



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: 311 West Franklin Street Date: 3/30/2020

Tax Map #: W0000173003 Fee: \$2,400

Total area of affected site in acres: 0.357

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

**Zoning**

Current Zoning: RO-3

Existing Use: Multifamily

**Proposed Use**

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

Multifamily

Existing Use: Multifamily

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Lory Markham

Company: Markham Planning LLC

Mailing Address: 23 West Broad Street

City: Richmond State: VA Zip Code: 23241

Telephone: (804) 248-2561 Fax: ( )

Email: lory@markhamplanning.com

**Property Owner:** Thalhimer Franklin LLC

If Business Entity, name and title of authorized signee: Matthew Raggi

(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: 11100 West Broad Street

City: Glen Allen State: VA Zip Code: 23060

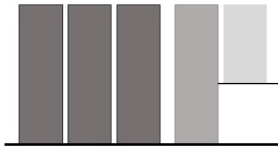
Telephone: (804) 344-7156 Fax: ( )

Email: matt.raggi@thalhimer.com

**Property Owner Signature:** Matthew J. Raggi

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)



MARKHAM PLANNING

23 WEST BROAD STREET #304 · RICHMOND, VIRGINIA 23220

May 4, 2020

Mark Olinger, Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
mark.olinger@richmondgov.com

Re: 311 West Franklin Street, Tax Map No. W000-0173/003, SUP Request

Dear Mr. Olinger,

On behalf of the owner of 311 West Franklin Street, please accept this letter as the Applicant's Report for a Special Use Permit request to reduce the required parking for an existing multi-family dwelling. With this application, Thalhimer Franklin LLC is petitioning City Council to reduce the parking requirement for the existing 128 apartments, which are served by both parking on-site and parking located in a surface lot a block away. The reduction in parking requirement would allow for property to operate independently with the 29 parking spaces available on-site. This would make the surface parking lot located at 321 West Grace Street available for development in accordance with the recommendations in the Pulse Corridor Plan.

### ***Existing Site Conditions***

The subject property is located on the south side of West Franklin Street and is improved with a 128-unit multi-family dwelling constructed in 1964. The parcel is 15,570 square feet or 0.357 acres and the twelve-story building is approximately 93,000 square feet. There are currently 29 parking spaces located on the property. The remaining 70 required parking spaces are located in a surface parking lot at 321 West Grace Street, which is 20,749 square feet or 0.476 acres.

### ***Current Zoning Regulations***

The property is located in the RO-3 zoned RO-3 (Residential-Office) and is subject only to the use restrictions generally applicable to that classification which are contained in the Zoning Ordinance. The RO-3 zoning district permits use of the Property as apartments and offices, and such accessory uses as may be applicable thereto.

Based on the materials available from the City of Richmond, the Zoning Office has determined that the property has multiple nonconforming features. The Property is legally nonconforming in respects to the

Side and Rear Yards, Floor Area Ratio, and Land Area Coverage requirements. There is no proposal to change these nonconforming aspects of the property.

Pursuant to a letter from December 10, 2012, from the City regarding the property, 99 parking spaces are required for the 128 dwelling units. This was based on nonconforming spaces at the time. The normal RO-3 zoning would require one space per dwelling unit. However, the adjacent B-4 zoning would not require any parking for the dwelling units as long as there is another principal use located in the building. Even if there were no other principal use, the adjacent B-4 district would require 32 parking spaces.

### ***City's Master Plan for Future Land Use***

The City's Pulse Corridor Plan recommends Downtown Mixed-Use land uses for the property. The plan encourages higher density and transit-oriented development on vacant or underutilized sites within this designation. Specifically, for the Arts District Station Area, the Plan recommends encouraging and supporting the redevelopment of surface parking lots into uses that support transit. In order to encourage these redevelopments, the plans specifically states that in Downtown Mixed-Use areas:

- "Surface parking prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened by shade trees"
- "Parking requirements are substantially less in these areas than other areas of the city and are largely eliminated."

The proposal to reduce the parking requirement for this existing building is directly in keeping with these recommendations in the Pulse Corridor Plan and will allow for the elimination of a surface parking that currently serves as a principal use.

### ***Neighborhood and City Communication***

A pre-application meeting was held with Planning & Development Review on March 30, 2020. We have a request in to the Downtown Neighborhood Association to present the proposal at their next available meeting.

### ***City Charter Conditions***

We trust that you will agree with us that this proposed SUP meets the City Charter criteria for the granting of SUPs as the project 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 (vi) interfere with adequate light and air.

Thank you for your consideration of this rezoning request. Please feel free to contact me at [lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

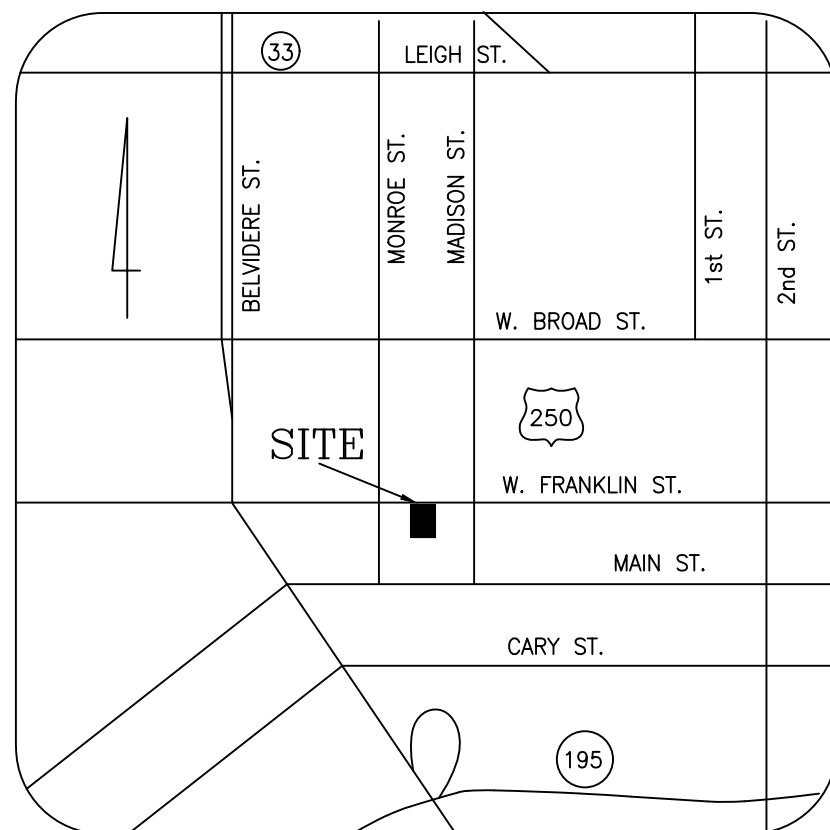
Very Truly Yours,

A handwritten signature in black ink, appearing to read "Lory Markham", followed by a vertical line.

Lory Markham

Enclosure: application form, fee payment, existing survey

cc: Matthew Ebinger, Secretary to the City Planning Commission  
The Honorable Kimberly B. Gray, 2<sup>nd</sup> Voter District  
Matthew Raggi, Thalhimer  
Gabi Syska, Markham Planning



VICINITY MAP  
NOT TO SCALE

TITLE LEGAL DESCRIPTION

All of those lots or parcels of land located in City of Richmond, Virginia, and more particularly described as follows:

TRACT 1:  
BEGINNING AT A POINT IN THE NORTHERN LINE OF WEST GRACE STREET, SAID POINT BEING 132.00' IN A WESTERLY DIRECTION FROM THE INTERSECTION OF THE NORTHERN LINE OF WEST GRACE STREET AND THE WESTERN LINE OF ADAMS STREET; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERN LINE OF WEST GRACE STREET 38.00' TO A POINT; THENCE WITH A RIGHT ANGLE IN A NORTHERLY DIRECTION 150.00' TO A POINT IN THE SOUTHERN LINE OF A PUBLIC ALLEY; THENCE WITH A RIGHT ANGLE IN A EASTERLY DIRECTION 38.00' ALONG THE SOUTHERN LINE OF A PUBLIC ALLEY TO A POINT; THENCE WITH A RIGHT ANGLE IN A SOUTHERLY DIRECTION 150.00' TO A POINT IN A NORTHERN LINE OF WEST GRACE STREET TO THE POINT OF BEGINNING. ALL AS MORE PARTICULARLY SHOWN ON A CERTAIN SURVEY BY E.D. LEWIS & ASSOCIATES, P.C., DATED APRIL 26, 1996, WITH J.N. 13767 AND ENTITLED "PLAT SHOWING THE IMPROVEMENTS ON NO. 108 WEST GRACE STREET LOCATED WITHIN THE CITY OF RICHMOND, VIRGINIA."

TRACT 2:  
BEGINNING AT A POINT IN WEST FRANKLIN STREET SAID POINT BEING 5.50' (5.60' MEASURED) SOUTH OF AND 60.60' WEST OF THE INTERSECTION OF THE NORTHERN LINE OF WEST FRANKLIN STREET AND THE WESTERN LINE OF ADAMS STREET; THENCE FROM SAID POINT OF BEGINNING IN A NORTHERLY DIRECTION 200.50' THROUGH A POINT OF 5.50' WHICH POINT FORMS AN EXTERIOR ANGLE WITH THE NORTHERN LINE OF WEST FRANKLIN STREET OF 90 DEGREES 30' TO A POINT; THENCE ALONG A LINE IN A WESTERLY DIRECTION PARALLEL TO THE WEST FRANKLIN STREET FRONTAGE A DISTANCE OF 0.63' TO A POINT; THENCE ALONG A LINE IN A NORTHERLY DIRECTION PARALLEL TO JEFFERSON STREET A DISTANCE OF 132.40' TO A POINT IN THE SOUTHERN LINE OF WEST GRACE STREET; THENCE WITH AN INTERIOR ANGLE OF 90 DEGREES 29' ALONG THE SOUTHERN LINE OF WEST GRACE STREET IN A WESTERLY DIRECTION A DISTANCE OF 102.00' TO A POINT; WHICH POINT BEING 102.00' FROM THE INTERSECTION OF THE SOUTHERN LINE OF WEST GRACE STREET AND THE EASTERN LINE OF JEFFERSON STREET; THENCE WITH AN INTERIOR ANGLE OF 89 DEGREES 31' ALONG A LINE IN A SOUTHERLY DIRECTION PARALLEL TO JEFFERSON STREET A DISTANCE OF 132.49' TO A POINT; THENCE ALONG A LINE IN A WESTERLY DIRECTION PARALLEL TO THE WEST FRANKLIN STREET FRONTAGE A DISTANCE OF 1.56' TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO JEFFERSON STREET A DISTANCE OF 200.50' THROUGH A POINT AT 184.90', WHICH POINT BEING 100.50' FROM THE INTERSECTION OF THE NORTHERN LINE OF WEST FRANKLIN STREET AND THE EASTERN LINE OF JEFFERSON STREET; THENCE WITH AN INTERIOR ANGLE OF 90 DEGREES 26' ALONG THE NORTHERN LINE OF WEST FRANKLIN STREET (PREVIOUSLY REFERRED TO AS WEST FRANKLIN STREET FRONTAGE) IN AN EASTERLY DIRECTION A DISTANCE OF 104.25' TO THE POINT OF BEGINNING FORMING AN INTERIOR ANGLE OF 89 DEGREES 33'. ALL AS MORE PARTICULARLY SHOWN ON A CERTAIN SURVEY BY E.D. LEWIS & ASSOCIATES, P.C., DATED FEBRUARY 13, 1996, WITH J.N. 13767 AND ENTITLED "PLAT SHOWING THE IMPROVEMENTS OF LEVINGTON TOWER BEING NOS. 105 & 109 WEST GRACE STREET AND NO. 104 WEST FRANKLIN STREET WITHIN THE CITY OF RICHMOND, VIRGINIA."

TRACT 3:  
ALL THOSE CERTAIN LOT, PIECE OR PARCELS OF LAND, WITH THE IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, SITUATED IN THE CITY OF RICHMOND, VIRGINIA, FORMERLY KNOWN AS NOS. 311, 313, 315, 317 WEST FRANKLIN STREET AND NOW KNOWN AS NO. 311 WEST FRANKLIN STREET "FRANKLIN TOWERS", AS SHOWN MORE PARTICULARLY ON A CERTAIN PLAT OF SURVEY ENTITLED "MAP SHOWING PROPERTY WITH IMPROVEMENTS THEREON, NO. 311-317, SITUATED ON THE SOUTH SIDE OF FRANKLIN STREET, EAST OF MONROE STREET IN THE CITY OF RICHMOND, VIRGINIA", DATED JUNE 19, 1979, MADE BY BARTON-CORSO & ASSOCIATES, LTD., CERTIFIED LAND SURVEYORS, A COPY OF WHICH PLAT IS RECORDED IN DEED BOOK 756, AT PAGE 73.

BEGINNING AT A POINT ON THE SOUTHERN LINE OF WEST FRANKLIN STREET DISTANT THEREON 120.36 FEET WEST OF THE WESTERN LINE OF MADISON STREET; THENCE RUNNING WESTERLY ALONG AND FRONTING ON THE SOUTHERN LINE OF WEST FRANKLIN STREET A DISTANCE OF 101.77 FEET TO A POINT (SUCH POINT BEING 44.73 FEET FROM THE INTERSECTION OF THE SOUTHERN LINE OF FRANKLIN STREET WITH THE EASTERN LINE OF MONROE STREET); THENCE SOUTHWARDLY AND IN PART THROUGH THE CENTRAL LINE OF A PARTY WALL AND PARALLEL WITH THE EASTERN LINE OF MONROE STREET A DISTANCE OF 153.00 FEET TO THE NORTHERN LINE OF AN ALLEY 21.95 FEET WIDE; THENCE EASTWARDLY ALONG THE NORTHERN LINE OF SAID ALLEY A DISTANCE OF 102.22 FEET TO A POINT (SUCH POINT BEING 120.00 FEET WEST OF THE WESTERN LINE OF MADISON STREET); THENCE NORTHWARDLY 64.04 FEET TO A POINT WHICH IS 120.08 FEET WEST OF THE WESTERN LINE OF MADISON STREET; THENCE WESTWARDLY ALONG THE FACE OF A BRICK WALL 0.04 FEET TO A POINT; THENCE NORTHWARDLY ALONG THE WESTERN FACE OF THE WALL OF A CONCRETE PARKING DECK LOCATED AT 309 WEST FRANKLIN STREET 88.96 FEET TO THE POINT AND PLACE OF BEGINNING.

TRACT 4:  
PARCEL 1:  
THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS 311 WEST GRACE STREET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTHERN LINE OF WEST GRACE STREET A DISTANCE THEREON 132 FEET WEST OF MADISON STREET; THENCE EXTENDING WESTWARDLY ALONG THE SAID SOUTHERN LINE OF WEST GRACE STREET AND FRONTING THEREON 34 FEET; THENCE EXTENDING BACK FROM SAID FRONT IN A SOUTHERLY DIRECTION AND BETWEEN PARALLEL LINES, 153.46 FEET, MORE OR LESS, TO AN ALLEY 20 FEET WIDE.

PARCEL 2:  
THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA KNOWN AS 317-319 WEST GRACE STREET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE SOUTHERN LINE OF WEST GRACE STREET, 22.30 FEET EAST OF ITS INTERSECTION WITH THE EASTERN LINE OF MONROE STREET; THENCE RUNNING EASTWARDLY ALONG WEST GRACE STREET AND FRONTING THEREON 44.79 FEET TO THE WESTERN BOUNDARY OF LOT 315 WEST GRACE STREET; THENCE RUNNING SOUTHWARDLY ALONG THE PROPERTY LINE OF THE SUBJECT PROPERTY AND 315 WEST GRACE STREET; THENCE RUNNING SOUTHERLY ALONG THE PROPERTY LINE OF THE SUBJECT PROPERTY AND 315 WEST GRACE STREET A DISTANCE OF 153.46 FEET MORE OR LESS TO A POINT ON THE NORTHERN LINE OF AN ALLEY 20 FEET WIDE AT THE REAR OF THE PROPERTY; THENCE RUNNING WESTWARDLY A DISTANCE OF 44.76 FEET TO A POINT ON THE BOUNDARY LINE OF 321 WEST GRACE STREET; AND THENCE RUNNING NORTHWARDLY A DISTANCE OF 153.50 FEET MORE OR LESS ALONG THE PROPERTY LINE OF THE SUBJECT PROPERTY AND 321 WEST GRACE STREET TO THE BEGINNING.

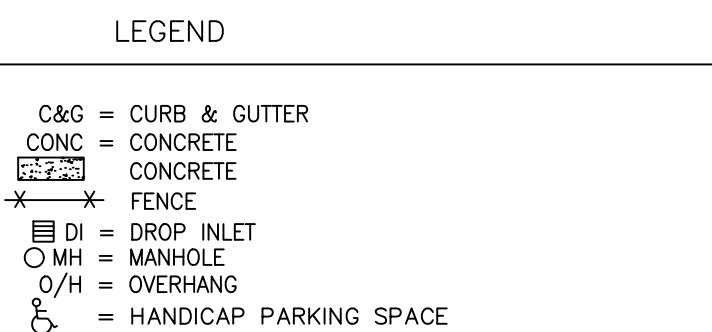
PARCEL 3:  
THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS 315 WEST GRACE STREET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTHERN LINE OF WEST GRACE STREET 166 FEET WEST OF ITS INTERSECTION WITH THE WEST LINE OF MADISON STREET; THENCE RUNNING WESTWARDLY ALONG THE SOUTHERN LINE OF WEST GRACE STREET AND FRONTING THEREON 34 FEET; AND THENCE BACK AT RIGHT ANGLES FROM SAID FRONT, IN A SOUTHERLY DIRECTION, BETWEEN PARALLEL LINES, 153.46 FEET, MORE OR LESS, TO AN ALLEY IN THE REAR 20 FEET WIDE.

PARCEL 4:  
THAT CERTAIN LOT, PLACE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, BEING IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS 321 WEST GRACE STREET AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A STONE MARKING THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF WEST GRACE STREET WITH THE EASTERN LINE OF MONROE STREET; THENCE RUNNING EASTWARDLY ALONG THE SAID SOUTHERN LINE OF GRACE STREET AND FRONTING THEREON 22.30 FEET; THENCE EXTENDING BACK FROM SAID FRONT IN A SOUTHERLY DIRECTION 153.50 FEET, WITHIN PARALLEL LINES, THE WESTERN LINE OF WHICH IS THE EASTERN LINE OF MONROE STREET, TO AN ALLEY IN THE REAR, 20 FEET WIDE, AND BACKING ON SAID ALLEY A DISTANCE OF 22.30 FEET.

BEING THE SAME REAL ESTATE CONVEYED TO THE BLUE ATLANTIC RICHMOND, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED FROM COLONIAL REALTY LIMITED PARTNERSHIP DATED APRIL 17, 2013, RECORDED APRIL 18, 2013 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF RICHMOND CITY, VA, RECORDED AS INSTRUMENT NO. 13-8280.

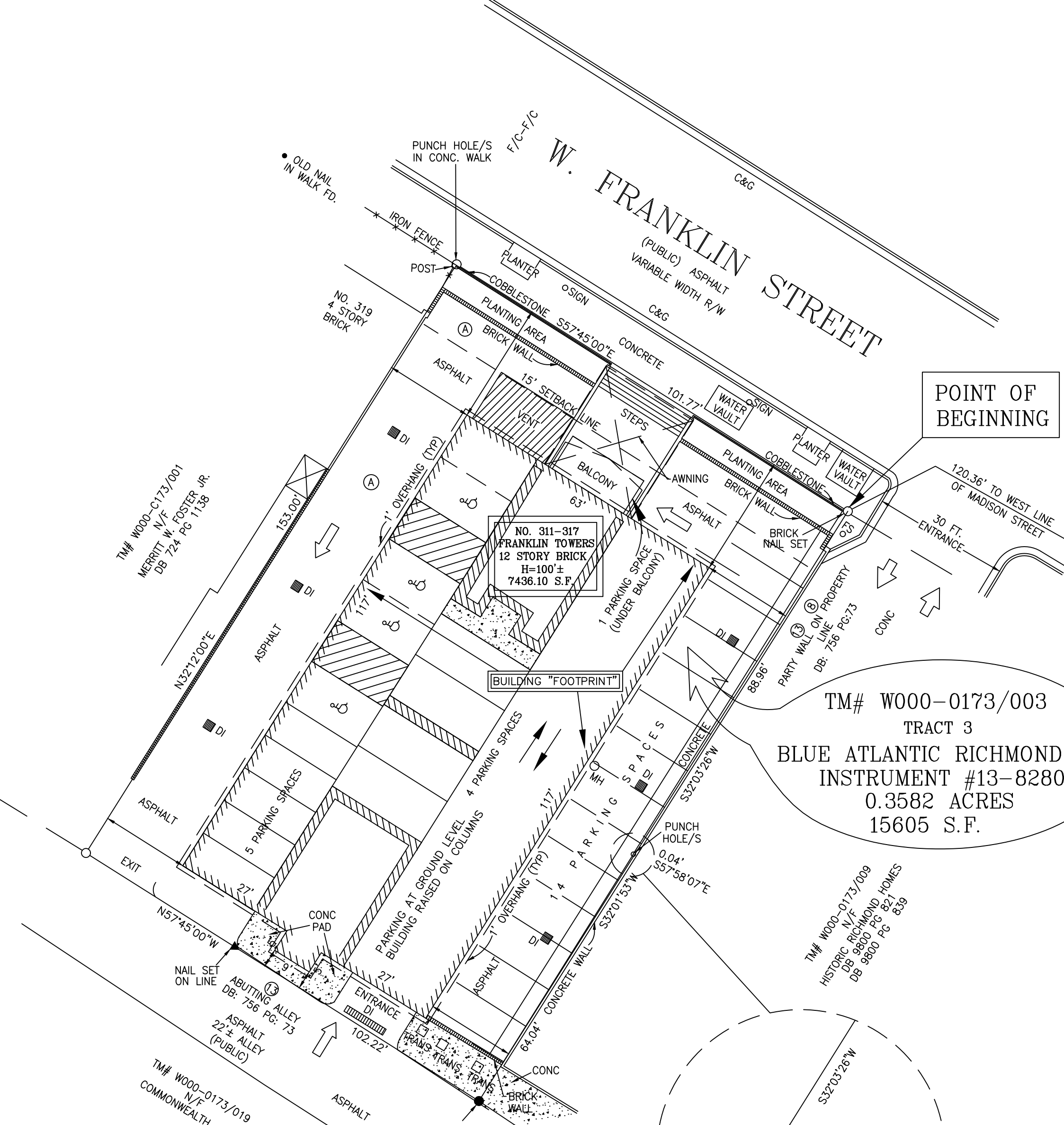
AS PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. SHNC-126 DATED OCTOBER 12, 2018.

AS PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. SHNC-126 DATED OCTOBER 12, 2018.



POTENTIAL ENCROACHMENTS

(A) BUILDING EXTENDS ONTO NORTHWEST PROPERTY LINE 0.45' AND 0.82'



TRACT 3  
BLUE ATLANTIC RICHMOND LLC  
INSTRUMENT #13-8280  
0.3582 ACRES  
15605 S.F.

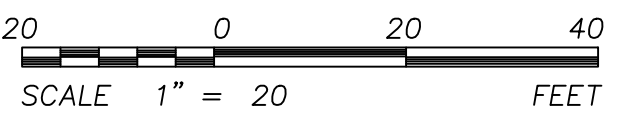
PARKING NOTE - TRACT 3

25 REGULAR
4 HANDICAP
29 TOTAL

ACCESS NOTE (TRACTS) - TRACT 3 HAS INDIRECT ACCESS TO MADISON STREET AND MONROE STREET, BOTH PUBLIC STREETS OR HIGHWAYS, VIA PUBLIC ALLEY.

GENERAL NOTES

- THIS PLAT WAS BASED ON A FIELD SURVEY WITH A LINEAR PRECISION CLOSURE OF 1 FOOT IN 109,985 FEET.
- THERE IS NO OBSERVED, ABOVE GROUND EVIDENCE OF CEMETERIES OR BURIAL GROUNDS NOTED AT TIME OF SURVEY.
- ANY CERTIFICATION OR SPECIAL PROVISIONS OF THIS SURVEY ARE SUBJECT TO TERMS, CONDITIONS AND RESTRICTIONS OF OUR PROFESSIONAL INSURANCE LIABILITY COMPANY IN FORCE AT THE TIME OF THIS SURVEY AND/OR ANY NOTIFICATION RELATIVE TO SAID INSURANCE AS IT APPLIES TO THIS SURVEY AND ANY REVISIONS HEREOF.
- ALL FIELD MEASUREMENTS MATCHED RECORD MEASUREMENTS WITHIN THE MINIMUM STANDARDS SET FORTH FOR ALTA/NSPS LAND TITLE SURVEYS.
- WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.
- SUBAQUEOUS LANDS AND WETLAND AREAS WHICH MAY BE SUBJECT TO THE RIGHTS OF THE COMMONWEALTH OF VIRGINIA AND TO THE RIGHTS OF THE USA ARE NOT ALL DELINEATED PER THIS SURVEY.
- BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE APPEARS TO BE NO CHANGE TO RIGHT OF WAY LINES FOR ADJACENT ROADWAYS, OR STREET OR SIDEWALK CONSTRUCTION REPAIRS, BY VISUAL INSPECTION, OR ANY INFORMATION SUPPLIED TO SURVEYOR.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 510129037D, WITH A DATE OF IDENTIFICATION OF 04/02/09 COMMUNITY NO. 510129 IN THE CITY OF RICHMOND, STATE OF VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- NO PROPERTIES LISTED IN REFERENCED TITLE COMMITMENT ARE CONTIGUOUS EXCEPT PARCELS 1, 2, 3, AND 4 OF TRACT 4.



NOTE: BUILDING IS ELEVATED BY SUPPORT BEAMS, PARKING ACCESS IS BENEATH THE CURRENT BUILDING STRUCTURE.

TOTAL PARKING TABULATION

TRACT 1 PARKING: 32 REGULAR PARKING/ 0 HANDICAP PARKING
TRACT 2 PARKING: 55 REGULAR PARKING SURFACE/ 36 REGULAR SUB-SURFACE PARKING/ 1 HANDICAP SUB-SURFACE PARKING
TRACT 3 PARKING: 25 REGULAR PARKING/ 4 HANDICAP PARKING
TRACT 4 PARKING: 69 REGULAR PARKING/ 0 HANDICAP PARKING
TOTAL PARKING: 217 REGULAR PARKING/ 5 HANDICAP PARKING

LOCAL ZONING CODE  
ZONING INFORMATION NOT PROVIDED PURSUANT TO TABLE A ITEM 6.

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

- AS PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. SHNC-126 DATED OCTOBER 12, 2018.
- RIGHTS OF OTHERS IN AN TO THE USE OF SAID ALLEY. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
  - RIGHTS OF OTHERS IN AND TO THE LATERAL SUPPORT OF PARTY WALLS. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
  - RIGHTS OF OTHERS IN THE ALLEY IN COMMON EXTENDING FROM THE EASTERN LINE OF THE INSURED PREMISES OUT TO ADAMS STREET. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
  - EASEMENT GRANTED UNTO CITY OF RICHMOND, VIRGINIA, DATED JANUARY 8, 1963, RECORDED FEBRUARY 8, 1963, IN DEED BOOK 6150, PAGE 689. GRANTS EASEMENTS FOR TRANSFORMER VAULTS AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS, AND CLEARANCE. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
  - EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED AUGUST 10, 1963, RECORDED SEPTEMBER 25, 1964, IN DEED BOOK 6274, PAGE 129. GRANTS EASEMENTS FOR TRANSFORMER VAULTS AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS, AND CLEARANCE. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
  - DEED OF PARKING SPACE LEASE AND EASEMENT AGREEMENT DATED APRIL 17, 2013, RECORDED APRIL 18, 2013, AS INSTRUMENT NO. 13-8279. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
  - PLAT MADE BY BARTON CORSO & ASSOCIATES, LTD., DATED JUNE 19, 1979, ENTITLED "MAP SHOWING PROPERTY WITH IMPROVEMENTS THEREON, NOS. 311-317, SITUATED ON THE SOUTHERN SIDE OF W. FRANKLIN STREET, EAST OF MONROE STREET, IN THE CITY OF RICHMOND, VA", RECORDED IN DEED BOOK 756, PAGE 73 SHOWS THE FOLLOWING (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
- A) PARTY WALL ON EASTERN BOUNDARY LINE  
B) PROPERTY ABUTS ALLEY ON SOUTHERN BOUNDARY LINE

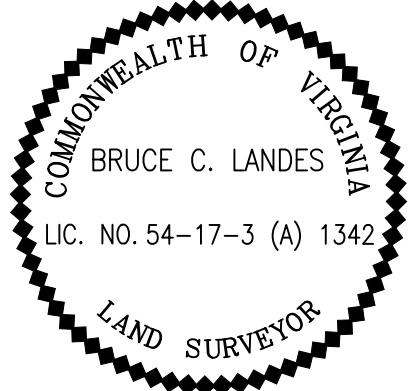
ALTA/NSPS LAND TITLE SURVEY  
**TOWERS ON FRANKLIN APARTMENTS**  
AT  
104 W. FRANKLIN STREET RICHMOND, VA 23220  
SURVEYOR'S CERTIFICATION

TO: THALHIMER FRANKLIN, LLC, BLUE ATLANTIC RICHMOND, LLC, CITIZENS AND FARMERS BANK, 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 REQUIREMENT FOR ALTA/NSPS 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(B)(1), 7(C), 8, 9, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 18, 2018

DATE OF PLAT OR MAP: DECEMBER 18, 2018

*B. C. Landes*  
BRUCE C. LANDES  
REGISTRATION NO. 1342  
COMMONWEALTH OF VIRGINIA  
LAST REVISION DATE: JANUARY 18, 2018



**Landmark-fleet Surveyors, P.C.**  
CONSULTING • LAND SURVEYORS • PLANNERS  
8014 Middlethorpe Turnpike Suite 103  
Richmond, Virginia 23235  
Phone (804)327-0333 Fax (804)330-5558  
Email: landesbruce@gmail.com