE OF 138.01 FEET TO A POINT; THENCE EXTENDING IN A SOUTHWESTWARDLY DIRECTION S 00°38'28" W., A DISTANCE OF 50.72 FEET TO A POINT; THENCE EXTENDING IN A NORTHWESTWARDLY DIRECTION N 89°23'32" W., A DISTANCE OF 78.30 FEET TO A POINT; THENCE EXTENDING IN A NORTHEASTWARDLY DIRECTION N 00°36'28" E., A DISTANCE OF 69.78 FEET TO A POINT; THENCE EXTENDING IN A NORTHWESTWARDLY DIRECTION N 89°23'32" W., A DISTANCE OF 63.14 FEET TO A POINT; THENCE EXTENDING IN A NORTHEASTWARDLY DIRECTION N 00°36'28" E., A DISTANCE OF 115.11 FEET TO A POINT; THENCE EXTENDING IN A SOUTHEASTWARDLY DIRECTION S 89°27'22" E., A DISTANCE OF 3.00 FEET TO A POINT; THENCE S 70°48'51" E., A DISTANCE OF 14.14 FEET TO A POINT; THENCE S 89°20'39" E., A DISTANCE OF 225.13 FEET TO A POINT; THENCE EXTENDING IN A SOUTHWESTWARDLY DIRECTION S 00°27'15" W., A DISTANCE OF 51.30 FEET TO A POINT; THENCE EXTENDING IN A SOUTHEASTWARDLY DIRECTION S 89°43'58" E., A DISTANCE OF 39.47 FEET TO A POINT; THENCE EXTENDING IN A SOUTHEASTWARDLY DIRECTION S 01°04'16" E., A DISTANCE OF 58.78 FEET TO A POINT; THENCE EXTENDING IN A SOUTHWESTWARDLY DIRECTION S 10°23'25" W., A DISTANCE OF 21.08 FEET, MORE OR LESS, TO A POINT, THE TRUE POINT AND PLACE OF BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RIVERSIDE GROUND LESSOR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED FROM DOMINION LANDS, INC., DATED JUNE 29, 2005, AND RECORDED JUNE 30, 2005, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 05-021461.

TOGETHER WITH AND SUBJECT TO THAT CERTAIN PERPETUAL, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS, AND FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS AND UTILITIES ACROSS THE BRIDGES TO BE CONSTRUCTED WITHIN SUCH EASEMENT AND LOCATED ON THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, AND BEING IDENTIFIED AS ACCESS EASEMENT "L" ON SHEET 4 OF 4 OF THAT CERTAIN PLAT OF SURVEY DIRECT PREPARED BY THE CITY OF RICHMOND DEPARTMENT OF PUBLIC WORKS DATED FEBRUARY 16, 1995, ENTITLED "PROPOSED CONVEYANCE OF PROPERTY AND EASEMENT FROM DOMINION LANDS, INC. TO THE CITY OF RICHMOND, LOCATED ALONG THE HAXALL CANAL AND EXTENDING EAST FROM THE HEADGATE STRUCTURE AT BROWN'S ISLAND TO WEST OF 12TH STREET" KNOWN AS DRAWING NO. 0-22639, A COPY OF WHICH IS ATTACHED TO A CORRECTED DEED OF DONATION RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA AS INSTRUMENT 96-21278 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, WHICH POINT IS LOCATED S 36°10'30" W., 134.10' FROM THE SOUTHWESTERN CORNER OF 11TH STREET; THENCE EXTENDING IN A SOUTHEASTWARDLY DIRECTION S 88°56'27" E., A DISTANCE OF 59.01' TO A POINT; THENCE EXTENDING IN A SOUTHEASTWARDLY DIRECTION S 00°56'27" W., A DISTANCE OF 52.35' TO A POINT; THENCE EXTENDING IN A NORTHWESTWARDLY DIRECTION, N 88°33'15" W., A DISTANCE OF 80.05' TO A POINT; THENCE EXTENDING IN A NORTHEASTWARDLY DIRECTION, N 36°10'30" E., A DISTANCE OF 63.20' TO A POINT, THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THAT CERTAIN PERPETUAL, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS, AND FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS AND UTILITIES ACROSS THE BRIDGES TO BE CONSTRUCTED WITHIN SUCH EASEMENT AND LOCATED ON THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, AND BEING IDENTIFIED AS ACCESS EASEMENT "M" ON SHEET 4 OF 4 OF THAT CERTAIN PLAT OF SURVEY PREPARED BY THE CITY OF RICHMOND DEPARTMENT OF PUBLIC WORKS, DATED FEBRUARY 16, 1995, ENTITLED "PROPOSED CONVEYANCE OF PROPERTY AND EASEMENT FROM DOMINION LANDS, INC. TO THE CITY OF RICHMOND, LOCATED ALONG THE HAXALL CANAL AND EXTENDING EAST FROM THE HEADGATE STRUCTURE AT BROWN'S ISLAND TO WEST OF 12TH STREET" KNOWN AS DRAWING NO. 0-22639, A COPY OF WHICH IS ATTACHED TO A CORRECTED DEED OF DONATION RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 96-21278, AS SUCH EASEMENT MAY BE AMENDED FROM TIME TO TIME, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

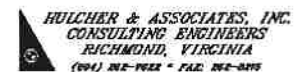
BEGINNING AT A POINT, WHICH POINT IS LOCATED S 70°53'16" E., 36.55' FROM AN ANGLE POINT IN THE SOUTHERN RIGHT OF WAY LINE OF BYRD STREET; THENCE EXTENDING IN A SOUTHEASTWARDLY DIRECTION ALONG THE SOUTHERN RIGHT OF WAY LINE OF BYRD STREET, S 70°53'16" E., A DISTANCE OF 42.88' TO A POINT; THENCE, S 52°08'31" E., A DISTANCE OF 26.90' TO A POINT; THENCE LEAVING THE SOUTHERN RIGHT OF WAY LINE OF BYRD STREET AND EXTENDING IN A SOUTHWESTWARDLY DIRECTION, S 00°30'34" W., A DISTANCE OF 33.28' TO A POINT; THENCE EXTENDING IN A NORTHWESTWARDLY DIRECTION, N 89°29'28" W., A DISTANCE OF 21.57' TO A POINT; THENCE, EXTENDING IN A SOUTHWESTWARDLY DIRECTION, S 00°43'30" W., A DISTANCE OF 31.61' TO A POINT AT THE CORNER OF THE BUILDING KNOWN AS "POWER PLANT NO. 1"; THENCE WITH THE FACE OF SAID BUILDING AND EXTENDING IN A NORTHWESTWARDLY DIRECTION, N 89°43'58" W., A DISTANCE OF 38.47' TO A POINT; THENCE EXTENDING IN A NORTHEASTWARDLY DIRECTION, N 00°27'15" E., A DISTANCE OF 45.85' TO A POINT; THENCE LEAVING THE SAID BUILDING AND EXTENDING IN A SOUTHEASTWARDLY DIRECTION, S 89°21'54" E., A DISTANCE OF 2.47' TO A POINT; THENCE EXTENDING IN A NORTHEASTWARDLY DIRECTION, N 00°28'23" E., A DISTANCE OF 1.31' TO A POINT; THENCE EXTENDING IN A SOUTHEASTWARDLY DIRECTION, S 89°33'37" E., A DISTANCE OF 10.05' TO A POINT; THENCE EXTENDING IN A NORTHEASTWARDLY DIRECTION, N 00°12'17" E., A DISTANCE OF 31.57' TO A POINT; THENCE EXTENDING IN A NORTHWESTWARDLY DIRECTION, N 38°31'23" W., A DISTANCE OF 21.08' TO A POINT, THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH RIGHTS TO CONSTRUCT, OPERATE AND MAINTAIN BRIDGES, SPANS, PASSWAYS, ROADS, STREETS, PARKING LOTS, DITCHES AND UTILITY LINES WITHIN THE VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT DIRECT RIGHT OF WAY AREA AND RIGHTS TO MAINTAIN, IMPROVE OR REMOVE EXISTING BUILDINGS AND TO PLACE, CONSTRUCT AND MAINTAIN BUILDINGS OR OTHER STRUCTURES WITHIN THE VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT A RIGHT OF WAY AREA AND ALL RIGHTS IN AIR AND SPACE OVER THE VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT A RIGHT OF WAY AREA AS ESTABLISHED PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED BETWEEN VIRGINIA ELECTRIC AND POWER COMPANY AND DOMINION LANDS, INC., RECORDED IN THE CLERK'S OFFICE IN DEED BOOK 148, PAGE 1327.

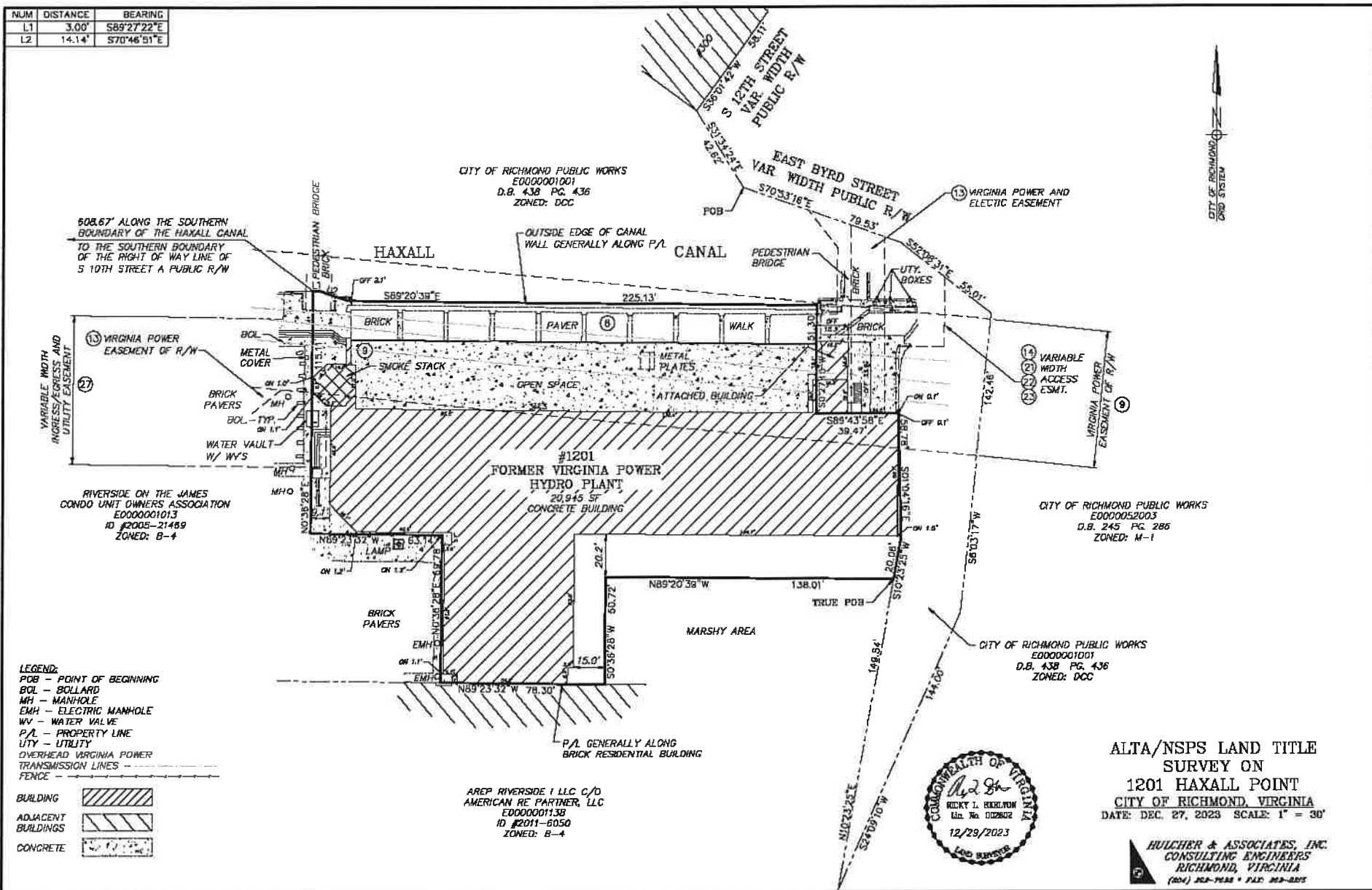
TOGETHER WITH AND SUBJECT TO ALL RIGHTS, APPURTENANCES, EASEMENTS, COVENANT, AND CONDITION, CONTAIN IN THE REA WHICH ARE APPLICABLE TO THE HYDRO PLANT PARCEL DESCRIBED THEREIN

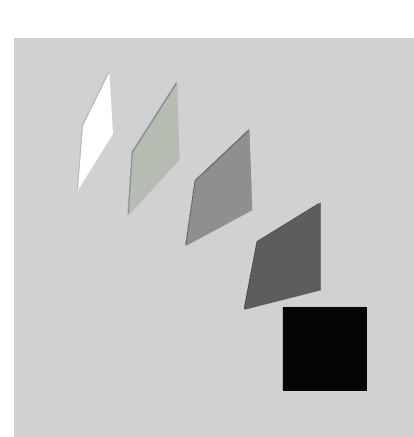


ALTA/NSPS LAND TITLE
SURVEY ON
1201 HAXALL POINT
CITY OF RICHMOND, VIRGINIA
DATE: DEC. 27, 2023 SCALE: 1" = 20'



NUM	DISTANCE	BEARING
L1	3.00'	S89°27'22"E
L2	14.14'	S70°46'51"E





walter PARKS
ARCHITECTS

ARCHITECTURE + INTERIOR DESIGN
313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 804-644-4761
f: 804-644-4763
wparks.com



PADEL PLANT

1201 Haxall Point
Richmond, VA 23219

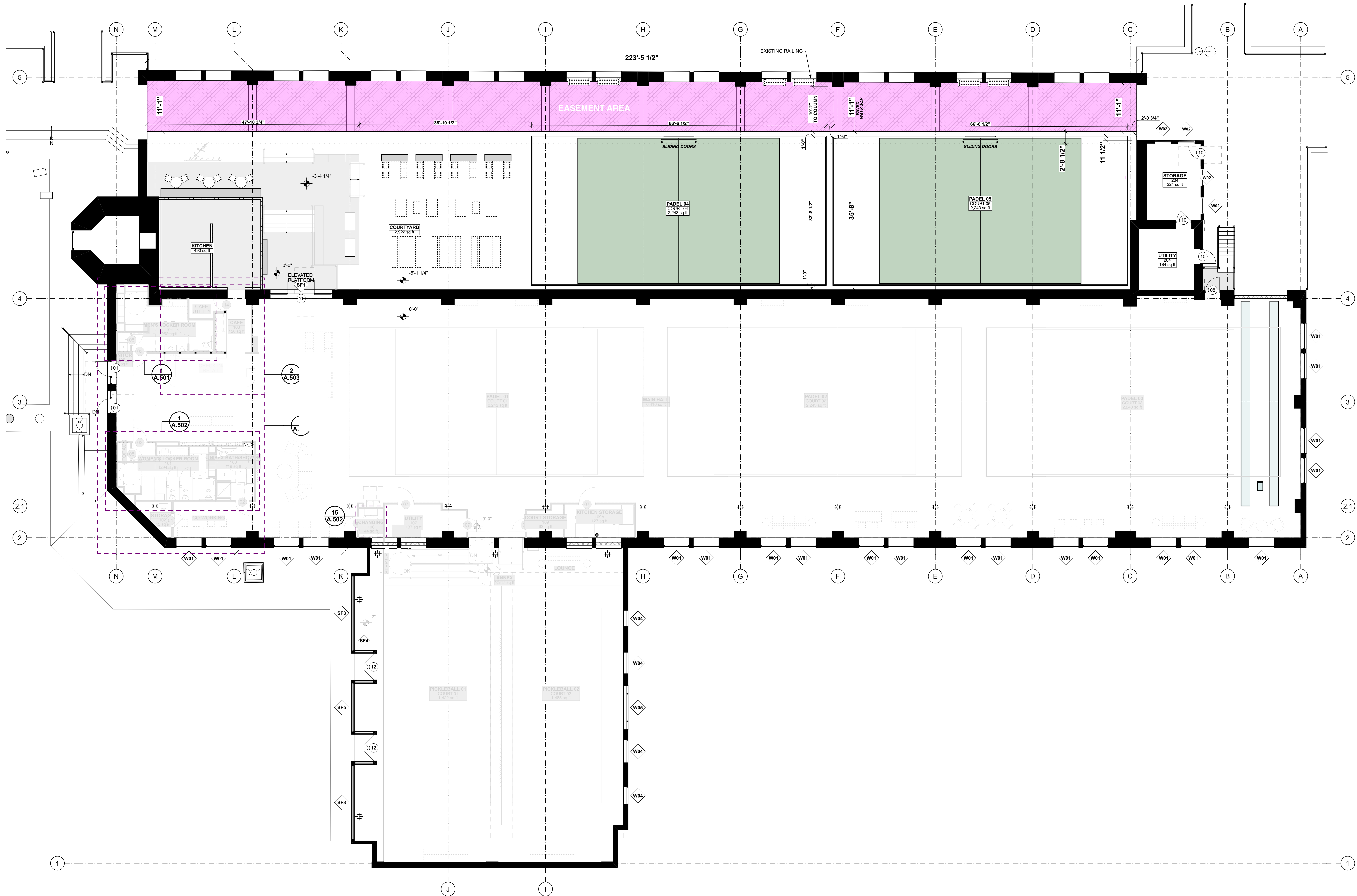
100% SET

ID	DATE	ISSUE

PROJECT #: 23.07
DATE: 01/13/2025

FIRST FLOOR
PLAN (SUP)

A.200.00

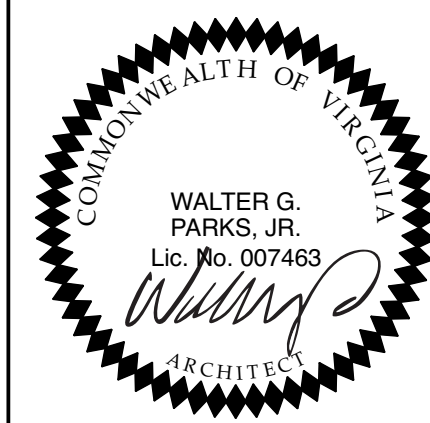
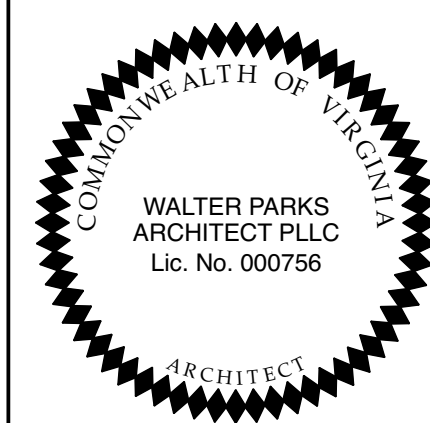


FIRST FLOOR SUP PLAN
SCALE: 1/8" = 1'-0"

1



313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 804-644-4761
f: 804-644-4763
wparks.com




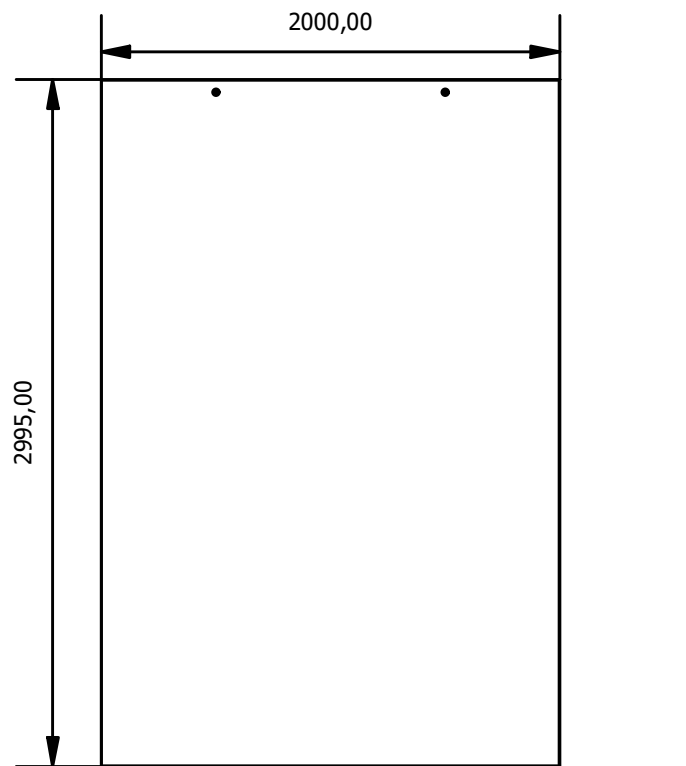
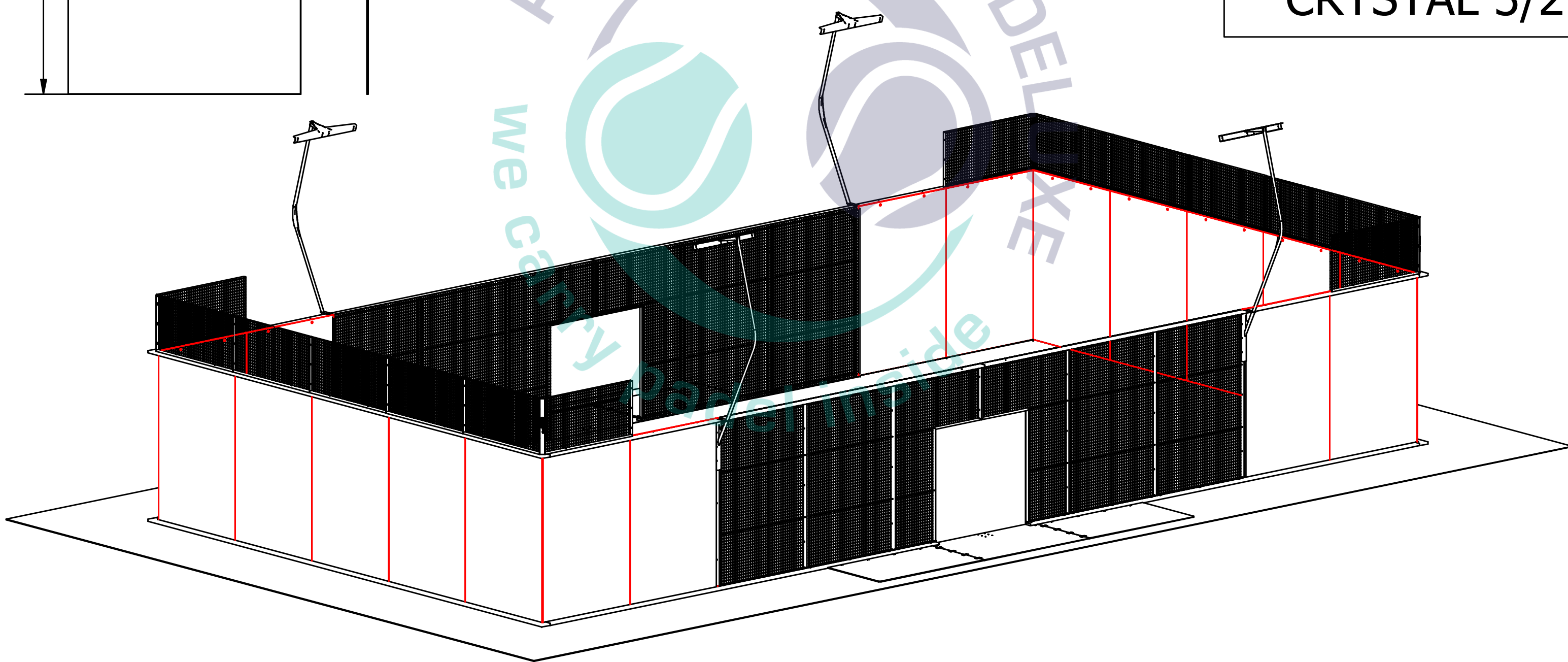
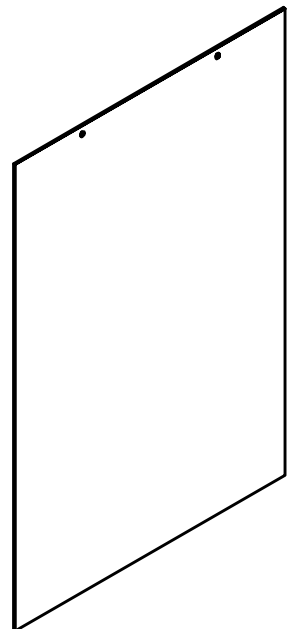
PADEL PLANT
1201 Haxall Point
Richmond, VA 23219

[illegible]

PROJECT #:	23
DATE: 01/13/2025	

PADEL COURT
INFO

A.200.1

 PADEL COURTS DELUXE	COMPOSITION - COURT	
		 CRYSTAL 3/2

www.padelcourtsdeluxe.es

