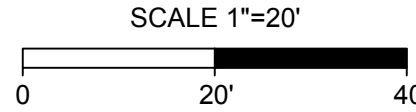
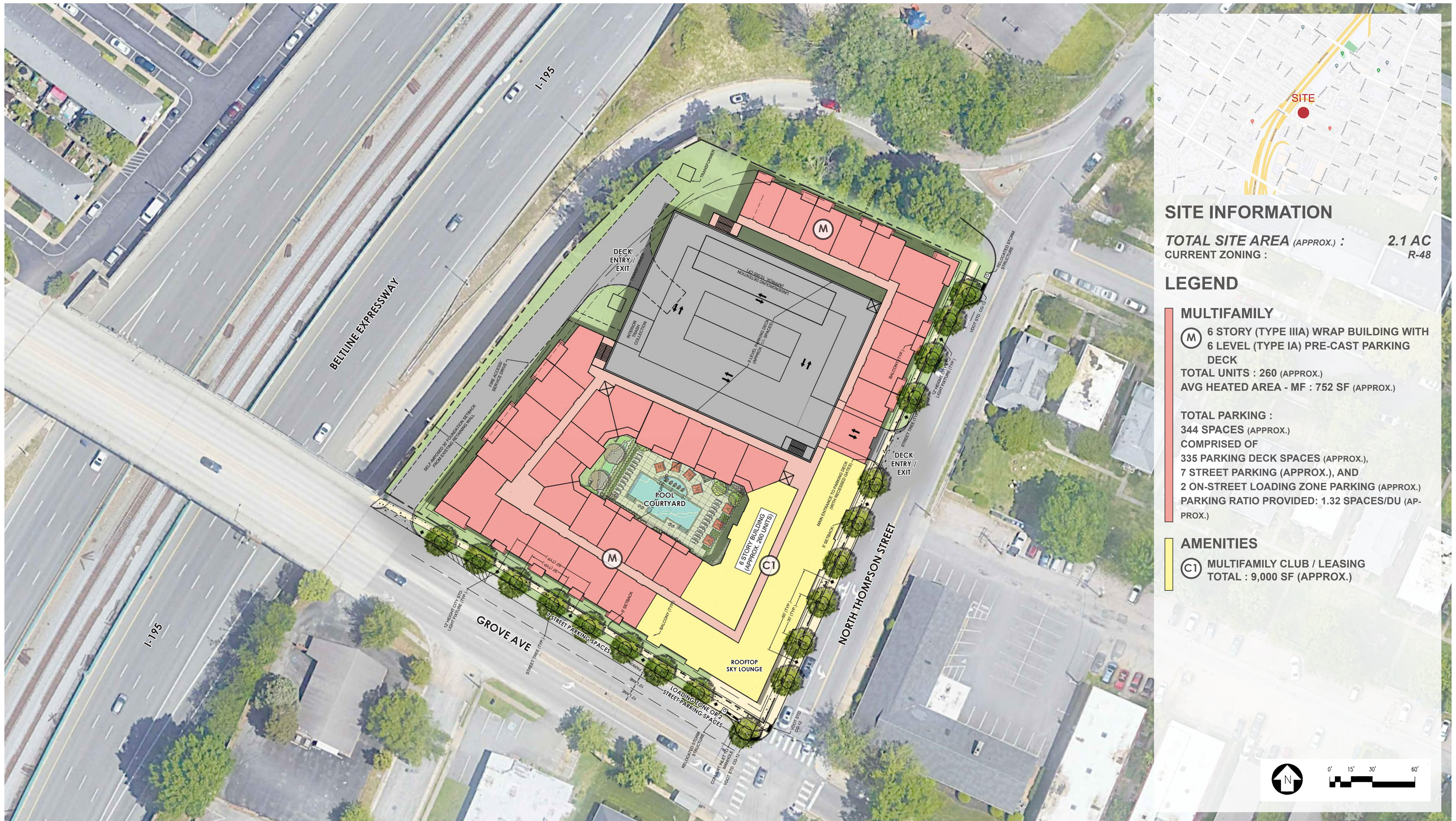


# 3600 GROVE AVENUE MULTIFAMILY CONCEPTUAL PLAN

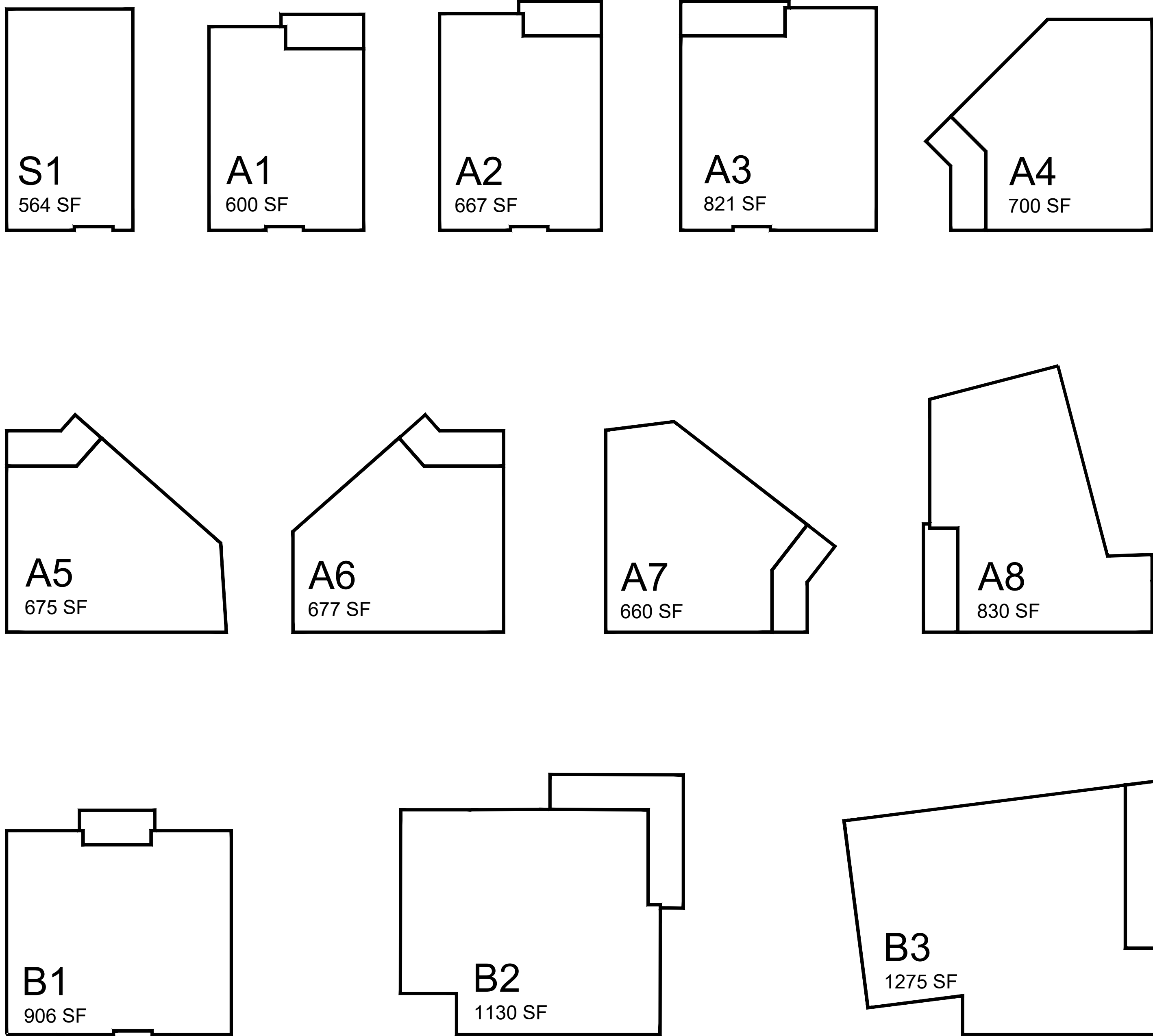
JANUARY 30, 2023



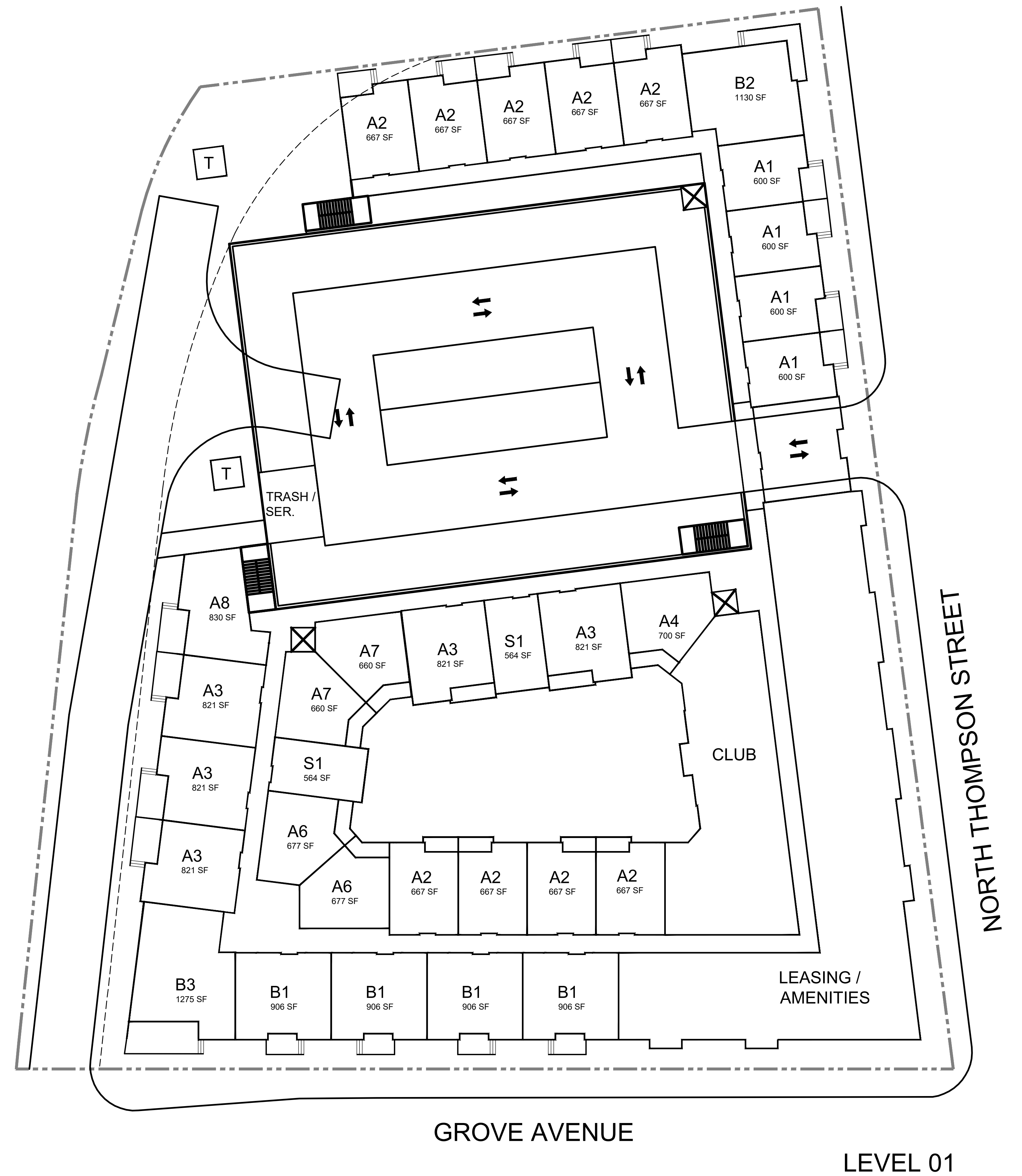
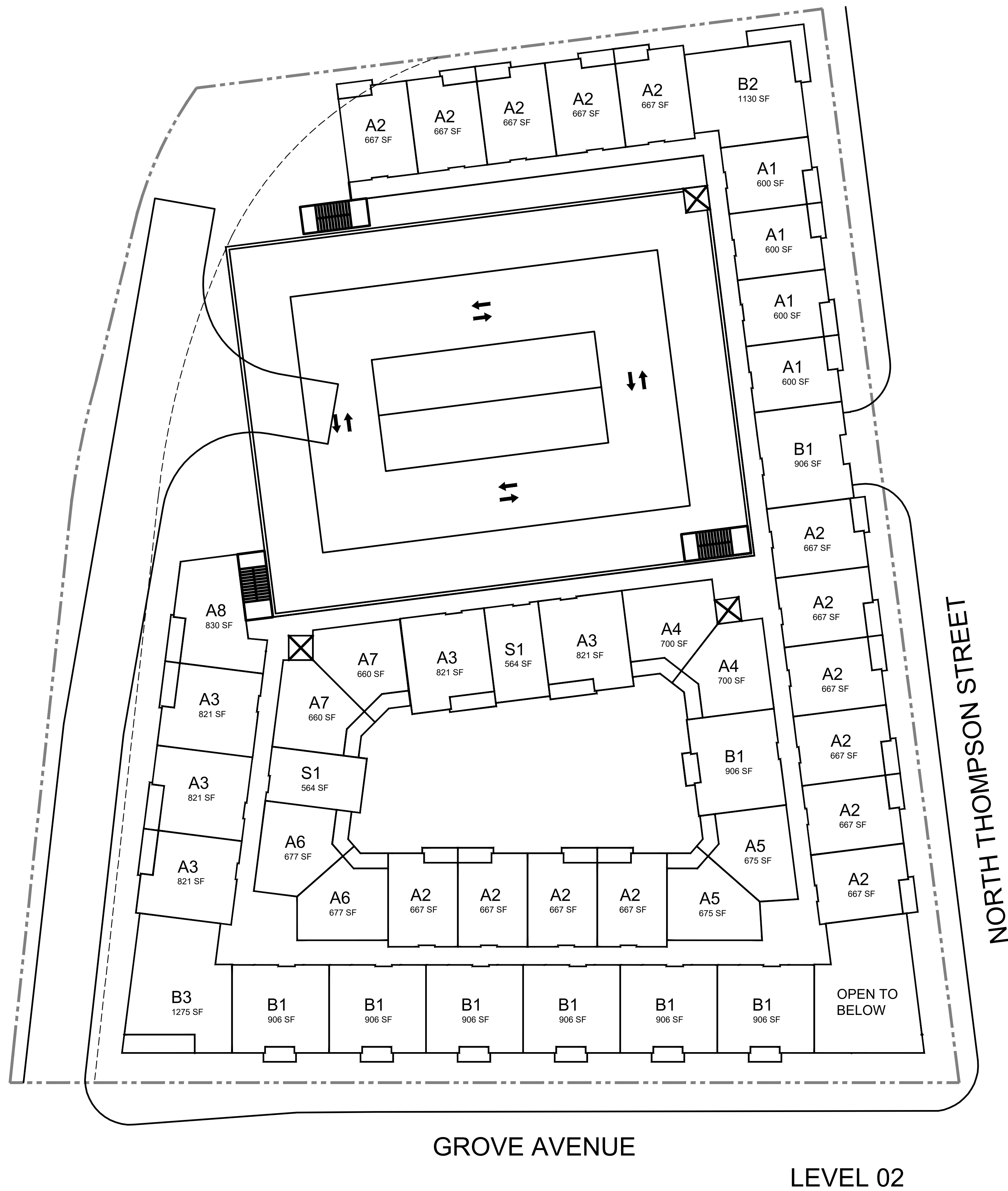






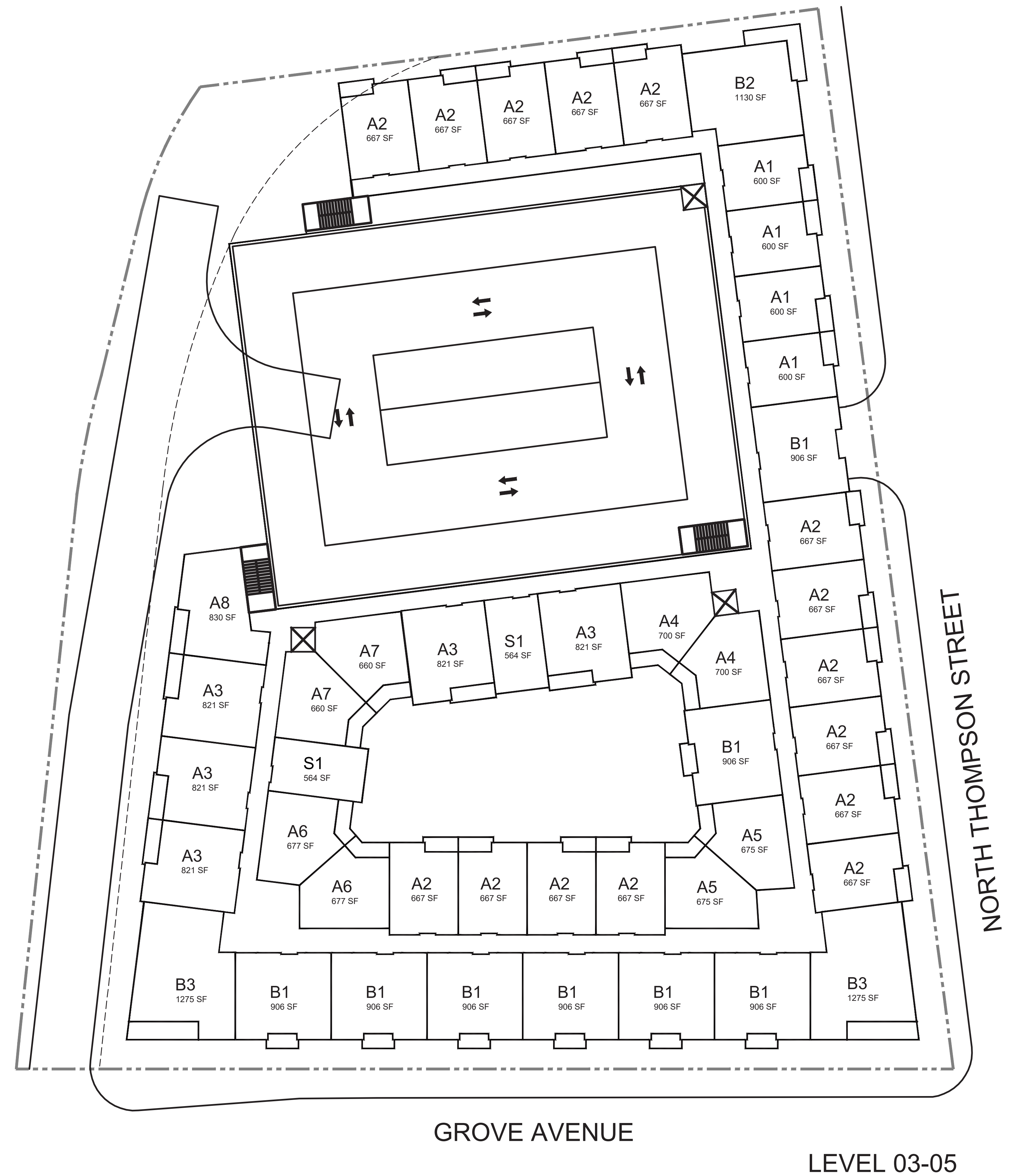
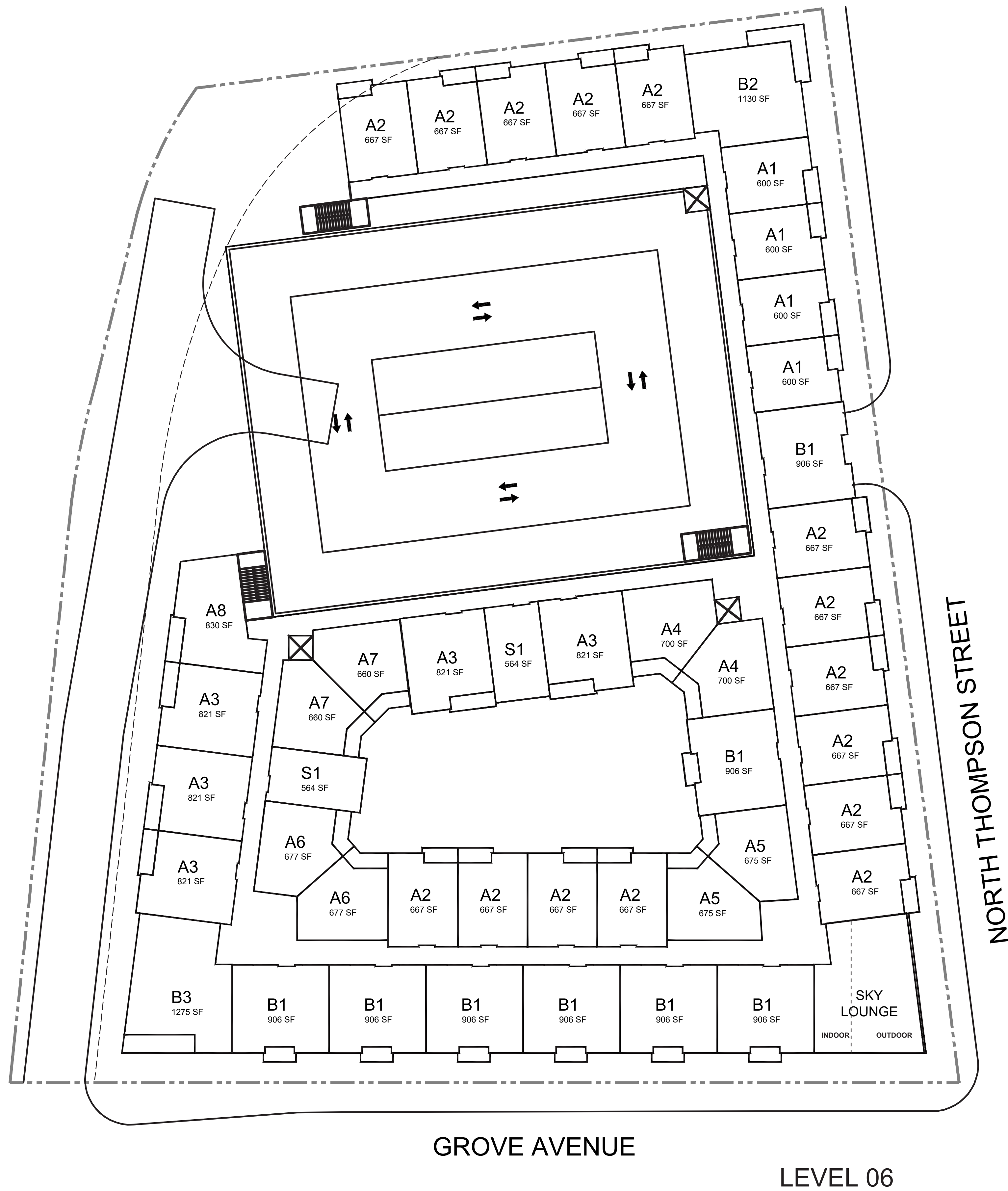


9/12/2022	UNIT MIX SUMMARY														
UNIT	LEVELS						QTY	BEDS	HEATED UNIT AREA (NRSF)				BALC.	MIX %	
	L1	L2	L3	L4	L5	L6			HEATED		TOTAL HEATED		(NRSF)		
STUDIO UNITS															
S1 ( NoDa)	2	2	2	2	2	2	12	12	564	SF	6,768		SF	0	4.62%
SUBTOTAL	2	2	2	2	2	2	12	12	564	AVG	6,768		SF	(NRSF)	4.62%
1 BED UNITS															
A1	4	4	4	4	4	4	24	24	600	SF	14,400		SF	60	9.23%
A2 ( NoDa )	9	15	15	15	15	15	84	84	667	SF	56,028		SF	60	32.31%
A3 (NoDa)	5	5	5	5	5	5	30	30	821	SF	24,630		SF	75	11.54%
A4	1	2	2	2	2	2	11	11	700	SF	7,700		SF	60	4.23%
A5	0	2	2	2	2	2	10	10	675	SF	6,750		SF	60	3.85%
A6	2	2	2	2	2	2	12	12	677	SF	8,124		SF	60	4.62%
A7	2	2	2	2	2	2	12	12	660	SF	7,920		SF	60	4.62%
A8	1	1	1	1	1	1	6	6	830	SF	4,980		SF	60	2.31%
SUBTOTAL	24	33	33	33	33	33	189	189	691	AVG	130,532		SF	(NRSF)	72.69%
2 BED UNITS															
B1 ( NoDa )	4	8	8	8	8	8	44	88	906	SF	39,864		SF	60	16.92%
B2 (NoDa )	1	1	1	1	1	1	6	12	1,130	SF	6,780		SF	60	2.31%
B3 + DEN	1	1	2	2	2	1	9	18	1,275	SF	11,475		SF	120	3.46%
SUBTOTAL	6	10	11	11	11	10	59	118	985	AVG	58,119		SF	(NRSF)	22.69%
TOTALS PER FLOOR	32	45	46	46	46	45	260	319			195,419		SF	(NRSF)	100%
TOTALS							260	UNITS	HEATED:		752		AVG	(NRSF)	



0 25'





0 25'

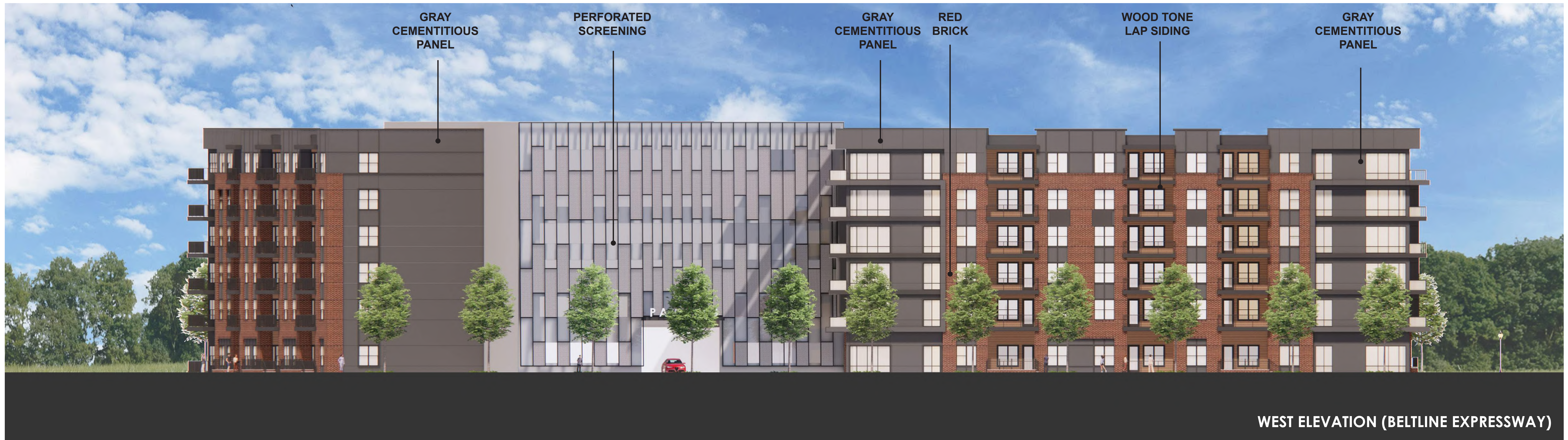














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## Legal Description Per Commitment:

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF RICHMOND, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED AND BEING IN THE CITY OF RICHMOND, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE LOCATED AT THE INTERSECTION OF THE NORTH LINE OF GROVE AVENUE AND THE WEST LINE OF NORTH THOMPSON STREET; PROCEEDING ALONG THE NORTH LINE OF GROVE AVENUE N. 58 DEGREES 36' 24" W. 312.81 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 195; THENCE ALONG SUCH RIGHT OF WAY LINE N. 40 DEGREES 34' 26" E. 8.55 FEET TO A POINT; THENCE N. 37 DEGREES 29' 11" E. 184.86 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 289 FEET AN ARC DISTANCE OF 40.58 FEET, A CHORD DISTANCE OF 40.55 FEET AND A CHORD BEARING OF N 42 DEGREES 43' 55" E; THENCE N 46 DEGREES 15' 54" E. 54.78 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 129.0 FEET AN ARC DISTANCE OF 45.81 FEET; A CHORD DISTANCE OF 45.57 FEET AND A CHORD BEARING N 56 DEGREES 26' 18" E. THENCE DEPARTING FROM THE EAST RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 195, S. 66 DEGREES 08' 03" E. 207.95 FEET TO A POINT IN THE WEST LINE OF NORTH THOMPSON STREET; THENCE CONTINUING ALONG THE WEST LINE OF NORTH THOMPSON STREET, S. 24 DEGREES 14' 36" W. 356.26 FEET TO THE POINT AND PLACE OF BEGINNING; ALL AS MORE CLEARLY SHOWN ON A PLAT ENTITLED, "PLAT OF PROPERTY SITUATED ON THE NORTHWEST CORNER OF GROVE AVENUE AND THOMPSON STREET, RICHMOND, VA.", DATED DECEMBER 15, 1975, AND PREPARED BY CHAS. H. FLEET & ASSOCS., ENGINEER AND SURVEYORS, A COPY OF WHICH IS APPENDED TO AND RECORDED WITH DEED IN DEED BOOK 702, PAGE 1699.

## Metes and Bounds Description:

BEGINNING AT A MONUMENT BEING THE INTERSECTION OF THE NORTH LINE OF GROVE AVENUE AND THE WEST LINE OF N. THOMPSON STREET; THENCE CONTINUING ALONG THE NORTH LINE OF GROVE AVENUE NORTH 59°35'45" WEST A DISTANCE OF 312.81 FEET TO A SET ROD AT THE INTERSECTION OF THE NORTH LINE OF GROVE AVENUE AND THE EAST LINE OF POWHITE PARKWAY, INTRASTATE 195; THENCE CONTINUING ALONG THE EAST LINE OF POWHITE PARKWAY, INTRASTATE 195, NORTH 39°35'05" EAST A DISTANCE OF 8.55 FEET TO A FOUND MONUMENT; THENCE NORTH 36°29'50" EAST A DISTANCE OF 184.86 FEET TO A SET NAIL; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 289.00 FEET, A LENGTH OF 40.58 FEET, A DELTA ANGLE OF 08°02'45", A CHORD BEARING OF NORTH 41°44'34" EAST AND A CHORD DISTANCE OF 40.55 FEET TO A FOUND BRICK NAIL; THENCE NORTH 45°16'33" EAST A DISTANCE OF 54.78 FEET TO A SET NAIL; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 129.00 FEET, A LENGTH OF 45.81 FEET, A DELTA ANGLE OF 20°20'49", A CHORD BEARING OF NORTH 55°26'57" EAST AND A CHORD DISTANCE OF 45.57 FEET TO A SET NAIL; THENCE SOUTH 67°07'24" EAST A DISTANCE OF 207.95 FEET TO A FOUND AXLE ON THE WEST LINE OF N. THOMPSON STREET; THENCE CONTINUING ON THE WEST LINE OF N. THOMPSON STREET SOUTH 23°15'15" WEST A DISTANCE OF 356.26 FEET TO A FOUND MONUMENT BEING THE POINT OF BEGINNING AND CONTAINING 2.093 ACRES OF LAND.

## Surveyor's Certification

TO: JFC WINDSOR DST, FLOURNOY DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN 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 - 4, 6A, 6B, 7A, 8, 9 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN JUNE OF 2022.

07-07-2022  
DATE

DAVID F. PUGH, LS (LIC. NO.002531)  
DATE

## Exceptions per Schedule B Part II:

EXCEPTION 1, TAXES SUBSEQUENT TO FIRST HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE. **NOT OF A SURVEY NATURE.**

EXCEPTION 2, RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. **NOT OF A SURVEY NATURE.**

EXCEPTION 3, ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THERewith OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS. **NOT OF A SURVEY NATURE.**

EXCEPTION 4, COVENANTS, CONDITIONS, RESTRICTIONS, ETC., AS SET FORTH IN DEED, DATED OCTOBER 30, 1954, RECORDED DECEMBER 21, 1954, IN DEED BOOK 560D PAGE 225, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE 42 USC 3604(C) **NOT OF A SURVEY NATURE.**

EXCEPTION 5, EASEMENTS AS SET FORTH IN CERTIFICATES GRANTED TO THE STATE HIGHWAY COMMISSIONER OF VIRGINIA, RECORDED JUNE 15, 1971 IN DEED BOOK 670B PAGE 656, RECORDED NOVEMBER 5, 1971 IN DEED BOOK 673B PAGE 92 AND RECORDED DECEMBER 22, 1975 IN DEED BOOK 701A PAGE 538. **DEED BOOK 670B, PAGE 656 HIGHWAY MAP NOT PROVIDED, 673B, PAGE 92 EXPIRED, DEED BOOK 701A, PAGE 538 EXPIRED.**

EXCEPTION 6, EASEMENT GRANTED TO COMMONWEALTH OF VIRGINIA, DATED DECEMBER 12, 1975, RECORDED JANUARY 12, 1976, IN DEED BOOK 702, PAGE 487. **APPLIES BUT HIGHWAY MAP NOT PROVIDED BUT APPEARS TO BE THE SAME AS DEED 702, PAGE 1699.**

EXCEPTION 7, PERMANENT EASEMENTS GRANTED TO THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, AS SET OUT IN THE DEED RECORDED JANUARY 29, 1976 IN DEED BOOK 702 PAGE 1699. **APPLIES, THEREFORE IS SHOWN HEREON.**

EXCEPTION 8, MATTERS AS SHOWN ON PLAT ATTACHED WITH DEED RECORDED IN DEED BOOK 702 PAGE 1699. **APPLIES, THEREFORE IS SHOWN HEREON.**

EXCEPTION 9, TERMS AND CONDITIONS OF THAT CERTAIN UNRECORDED MASTER LEASE DATED AS OF DECEMBER 31, 2014, MADE BY AND BETWEEN JFC WINDSOR DST, A DELAWARE STATUTORY TRUST AND JFC WINDSOR MASTER TENANT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS REFERENCED IN THAT CERTAIN SUBORDINATION, ASSIGNMENT AND SECURITY AGREEMENT - DELAWARE STATUTORY TRUST SENIOR HOUSING, MADE BY AND BETWEEN JFC WINDSOR DST, A DELAWARE STATUTORY TRUST, CBRE CAPITAL MARKETS, INC., A TEXAS CORPORATION, JFC WINDSOR MASTER TENANT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GROVE AL, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED AS OF DECEMBER 31, 2014 AND RECORDED JANUARY 8, 2015, AS INSTRUMENT NO. 150000287. **APPLIES, BUT CONTAINS NO SURVEY INFORMATION TO BE SHOWN HEREON.**

EXCEPTION 10, RIGHTS OF THE USA AND/OR THE COMMONWEALTH OF VIRGINIA TO RECOVER ANY PUBLIC FUNDS ADVANCED UNDER THE "HILL-BURTON" ACT (TITLE 42 USCA SEC. 291 ET SEQ.) OR ANY STATE STATUTE ENACTED PURSUANT THERETO. **NOT OF A SURVEY NATURE.**

EXCEPTION 11, THE EXACT ACREAGE OR SQUARE FOOTAGE OF THE LAND DESCRIBED HEREIN IS NOT INSURED. **NOT OF A SURVEY NATURE.**

EXCEPTION 12, ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. **NOT OF A SURVEY NATURE.**

## Notes:

1.) OWNER OF RECORD:  
JFC WINDSOR DST  
C/O JFC WINDSOR MANAGER  
3600 GROVE AVENUE  
PARCEL ID: W0001657002  
INST #2015-00285

2.) THIS SURVEY IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELDWORK WAS PERFORMED IN JUNE OF 2022.

3.) HORIZONTAL DATUM IS REFERENCED TO NAD83, VIRGINIA SOUTH ZONE.

4.) THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 5101290036D, DATED APRIL 02, 2009.

5.) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NUMBER NCS-1130283-ATL AND DATED JUNE 07, 2022.

6.) NO ZONING REPORT PROVIDED.

7.) THERE ARE 35 REGULAR PARKING SPACES AND 4 HANDICAP PARKING SPACES.

8.) NO OBSERVED STREET OR ON-SITE CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.

9.) ZONED: R-48 (PER CITY OF RICHMOND, VA GIS AND MUNICODE )

LOT AREA AND WIDTH  
A. MINIMUM LOT AREAS AND LOT WIDTHS FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS IN THE R-48 MULTIFAMILY RESIDENTIAL DISTRICT SHALL BE AS REQUIRED IN THE R-7 DISTRICT AND SET FORTH IN SECTION 30-413.5.

B. MULTIFAMILY DWELLINGS SHALL BE LOCATED ON LOTS OF NOT LESS THAN 2,200 SQUARE FEET IN AREA FOR EACH DWELLING UNIT.

YARDS  
YARD REGULATIONS IN THE R-48 MULTIFAMILY RESIDENTIAL DISTRICT SHALL BE AS FOLLOWS:

1. FRONT YARD - THERE SHALL BE A FRONT YARD WITH A DEPTH OF NOT LESS THAN 25 FEET, EXCEPT THAT FRONT YARDS FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS SHALL BE NOT LESS THAN 15 FEET IN DEPTH.

2. SIDE AND REAR YARDS - SIDE AND REAR YARDS SHALL BE AS FOLLOWS:

A. SIDE AND REAR YARDS FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS AND BUILDINGS ACCESSORY THERETO SHALL BE AS REQUIRED IN THE R-7 DISTRICT AND SET FORTH IN SECTION 30-413.6

B. SIDE AND REAR YARDS FOR USES AND BUILDINGS OTHER THAN SINGLE-FAMILY AND TWO-FAMILY DWELLINGS AND BUILDINGS ACCESSORY THERETO SHALL BE NOT LESS THAN 15 FEET IN DEPTH.

3. SPACES BETWEEN BUILDINGS ON SAME LOT - SPACES BETWEEN BUILDINGS ON THE SAME LOT SHALL BE AS FOLLOWS:

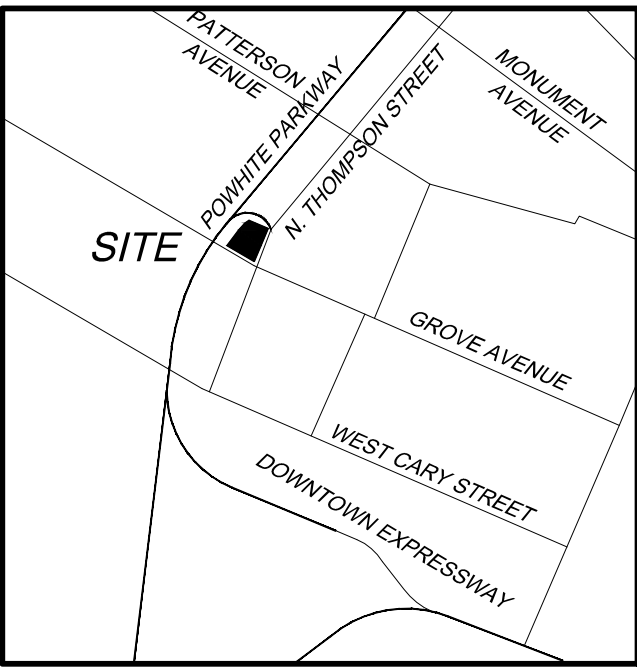
A. WHERE TWO OR MORE BUILDINGS, AT LEAST ONE OF WHICH CONTAINS A DWELLING USE, ARE ERECTED ON THE SAME LOT, THE DISTANCE BETWEEN ANY TWO SUCH BUILDINGS SHALL BE NOT LESS THAN 15 FEET.

B. WHERE TWO OR MORE BUILDINGS, NEITHER OF WHICH CONTAINS A DWELLING USE, ARE ERECTED ON THE SAME LOT, THE DISTANCE BETWEEN ANY TWO SUCH BUILDINGS SHALL BE NOT LESS THAN TEN FEET.

USABLE OPEN SPACE  
IN THE R-48 MULTIFAMILY RESIDENTIAL DISTRICT, USABLE OPEN SPACE OF NOT LESS THAN 50 PERCENT OF THE AREA OF THE LOT SHALL BE PROVIDED FOR MULTIFAMILY DWELLINGS.

LOT COVERAGE  
MAXIMUM LOT COVERAGE IN THE R-48 MULTIFAMILY RESIDENTIAL DISTRICT SHALL NOT EXCEED 50 PERCENT OF THE AREA OF THE LOT FOR USES OTHER THAN MULTIFAMILY DWELLINGS.

HEIGHT  
NO BUILDING OR STRUCTURE IN THE R-48 MULTIFAMILY RESIDENTIAL DISTRICT SHALL EXCEED 35 FEET IN HEIGHT.



VICINITY MAP  
SCALE 1"=2000'



ALTA/NSPS  
LAND TITLE SURVEY  
OF 2.093 ACRES OF LAND  
OWNED BY  
JFC WINDSOR DST

City of Richmond	Commonwealth of Va.
Date: June 29, 2022	Scale: None
Sheet 1 of 2	J.N.: 54228
Drawn by: Pugh	Check by: Delano
Revised: July 07, 2022	

THIS DRAWING PREPARED AT THE  
CORPORATE OFFICE  
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225  
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development

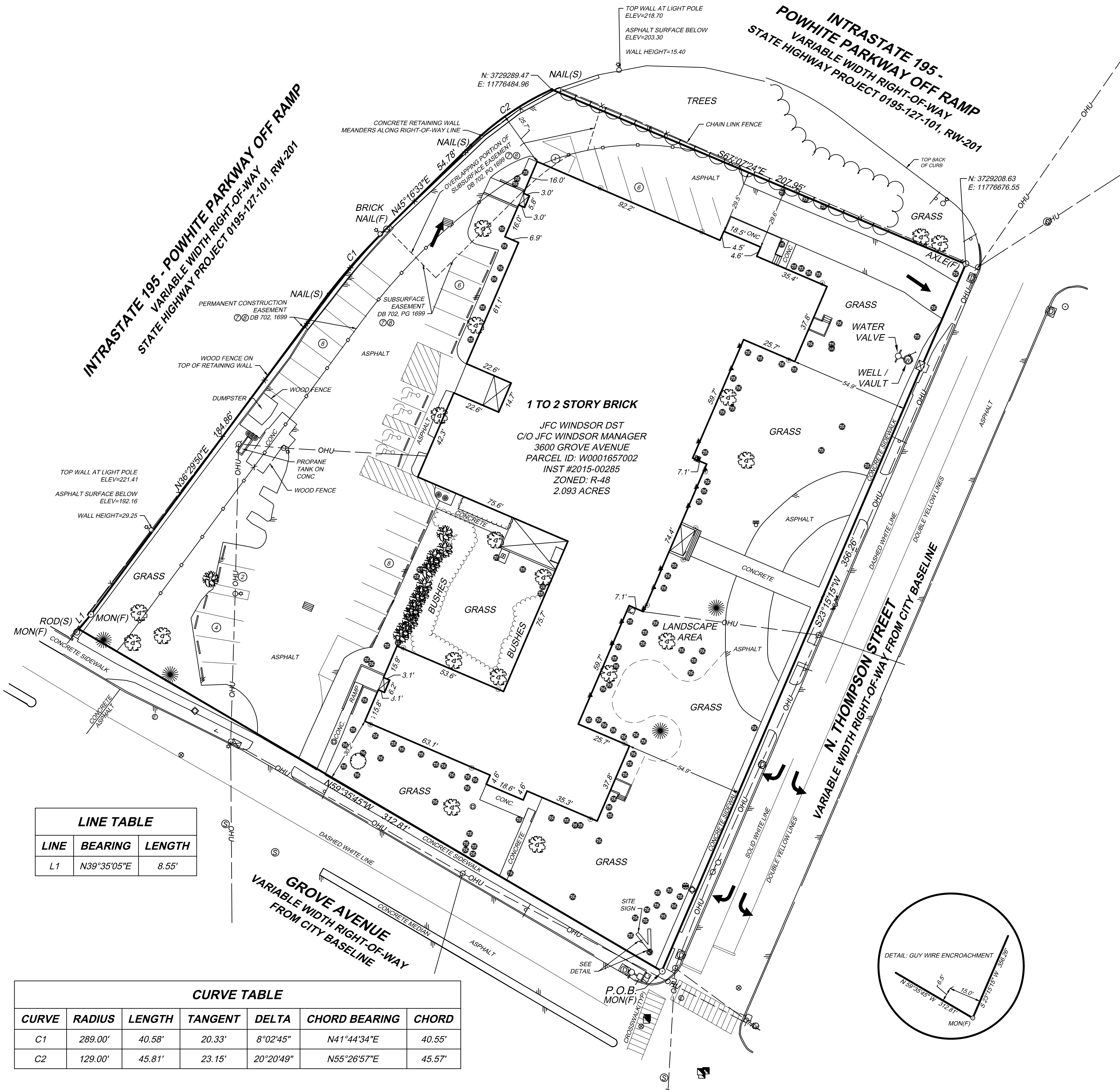
Residential

Infrastructure

Technology



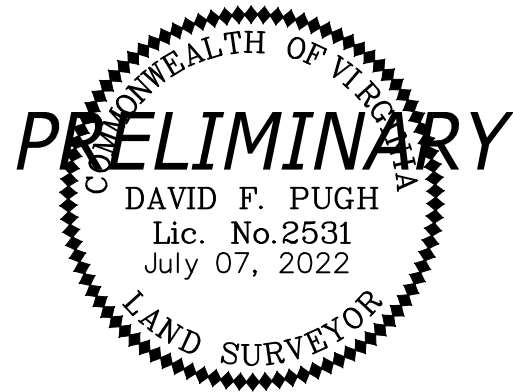
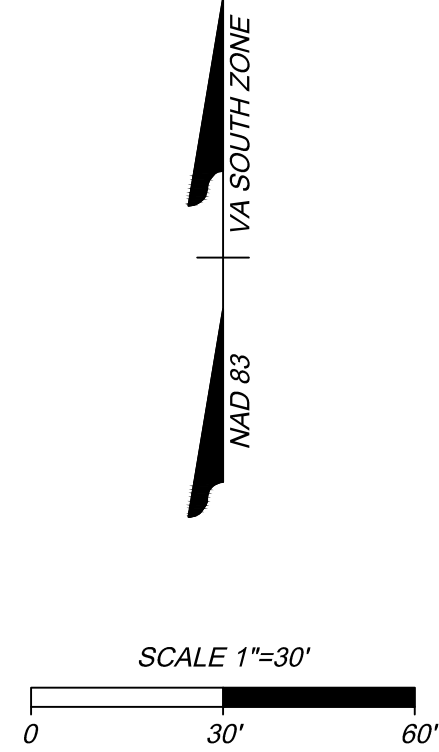
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°35'05"E	8.55'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	289.00'	40.58'	20.33'	8°02'45"	N41°44'34"E	40.55'
C2	129.00'	45.81'	23.15'	20°20'49"	N55°26'57"E	45.57'

- Legend**
- Cable Pedestal
  - Gas Meter
  - Gas Test
  - Light Pole
  - Electric Meter
  - Electric Pedestal
  - Traffic Signal Pole
  - Sign
  - Bollard
  - Mailbox
  - Sanitary Manhole
  - Sanitary Cleanout
  - Storm Manhole
  - Storm Grate
  - Roof Drain
  - Utility Pole
  - Guy Anchor
  - Utility Vault
  - Fire Hydrant
  - Water Meter
  - Siamese Water
  - Water Valve
  - Water Well
  - Property Corner Found
  - Concrete Monument Found



ALTA/NSPS  
LAND TITLE SURVEY  
OF 2.093 ACRES OF LAND  
OWNED BY  
JFC WINDSOR DST

City of Richmond	Commonwealth of Va.
Date: June 29, 2022	Scale: 1"=30'
Sheet 2 of 2	J.N.: 54228
Drawn by: Pugh	Check by: Delano
Revised: July 07, 2022	

TIMMONS GROUP

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