



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.richmondva.gov/>

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: 2500, 2510, 2516, 2530, 2532, 2534, and 2536 N. Lombardy Street Date: December 28, 2022
 Tax Map # See Exhibit A Fee: \$2,400.00
 Total area of affected site in acres: ~1.69

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

Zoning

Current Zoning: Urban Business District (UB-2)

Existing Use: Vehicle Service Businesses

Proposed Use

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

Class-A, six story, mixed use building containing commercial and multifamily uses.
 Existing Use: Vehicle Service Businesses

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: BZA Appeal 119-49

Applicant/Contact Person: Jeffrey P. Geiger

Company: Hirschler
 Mailing Address: 2100 E. Cary Street
 City: Richmond State: VA Zip Code: 23223
 Telephone: (804) 771-9557 Fax: ()
 Email: jgeiger@hirschlerlaw.com

Property Owner: One Parkwood, LLC, and Third J-M-J Corporation

If Business Entity, name and title of authorized signee: Jeffrey P. Geiger and Susan S. Smith

(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) 771-9557 Fax: ()
 Email: jgeiger@hirschlerlaw.com and ssmith@hirschlerlaw.com

Property Owner Signature: Susan S. Smith, Attorney-in-Fact

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)

Exhibit A

Property:

- Tax Map Parcel ID: N0000690022 - 2500 N. Lombardy Street - owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690019 - 2510 N. Lombardy Street - owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690016 - 2516 N. Lombardy Street – owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690014 - 2530 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690013 - 2532 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690012 - 2534 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690011 - 2536 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation

APPLICANT REPORT

Special Use Permit Applicant's Report

Tax Map Parcel IDs: N0000690011, N0000690012, N0000690013, N0000690014, N0000690016, N0000690019, and N0000690022

INTRODUCTION

One Parkwood, LLC, a Maryland limited liability company ("Parkwood"), controls 2500, 2510, 2516, 2530, 2532, 2534, and 2536 N. Lombardy Street Richmond, VA 23220 (all aforementioned property is collectively referred to herein as the "Property") (Parkwood and the other owner of the Property are collectively referred to herein as the "Applicant"). The Property is located on the Northside of Richmond.

The Applicant plans to replace the run-down, underutilized buildings on the Property with a Class-A, mixed-use building containing commercial and multifamily uses. The Applicant will also construct a parking lot behind the new building to service the new uses. A podium may also be constructed above a small portion of the parking lot to provide space for a pool and amenities for the residents. Landscaping will be provided between the parking lot and the alley as generally shown in the enclosed illustration entitled "Site Line Illustrations." The new building will be six stories, with the top story set back on all four sides (the "Project"). This new building will include commercial and amenity space on the first floor and multifamily units on the floors above the commercial use.

In response to Staff's comments at the Pre-Application Meeting, the Applicant extended the building frontage along the corner of Overbrook Road and Seminary Avenue to further screen the parking lot.

This Project will provide the community with additional retail and personal service options. This Project will also help contribute to the area's rejuvenation and start the evolution the City seeks in this corridor and further the City's aspirations for this neighborhood.

SPECIAL USE PERMIT REQUEST

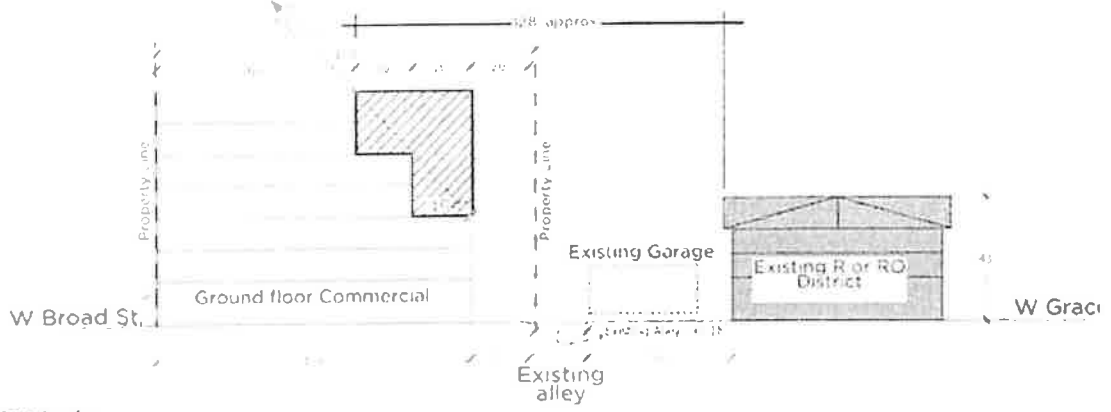
The Property is located in the Urban Business District (UB-2). A request to rezone the Property to the Transit-Oriented Nodal District (TOD-1) is being submitted simultaneously. The Property is situated across an alley from property in a residential district.

The Applicant is requesting a limited Special Use Permit ("SUP") to correct the TOD-1 height requirements for the new building on the Property.

Pursuant to Section 30-457.9(1)(b) of the City of Richmond's zoning ordinance, a building in the TOD-1 zoning district is subject to an inclined plane height restriction when the building is situated across an alley from property in a residential district.

Specifically, the height of the building is limited so that no portion of the building penetrates an inclined plane originating from the third story of the property at the rear building wall. If built as envisioned, the new building would not comply with the inclined plane restriction found in Section 30-457.9(1)(b) of the City of Richmond's zoning ordinance. This ordinance

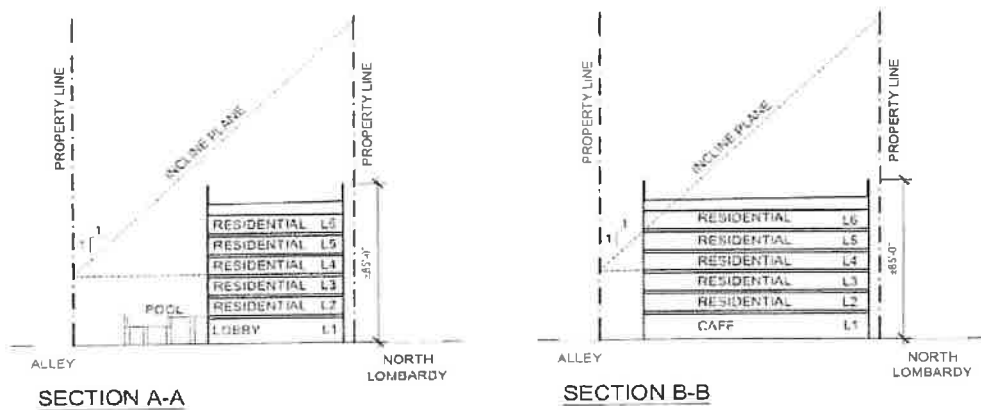
section provides that the inclined plane originates at the third story of the rear building wall. This inclined plane is illustrated in the ordinance as shown below.



The City of Richmond's intent was to limit the height of a building when it is immediately adjacent to a residential district, as illustrated above.

However, Richmond 300 contemplates a different building placement for this Property. Richmond 300 requires placing the parking area behind the building on this property. This shifts the building away from the residential district and accomplishes the goal of protecting the residential district from the height of the neighboring building.

When the building shifts away from the residential district, the origination of the inclined plane should not move with the building. This "movement" is illustrated in Section B-B below. Instead, the origination of the inclined plane should remain fixed at the third story height where the rear building wall may be closest to the residential district. This proper origination point is illustrated in Section A-A.



A property owner should not be punished with a moving inclined plane when the owner moves the building away from the residential district to achieve the Richmond 300 goal of obscuring parking. This limited SUP corrects the origination point for the inclined plane.

Staff requested that the Applicant modify the shape of the building so that the building screens a portion of the parking lot. This modification resulted in the creation of a minor encroachment into the inclined plane as shown in Section B-B. Accordingly, this Limited Special Use Permit also requests approval for a minor encroachment into the inclined plane.

Additionally, the height of the building will add an element of safety to the neighborhood. At the Edgell Chamberlayne Court Civic Association meeting, neighbors expressed concern over the crime in the area, particularly in alleys and at an adjacent motel. The height of the Project and security measures, such as lighting and cameras, will expose once concealed spaces that were prime spots for crime. The views from balconies and high up residents will naturally enhance vigilance in the area, which will help discourage bad behavior.

EXISTING PROPERTY AND SURROUNDING AREA

The Property forms the eastern margin of the Edgell Chamberlayne Court Neighborhood. The Edgell Chamberlayne Court Neighborhood is bound by various roads, including: Chamberlayne Avenue, Brookland Parkway/W. Brookland Park Blvd., I-95/I-64, and Admiral Street/School Street. The neighborhood is made up of single-family residential homes, and commercial and institutional uses.

THE RICHMOND 300 PLAN

The Richmond 300 Plan designates the Property's future use as Corridor Mixed-Use. This future use category permits buildings 3-10 stories in height to allow a mixing of commercial and residential uses and a more urban environment with walkable streetscapes. Improving the aesthetics of the street scape is one of the objectives of this Project.

Within Corridor Mixed Use, the desired primary uses include retail, office, personal service, and multi-family residential uses. The Project envisions these uses and creates better commercial spaces for businesses in the area. The Applicant believes that the Project will inspire other redevelopment in the surrounding area.

PROPOSED USE

The proposed use of the Property, as described herein, will be a beneficial use for the site. This Project is in line with the Property's "Corridor Mixed-Use" future use designation in the Richmond 300 Plan. The Project's enhanced streetscape will create an aesthetic appeal that is better than current conditions.

Any traffic generated by the Project will be easily absorbed by the surrounding road network and the City's bus system. Additionally, the Property provides parking to service the residents and patrons of the retail and personal service businesses.

SUITABILITY OF SPECIAL USE PERMIT 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 additional living and business opportunities as well as inspire other redevelopment opportunities in the surrounding area.

- *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 existing parking lot circulation and City bus system are also adequate to support this Project.

- *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.

- *NEITHER lead to the overcrowding of land nor cause an undue concentration of population.*

The Project will provide comfortable luxury housing to young professionals and empty nesters who work in the City 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 Property 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 Property and adjacent properties will not change if the SUP is granted.

COMMUNITY SUPPORT FOR REZONING

The Applicant presented the Project to neighbors who live on Seminary Avenue. The Applicant also presented the Project to the Edgehill Chamberlayne Court Civic Association. Enclosed is a list of topics discussed at both meetings.

At the suggestion of Councilmember Ann-Frances Lambert, the Applicant also reached out to the Chamberlayne Industrial Center Association and Chamberbrook.

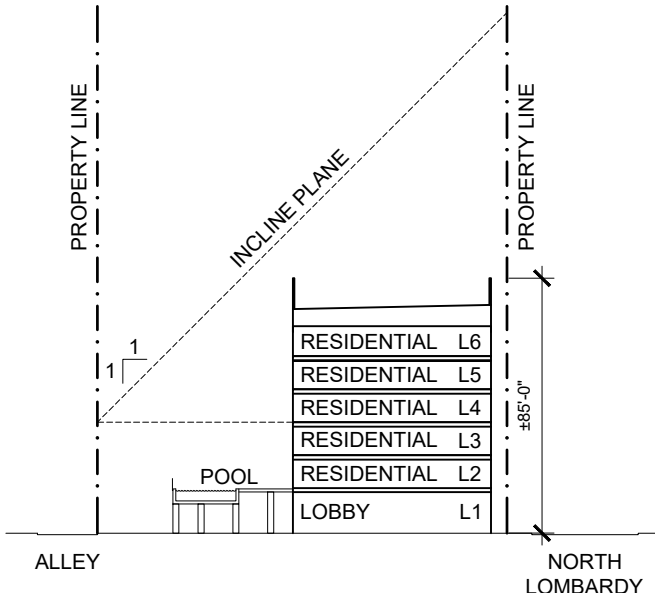
CONCLUSION

The Applicant desires to begin the rejuvenation of the Property. If this rezoning request is granted, this Project will help contribute to the area's evolution and further the City's aspirations for this corridor.

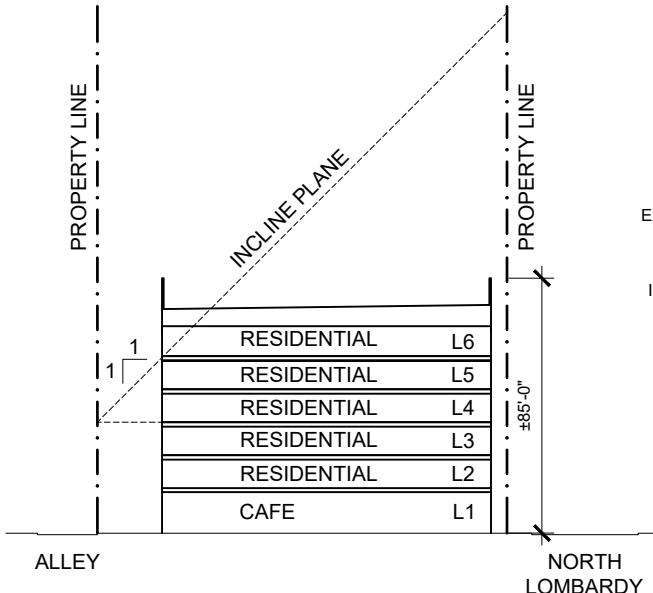
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GRAPHICS KEY

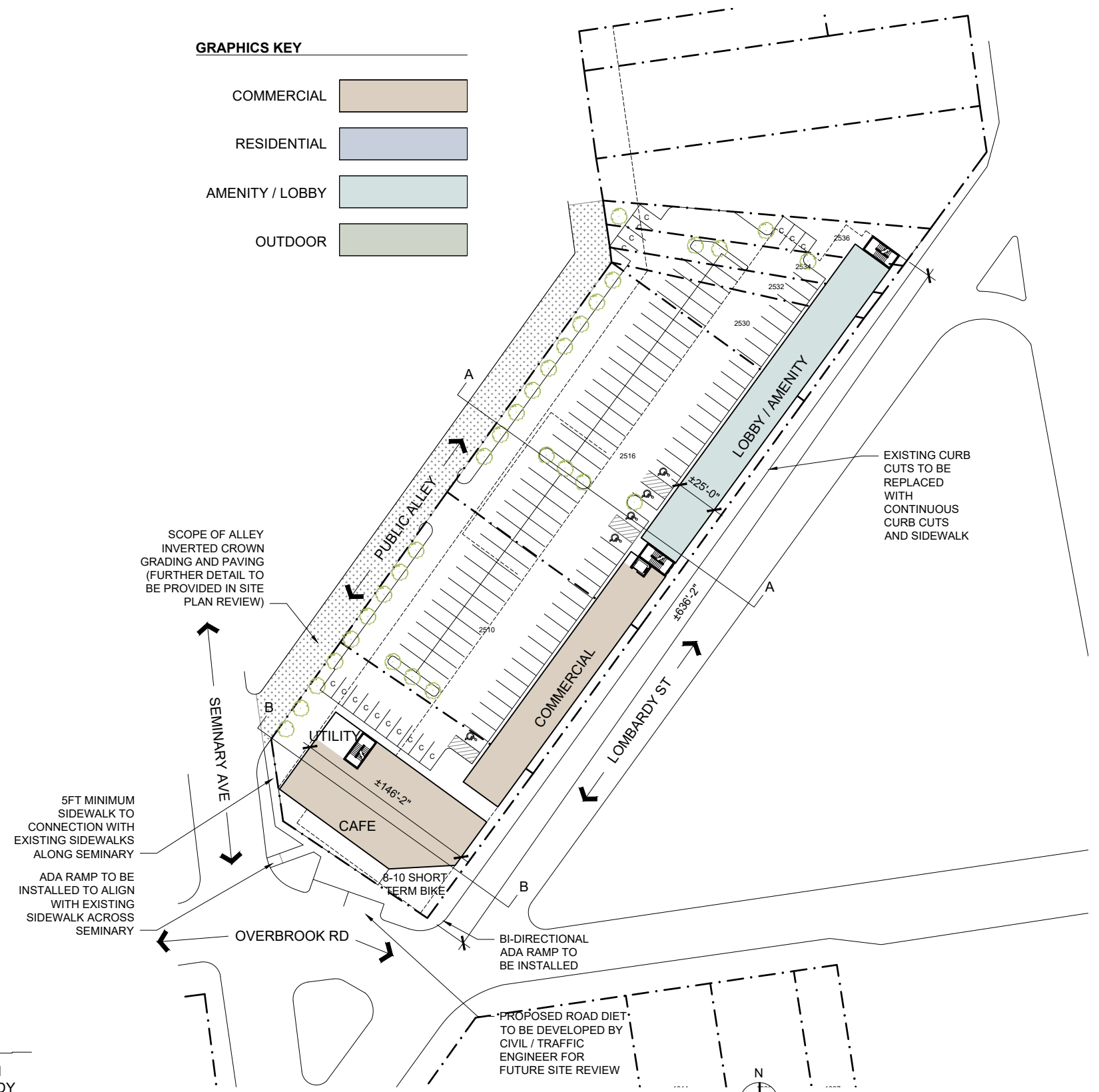
- COMMERCIAL
- RESIDENTIAL
- AMENITY / LOBBY
- OUTDOOR



SECTION A-A

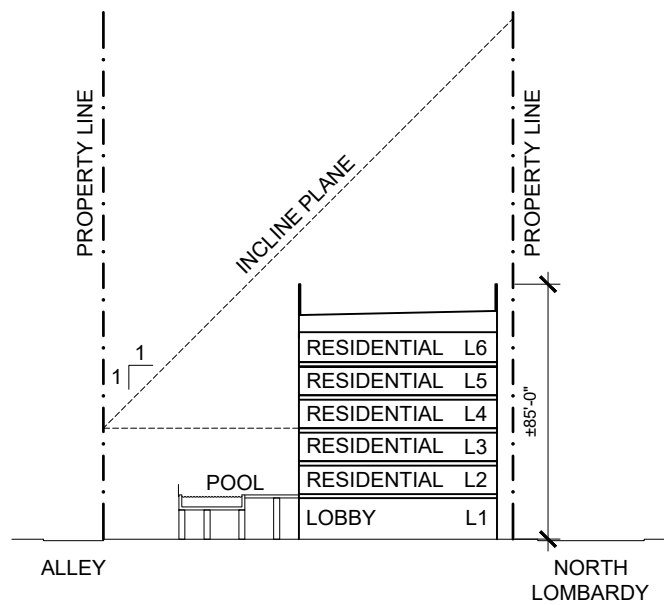


SECTION B-B

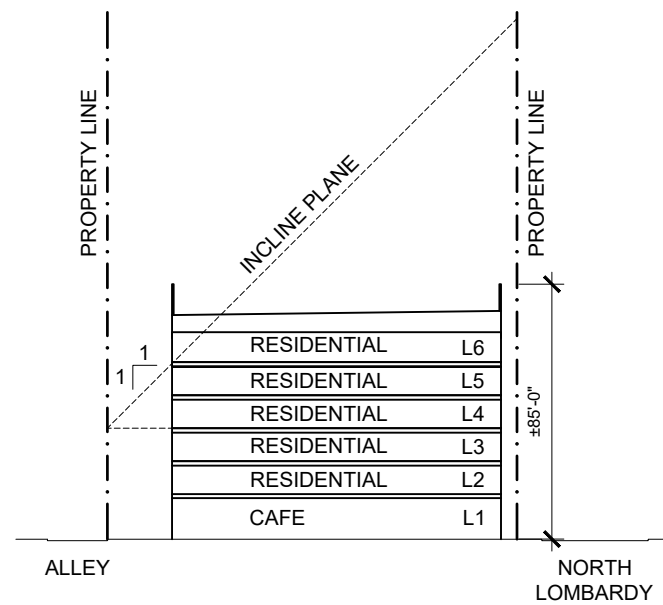


GROUND LEVEL PLAN

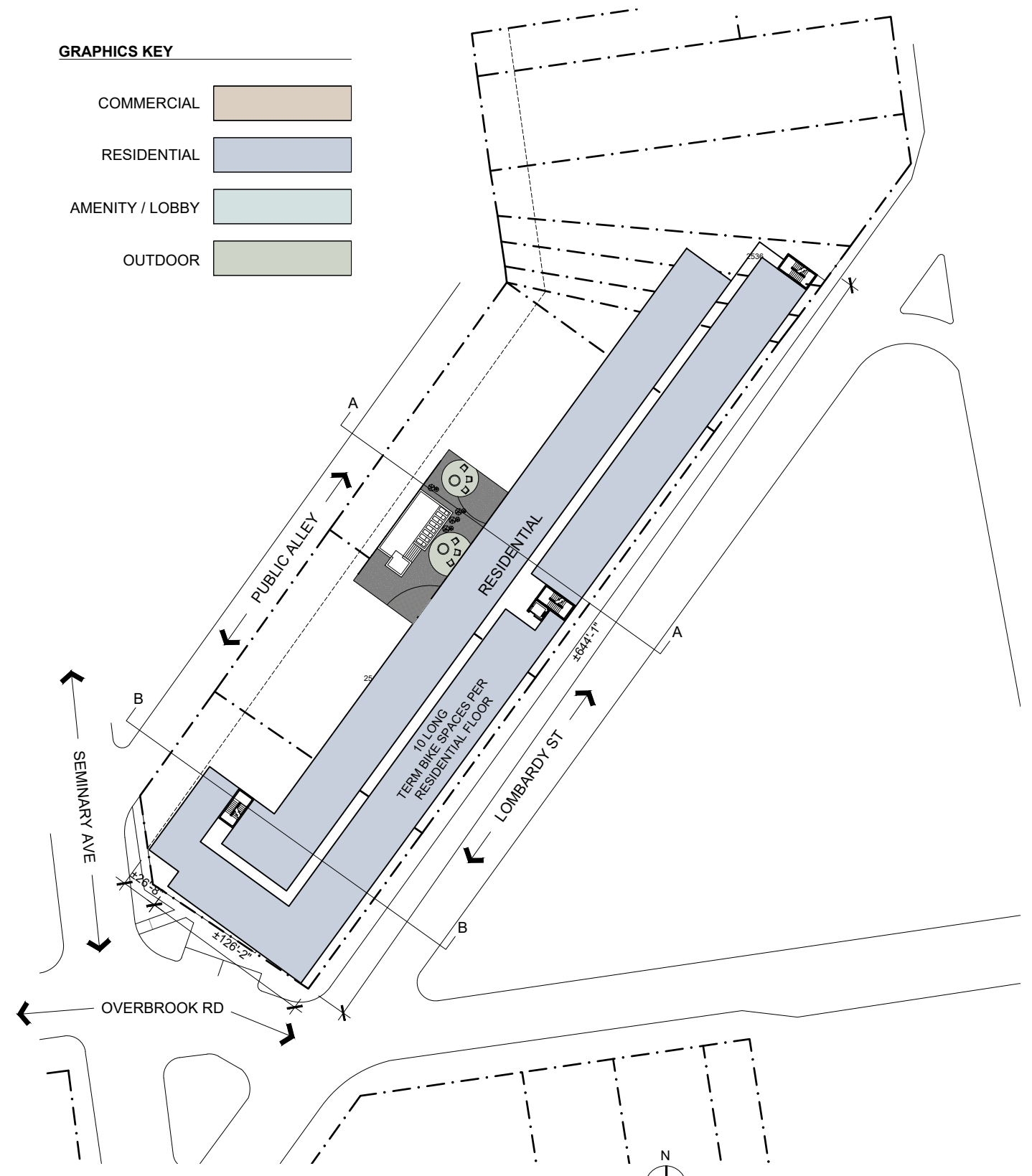
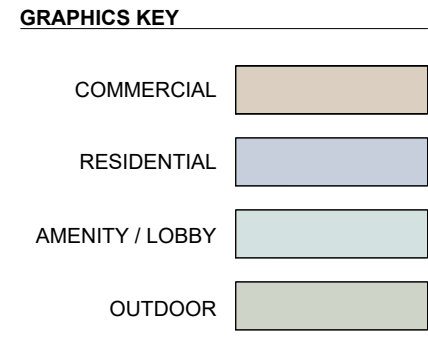




SECTION A-A



SECTION B-B



TYPICAL RESIDENTIAL - LEVEL 2 THRU 6



SURVEY PLAT

SURVEY DESCRIPTION - #2500 N. LOMBARDY STREET

BEGINNING AT A NAIL SET AT THE INTERSECTION OF THE WEST LINE OF N. LOMBARDY STREET AND THE NORTH LINE OF OVERBROOK ROAD, SAID NAIL BEING THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET AND CONTINUING ALONG THE NORTH LINE OF OVERBROOK ROAD N53°41'40"W 100.78 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE NORTH LINE OF OVERBROOK ROAD AND THE EAST LINE OF SEMINARY AVENUE; THENCE DEPARTING THE NORTH LINE OF OVERBROOK ROAD AND CONTINUING ALONG THE EAST LINE OF SEMINARY AVENUE N07°58'26"W 49.13 FEET TO A ROAD FOUND AT THE INTERSECTION OF THE EAST LINE OF SEMINARY AVENUE AND THE EAST LINE OF A 15± FOOT ALLEY; THENCE DEPARTING THE EAST LINE OF SEMINARY AVENUE AND CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 69.58 FEET TO A ROD FOUND; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,547 SQUARE FEET OR 0.311 ACRE OF LAND MORE OR LESS.

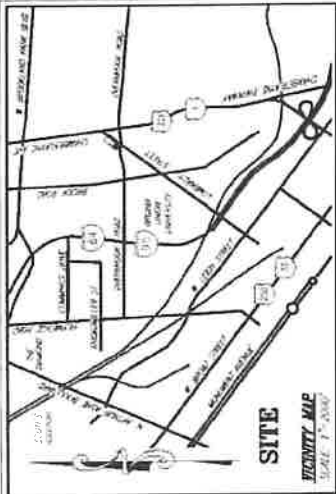
NOTES CORRECTING TO SUBMITTER B, PART II

COMMITMENT NUMBER: 51178B-F-W-C-002

- EXCEPTION 1 - ANY REFERENCE TO ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS WAS IN ERROR. ANY SUCH MATTER IS DELETED FROM THE COMMITMENT DRAFT AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I, REQUIREMENTS ARE MET, CONTAINS NO SUCH MATTER UNLESS IT IS REQUIRED HEREIN.
- EXCEPTION 2 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND WHO SHOW BY THE PUBLIC RECORDS TO HAVE INFORMATION TO BE FLOTTED HEREON.
- EXCEPTION 3 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS CONTAINS NO SURVEY INFORMATION TO BE FLOTTED HEREON.
- EXCEPTION 4 - ANY LENS OR RIGHT TO A LENS FOR SERVICES LAID ON MATERIAL HERETOFORE, OR HERETOFORE LAYDOWN, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS CONTAINS NO SURVEY INFORMATION TO BE FLOTTED HEREON.
- EXCEPTION 5 - ANY INFORMATION OF THE PROPERTY TO THE CONTAINING, THE FOLLOWING MATTERS ARE EXPRESSLY EXCLUDED FROM COVERAGE OF THE MAP, AND THE COMPANY WILL NOT PAY COSTS OR DAMAGES, ATTORNEY'S FEES, OR EXPENSES THAT ARISE BY REASON OF ANY INFORMATION EXCLUDED FROM COVERAGE OF THE MAP, INCLUDING BUT NOT LIMITED TO: (1) ANY MATTER THAT WOULD BE FLOTTED BY AN ACCOUNT AND COMPLETE SURVEY OF THE LAND CONTAINS NO SURVEY INFORMATION TO BE FLOTTED HEREON.
- EXCEPTION 6 - MAINTENANCE FEES, OTHER ASSOCIATION DUES, ASSESSMENTS OR FEES FOR WHICH NO NOTICE OF DEDICATION, LENA, CLASH OF LEGS OR ASSIGNMENT HAS BEEN FILED OF RECORD IN THE REAL PROPERTY RECORDS CONTAINS NO SURVEY INFORMATION TO BE FLOTTED HEREON.
- EXCEPTION 7 - OIL, GAS OR OTHER MINERAL INTERESTS AND ALL RIGHTS INCIDENT THEREON NOW OR FUTURELY ACQUIRED, IMPOSED, EJECTED, EXERCISED OR RESERVED, CONTAINS NO SURVEY INFORMATION TO BE FLOTTED HEREON.
- EXCEPTION 8 - SUBJECT TO NOTES, EASEMENTS AND SETBACK LINES, IF ANY, AS SHOWN ON THE FILED MAP BOOK NO. PAGE 14 AND BOOK 311, PAGE 487, BUILDINGS AND PROPERTY LINES ARE PLOTTED HEREON. CONTAINS NO OTHER SURVEY INFORMATION TO BE FLOTTED HEREON.
- EXCEPTION 9 - LEASE RECORDED IN BOOK 164, PAGE 343 AND BOOK 224, PAGE 1004. CONTAINS NO SURVEY INFORMATION TO BE FLOTTED HEREON.
- EXCEPTION 10 - RESTRICTIONS RECORDED IN BOOK 214C, PAGE 21 AND BOOK 231A, PAGE 124. CONTAINS AND RESTRICTIONS LISTED IN 1941, CONTAINS NO SURVEY INFORMATION TO BE FLOTTED HEREON.
- EXCEPTION 11 - ACHAGE IS NOT INCURRED. CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

GENERAL NOTES

- CURRENT OWNER: ONE AMERICO, LLC 17500 N. LOMBARDY STREET, SUITE 100, CHICAGO, IL 60648 (312) 200-2546
- THIS SURVEY WAS PREPARED FOR THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE ASSURANCE COMPANY, COMMITMENT No. 51178B-F-W-C-002, DATED MAY 11, 2022.
- CHIEF MEASURER'S CORRECTIONS TO EXCEPTIONS AS ORDER IN SCHEDULE B, PART I, HEREIN:
 - THERE ARE NO MARKED PARKING SPACES ON THE SUBJECT PARCEL.
 - APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN AS DENSELY MARKED BY MISS UNITS (OR OTHERS) 40110012741-008, 40110012739-008, AND 40110012555-008. NOT ALL SUBSURFACE UTILITIES MAY BE SHOWN HEREON.
 - THERE IS NO APPARENT VISIBLE EVIDENCE OF A GRAVE, SITE OR CRYPTERY ON THE SUBJECT PROPERTY AT TIME OF SURVEY.
 - THERE IS NO DISCUSSIBLE EVIDENCE OF CURRENT EARTH MOVING WORK BUILDING CONSTRUCTION OR BUILDING ADDRESS AT THE TIME OF SURVEY.
 - THE SITE HAS DIRECT ACCESS TO A PUBLIC ALLEY AND TO N. LOMBARDY STREET, A PUBLIC RIGHT-OF-WAY.
 - THE SUBJECT PARCEL IS BOUND TO THE WEST BY (UNOWNED, UNRECORDED) PER LOT 18 (RECORDED) PUBLIC ASSESSOR INFORMATION AND OS - NO ZONING REPORT PROVIDED BY INSURER.



SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, THE AND FIRST AMERICAN TITLE INSURANCE COMPANY HAS AS TO VERIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED, WEST MAP IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD OATH REQUIREMENTS FOR ACCURACY AND TITLE GUARANTEES, JOINTLY ESTABLISHED AND ACCEPTED BY ACTA SEC. 6025, AND REGULATIONS 10.2, 1.1, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 11(a), 12, 14, 15 AND 20 OF DATE 7-20-2022.

THE FIELD WORK WAS COMPLETED ON MAY 11, 2022.

DATE: 5/11/2022
 TIME: 10:00 AM
 PROJECT: 51178B-F-W-C-002

REGISTERED PROFESSIONAL SURVEYOR
 No. 1375
 C.F.M. BALZER, P.E.



ALTA/NSPS LAND TITLE SURVEY
 OF 0.311 ACRE OF LAND
 KNOWN AS #2500 N. LOMBARDY STREET
 BEING PARCEL: N000-0690-022

PLANNERS: ARCHITECTS-ENGINEERS-SURVEYORS
 10000 W. BRIDGEWAY, SUITE 200, FARMERSVILLE, VA 24119
 CITY OF FARMERSVILLE, VIRGINIA

DATE: 05/11/2022
 SCALE: 1" = 20'
 DRAWN: J. W. WEAVER
 CHECKED BY: T. CAMP

SHEET 1 OF 7

NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

SURVEY DESCRIPTION - #2510 N. LOMBARDY STREET

BEGINNING AT A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET, SAID ROD BEING 105.00 FEET FROM THE NORTH LINE OF OVERBROOK ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47'54"W 135.00 FEET TO A POINT ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG SAID ALLEY N36°10'30"E 109.42 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A NAIL FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 109.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,767 SQUARE FEET OR 0.339 ACRE OF LAND MORE OR LESS.

NOTES CORRESPONDING TO "SCHEDULE B - PART II"

FILE NUMBER: 70151

- EXCEPTION 1 - ANY ERIE, LOCAL, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CORRECTED THEREIN, UP TO 180 DAYS BEFORE THE COMMENCEMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I REQUIREMENTS ARE MET, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 2 - REAL ESTATE TAXES, OTHER PUBLIC CHARGES (INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS BY ANY COUNTY, MUNICIPALITY, MUNICIPAL DISTRICT OR COMMISSION) AND THE BALANCE OF ANY SUCH CHARGES PAYABLE ON ANY ANNUAL BASIS WHICH ARE NOT YET DUE, BUT WHICH CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 3 - RIGHTS OR CLAIMS OF PARTIES OTHER THAN THE APPLICANT IN ACTUAL POSSESSION OF ANY OR ALL OF THE PROPERTY, UNLESS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 4 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 5 - ANY ENCUMBRANCE, ENCUMBRANCE, EASEMENT, VARIATION, OR ADVERSE ENCUMBRANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 6 - ANY LENS OR RIGHT TO A LENS, FOR SERVICES, LABOR OR MATERIAL, INCURRED OR AFTER FURNISHED, AWARDED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 7 - REAL ESTATE TAXES SUBSEQUENT TO THE SECOND HALF OF THE 2020 TAX YEAR, PLUS ANY/ALL SUPPLEMENTAL TAXES ASSESSMENT THEREON BY ANY COUNTY, MUNICIPALITY, MUNICIPAL DISTRICT OR COMMISSION, INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS BY ANY COUNTY, MUNICIPALITY, MUNICIPAL DISTRICT OR COMMISSION, AND THE BALANCE OF ANY SUCH CHARGES PAYABLE ON ANY ANNUAL BASIS WHICH ARE NOT YET DUE, BUT WHICH CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 8 - ANY ENCUMBRANCE, ENCUMBRANCE, EASEMENT, VARIATION, OR ADVERSE ENCUMBRANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 9 - ANY LENS OR RIGHT TO A LENS, FOR SERVICES, LABOR OR MATERIAL, INCURRED OR AFTER FURNISHED, AWARDED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

GENERAL NOTES

- CURRENT OWNER: ONE AMERWOOD LLC
2710 N. LOMBARDY STREET
ANNAPOLIS, MD 21403-4951
PHONE: 410-296-4951
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 70151, DATED MARCH 16, 2022.
- CANCELLED NUMBERS CORRESPOND TO EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION J. THEREOF.
- THE SUBJECT PARCEL IS WITHIN FEMA DEFERRED FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 22012R0200D, DATED APRIL 2, 2018.
- THERE ARE NO MARKET BARRING SPACES ON THE SUBJECT PARCEL.
- APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN AS PRINT-MARKED BY MISS UTILITY OF ANNEAPOLIS - TICKETS# 16013001224-240, 16013001239-060, 16013001235-040, NOT ALL SUBSURFACE FEATURES MAY BE SHOWN HEREON.
- THERE WAS NO APPARENT VISIBLE EVIDENCE OF A GROUND SITE OR CENTERLINE ON THE SUBJECT PROPERTY AT TIME OF SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT LATCH MOVING, W/AVE, BURLING, CONSTRICTION OR FEELING ANTIPODES AT THE TIME OF SURVEY.
- THE SITE HAS DIRECT ACCESS TO A PUBLIC ALLEY AND TO N. LOMBARDY STREET, A PUBLIC HIGHWAY.
- THE SUBJECT PARCEL IS ZONED TH-2 (URBAN BUSINESS DISTRICT) PER CITY OF RICHMOND PLANNING ASSessor INFORMATION AND OS - NO ZONING VIOLATION INDICATED BY INSURER.

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

ALL THAT CERTAIN LOT, PART OF PART OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES THEREON, BEING AND BEING IN THE COUNTY OF ANNE ARUNDEL, MARYLAND, COMMENCING AT THE SOUTHWEST CORNER OF THE LOT 10, BLOCK A, DEPARTMENTAL COURT, CITY OF RICHMOND, MARYLAND, ATTACHED TO AND RECORDED WITH THE FIELD OF AND ESWM B/C, THE 1076, INSTRUMENT TO WHICH THAT IS HEREBY MADE, FOR A MOST IMMEDIATE DESCRIPTION OF THE PROPERTY HEREIN REFERRED TO, THE MAP NO. 7000 0000 0000 0000.

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

SUBJECT'S CERTIFICATION

I, ONE AMERWOOD LLC, A MARYLAND LIMITED LIABILITY COMPANY AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, HAS TO CLERK FOR THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED, HAS MADE IN ACCORDANCE WITH THE 2021 MARYLAND STANDARD BY-LAW REQUIREMENTS FOR LANDS AND TITLE MATTERS, CAREFULLY EXAMINED AND ASSURED BY ALTA AND NSPS, AND INCURRED THE COSTS OF THE PROPERTY HEREIN REFERRED TO, THE FIELD WORK WAS COMPLETED ON MAY 12, 2022.

CHRISTOPHER M. FINLEY
CITY OF RICHMOND, VIRGINIA
GENERAL SURVEYOR

12-29-2022
DATE

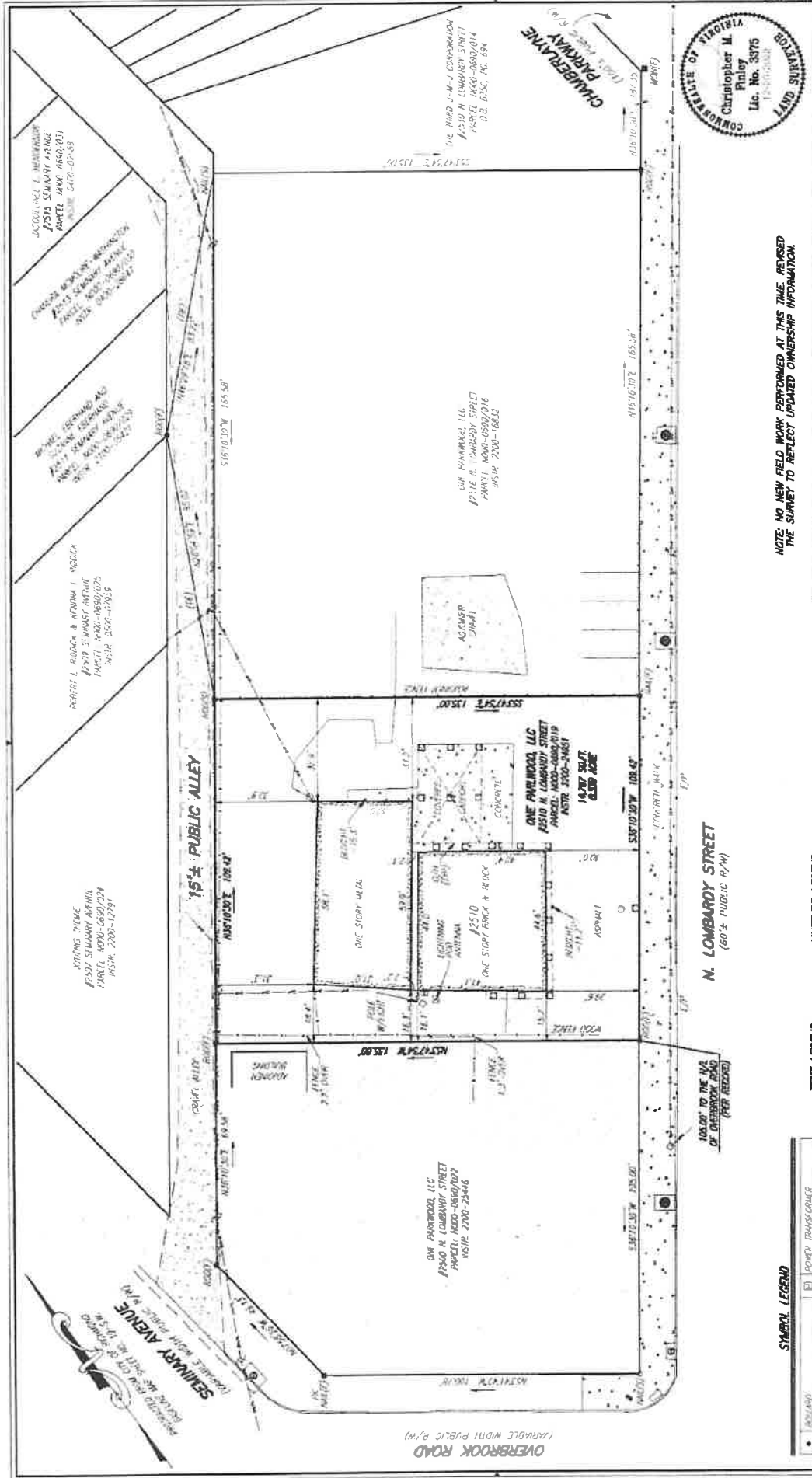


BALZER & ASSOCIATES
ARCHITECTS, ENGINEERS & SURVEYORS
1000 N. LOMBARDY STREET, SUITE 100
RICHMOND, VIRGINIA 23219
PHONE: (804) 781-1111
FAX: (804) 781-1112
WWW.BALZER-VA.COM

ALTA/NSPS LAND TITLE SURVEY
OF 0.339 ACRES OF LAND
KNOWN AS #2510 N. LOMBARDY STREET
BEING PARCEL: N000-0690-019
CITY OF RICHMOND, VIRGINIA

PLANNERS ARCHITECTS ENGINEERS & SURVEYORS
1000 N. LOMBARDY STREET, SUITE 100
RICHMOND, VIRGINIA 23219
PHONE: (804) 781-1111
FAX: (804) 781-1112
WWW.BALZER-VA.COM

DATE: 12-29-2022
PAGE: 1 OF 2



NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

ALTA/NSPS LAND TITLE SURVEY
OF 0.339 ACRES OF LAND
KNOWN AS #2510 N. LOMBARDY STREET
BEING PARCEL: 1000-0690-019

CITY OF RICHMOND, VIRGINIA
 B. SANDERS ARCHITECTS, ENGINEERS & SURVEYORS
 1801 GUYMON ROAD, SUITE 200, RICHMOND, VIRGINIA 23220
 804.771.1111



DATE OF SURVEY: 10/15/2020
 DATE OF PLOTTING: 10/15/2020
 CHECKED BY: [Signature]
 SHEET 2 OF 2

- SYMBOL LEGEND**
- POWER TRANSDUCER
 - SEWER MANHOLE
 - SOUP POST
 - GAS METER
 - GAS VALVE
 - TRIP WIRE
 - PIPE
 - UTILITY POLE
 - WALL/ROUND JACKET
 - CONCRETE TO BE SET
 - TYPICAL METR
- TEXT LEGEND**
- (SOT) SQUARE FEET
 - (RICH) BOUNDING SURCH
 - (R/W) RIGHT OF WAY
 - (W) WALKWAY
 - (P) PLAT BOOK
 - (O) OBT BOOK
 - (P) PACE
 - (D/W) DRAINAGE
 - (S/W) UNDERGROUND
 - (L/P) LINE OF PARCELS
- LINETYPE LEGEND**
- OPENED DITCHES
 - OPENED PIPELINES
 - CHAIN LINK FENCE
 - WIRELINE (U/L)
 - POWER LINE (U/P)
 - CAT THE 10/10

SURVEY DESCRIPTION - #2516 N. LOMBARDY STREET

BEGINNING AT A NAIL FOUND ON THE WEST LINE OF N. LOMBARDY STREET, SAID NAIL BEING 214.42 FEET FROM THE NORTH LINE OF OVERBROOK ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET $N53^{\circ}47'54''W$ 135.00 FEET TO A POINT ON THE EAST LINE OF A $15\pm$ FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY $N36^{\circ}10'30''E$ 165.58 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF SAID $15\pm$ FOOT ALLEY $S53^{\circ}47'54''E$ 135.00 FEET TO A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET $S36^{\circ}10'30''W$ 165.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,346 SQUARE FEET OR 0.513 ACRE OF LAND MORE OR LESS.

ZVIERS TRUSE
 #267 SUMMARY MAP/DIE
 PARCEL N000-0690-024
 INSTR. 2200-12781

ROBERT L. BRUCK & KRISTINA L. BROWN
 #203 SUMMARY MAP/DIE
 PARCEL N000-0690-025
 INSTR. 2200-12939

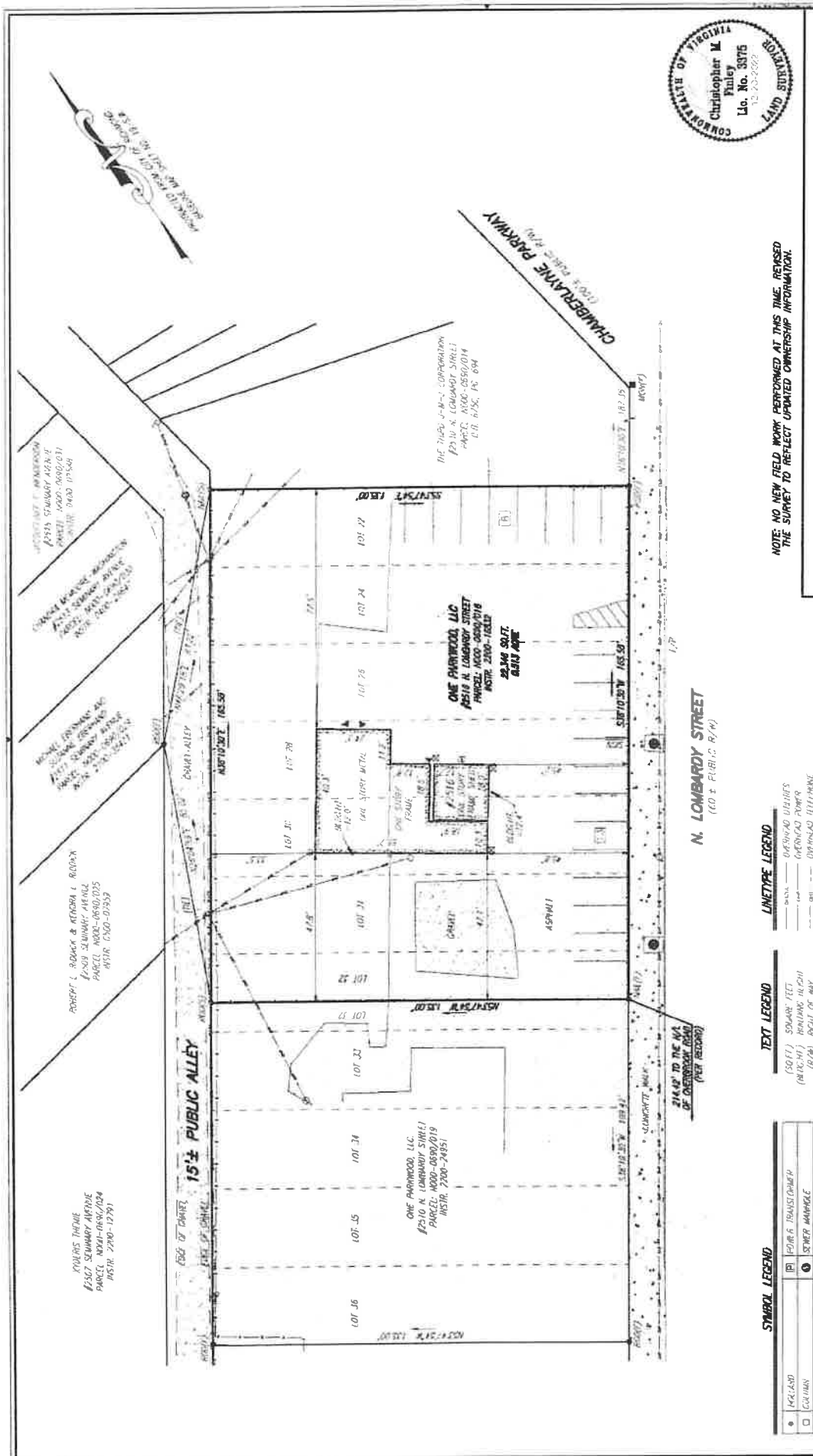
WALTER BRUNSON
 #212 SUMMARY MAP/DIE
 PARCEL N000-0690-027

UNIVERSITY OF VIRGINIA
 #213 SUMMARY MAP/DIE
 PARCEL N000-0690-028

THE TRUS COMPANY
 #210 N. LOMBARDY STREET
 PARCEL N000-0690-014
 INSTR. 2200-12781

ONE PARROTT, LLC
 #210 N. LOMBARDY STREET
 PARCEL N000-0690-019
 INSTR. 2200-24951

ONE PARROTT, LLC
 #218 N. LOMBARDY STREET
 PARCEL N000-0690-018
 INSTR. 2200-12822



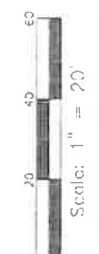
SYMBOL	DESCRIPTION
□	WATER MANGROVE
○	SEWER MANHOLE
○	SEWER POCKET
○	WATER MANHOLE
○	WATER POCKET
○	STREET TREE
○	TRAFFIC SIGN
○	UTILITY POLE
○	MULLING/LIGHT CUT
○	COMPANION TO BE SET
○	NO. OF PARKING SPACES
○	POWER METERS

TEXT LEGEND

(SO FT.) SQUARE FEET
 (ARC FT.) BEARING HATCH
 (RM) RIGHT OF WAY
 (MAN) MANHOLE
 (P) PLANT ROOM
 (U) UNDERGROUND
 (W) WATER
 (E) EDGE OF PAVEMENT

LINE/TYPE LEGEND

(SOLID) OVERHEAD LINES
 (DASH) OVERHEAD POWER
 (DASH) OVERHEAD TELEPHONE
 (DASH) OVERHEAD TELEPHONE
 (DASH) UNDERGROUND
 (DASH) WATER LINE (10")
 (DASH) GAS LINE (12")



NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

ALTA/NSPS LAND TITLE SURVEY
 OF 0.513 ACRE OF LAND
 KNOWN AS #2516 N. LOMBARDY STREET
 BEING PARCEL: N000-0690-016
 CITY OF RICHMOND, VIRGINIA



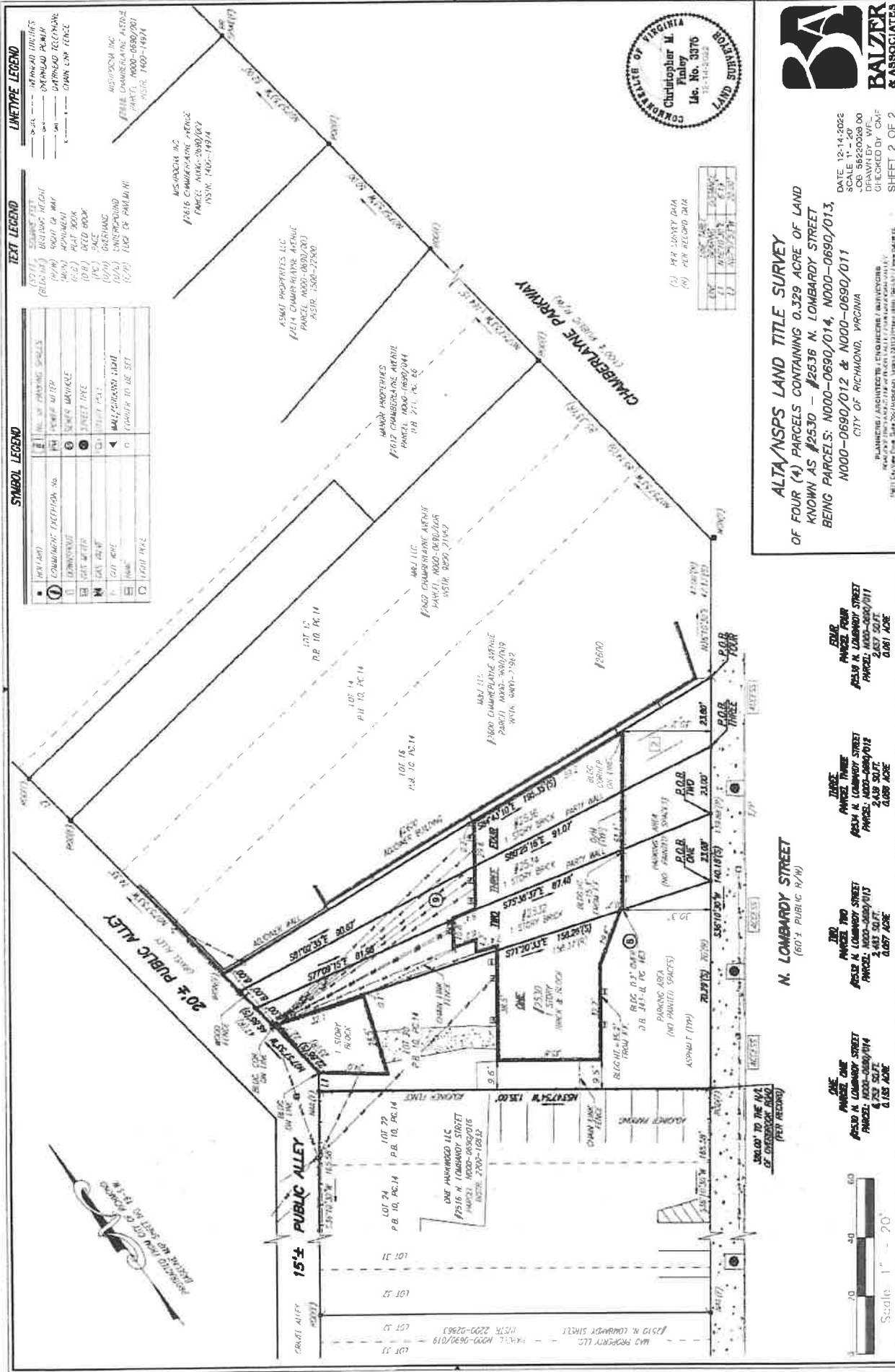
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 1410 S. MERRIMACK STREET, SUITE 101, RICHMOND, VA 23220
 (804) 622-9000



SURVEY DESCRIPTION - #2530-2536 N. LOMBARDY STREET OVERALL BOUNDARY

BEGINNING AT A POINT ON THE WEST LINE OF N. LOMBARDY STREET, SAID POINT BEING 47.17 FEET FROM THE WEST LINE OF CHAMBERLAYNE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 140.18 FEET TO A ROD FOUND; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47'54"W 135.00 FEET TO A NAIL FOUND ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 6.19 FEET TO A POINT ON THE EAST LINE OF A 20± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N07°57'53"W 46.86 FEET TO AN IRON FOUND; THENCE DEPARTING THE EAST LINE OF SAID 20± FOOT ALLEY S84°43'10"E 195.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,331 SQUARE FEET OR 0.329 ACRE OF LAND MORE OR LESS.



LINE TYPE LEGEND

[Solid line]	ADJACENT TYPICAL
[Dashed line]	ADJACENT PLANNED
[Dotted line]	ADJACENT TELEPHONE
[Double line]	OPEN CON. FENCE

TEXT LEGEND

(S)	SUBURBAN
(R)	RURAL
(A)	AGRICULTURE
(C)	CITY
(U)	UNCLASSIFIED
(M)	MIXED USE
(I)	INDUSTRIAL
(P)	PLANNED
(E)	ENVIRONMENTAL
(N)	NATURAL

SYMBOL LEGEND

[Circle with dot]	ADJACENT
[Circle with cross]	ADJACENT PLANNED
[Circle with triangle]	ADJACENT TELEPHONE
[Circle with square]	ADJACENT FENCE
[Circle with star]	ADJACENT OPEN CON. FENCE



ALTA/NSPS LAND TITLE SURVEY
OF FOUR (4) PARCELS CONTAINING 0.329 ACRE OF LAND
KNOWN AS #2530 - #2536 N. LOMBARDY STREET
BEING PARCELS: N000-0690/014, N000-0690/013,
N000-0690/012 & N000-0690/011
CITY OF RICHMOND, VIRGINIA

DATE: 10/14/2022
SCALE: 1" = 30'
JOB: 56220268.00
DRAWN BY: WFL
CHECKED BY: CMF

SHEET 2 OF 2

SYMBOL LEGEND

[Circle with dot]	ADJACENT
[Circle with cross]	ADJACENT PLANNED
[Circle with triangle]	ADJACENT TELEPHONE
[Circle with square]	ADJACENT FENCE
[Circle with star]	ADJACENT OPEN CON. FENCE

PLANNING / ARCHITECTURE / ENGINEERING / SURVEYING
BALZER & ASSOCIATES
1800 N. LOMBARDY STREET, RICHMOND, VA 23220
(804) 622-0268
www.balzer.com

CHAMBERLAYNE PARKWAY (60' WIDE)
N. LOMBARDY STREET (60' WIDE PUBLIC R/W)
PUBLIC ALLEY (15' WIDE)
PUBLIC ALLEY (20' WIDE)
PARKING AREA (NO PARKING SPACES)
ASPHALT (17%)



