

Legend

| | 8 | | |
|------------|---|---|--|
| O IPF | IRON PIPE FOUND | | |
| O IRF | IRON ROD FOUND | | STREET SIGN |
| CMF | CONCRETE MONUMENT FOUND | MW | MONITORING WELL |
| | IRON ROD SET | Ť | BORING LOCATION |
| | CONCRETE MONUMENT SET | | |
| \square | STORM SEWER MANHOLE | | TEST PIT LOCATION |
| 0 - | DRAIN INLET (DI) | | WELL |
| | DRAIN INLET (YDI) | | EDGE OF PAVEMENT |
| S | SANITARY SEWER MANHOLE | | CONCRETE CURB |
| - | FORCE MAIN VALVE | | CONCRETE CURB & GUTTER |
| \bigcirc | SEWER CLEANOUT | тт | GUARD RAIL |
| Ē | ELECTRIC MANHOLE | O | CHAIN LINK FENCE |
| \bigcirc | TELEPHONE MANHOLE | | STORM SEWER LINE |
| W | WATER MANHOLE | | SANITARY SEWER LINE |
| \odot | ELECTRIC MANHOLE TELEPHONE MANHOLE WATER MANHOLE MANHOLE | —OHW · · · — | OVERHEAD WIRE |
| ۲ | WATER VALVE | —— E —— | UNDERGROUND ELECTRIC |
| | FIRE HYDRANT | T | TELEPHONE LINE |
| | WATER METER | —CATV—— | CABLE TV |
| | SIAMESE CONNECTION | G | SANITARY SEWER LINE OVERHEAD WIRE UNDERGROUND ELECTRIC TELEPHONE LINE CABLE TV GAS LINE WATER LINE |
| • PIV | | —— W ——— | WATER LINE |
| 0 | GAS VALVE | .000000 | STONE WALL |
| ⊡GM | GAS METER | ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ | TREE LINE |
| EB | ELECTRIC BOX | —————————————————————————————————————— | 50-FT RMA LINE |
| ⊡EM | ELECTRIC METER | ——100'RPA—— | 100-FT RPA LINE |
| · | | ——100'BZ —— | 100-FI BUFFFR ZONF |
| ⊡ TPFD | TELEPHONE PEDESTAL | —MLW · · · —— | LIMIT MEAN LOW WATER |
| | | — <u> </u> | LIMIT OF BANK |
| | TRAFFIC SIGNAL | BF1=100 | VEGETATED WETLAND BOUNDARY |
| S | SIGNAL BOX | WF1-100 | |
| | TRANSFORMER PAD | | MINOR CONTOUR |
| ¢ | LIGHT POLE | 10 | MAJOR CONTOUR |
| | UTILITY POLE | 44 6 A 7 | CONC. PAVEMENT |
| 0— | GUY POLE | V. | BUILDING |
| \smile | GUY WIRE | /////// | DOILDING |
| | | | |

General Notes

PLANS OF RECORD.

2.) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN MAY OF 2011.

3.) HORIZONTAL DATUM IS BASED ON VIRGINIA SOUTH DISTRICT, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO THE NAVD OF 1988.

4.) THE PARCEL LIES ENTIRELY WITHIN ZONE X (AREA OF MINIMUM FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF RICHMOND, VIRGINIA, COMMUNITY PANEL NUMBERS 5101290039D AND 5101290043D, EFFECTIVE DATE APRIL 02, 2009.

5.) THE PARCEL LIES ENTIRELY WITHIN THE BUSINESS DISTRICT (B-7) AS SHOWN ON THE ZONING DISTRICT MAP OF THE CITY OF RICHMOND, VIRGINIA. DIMENSIONAL REQUIREMENTS FOR A B-7 ZONES AT THE TIME OF THE SURVEY ARE:

B-7 MINIMUM FRONT YARD SETBACK – NONE (NO GREATER THAN 10') MINIMUM SIDE YARD SETBACK – NONE (10' FROM "R" OR "RO" DISTRICT) MINIMUM REAR YARD SETBACK - NONE (20' FROM "R" OR "RO" DISTRICT) MAXIMUM BUILDING HEIGHT – 5 STORIES (HAS EXCEPTIONS)

1.) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN MAY OF 2011 AND FROM DEEDS AND

Legal Description Parcel Two

BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTH LINE OF HULL STREET AND THE WEST LINE OF SIXTH STREET; THENCE CONTINUING ALONG THE NORTH LINE OF HULL STREET SOUTH 50°49'46" WEST A DISTANCE OF 135.03 FEET TO A FOUND ROD; THENCE LEAVING THE NORTH LINE OF HULL STREET NORTH 39'38'35" WEST A DISTANCE OF 113.89 FEET TO A FOUND ROD; THENCE NORTH 24°20'28" WEST A DISTANCE OF 13.14 FEET TO A FOUND ROD; THENCE NORTH 35'07'33" WEST A DISTANCE OF 20.74 FEET TO A FOUND ROD; THENCE NORTH 53°07'43" EAST A DISTANCE OF 5.97 FEET TO A FOUND ROD; THENCE NORTH 32°33'59" WEST A DISTANCE OF 37.43 FEET TO A FOUND ROD; THENCE NORTH 32°49'00" WEST A DISTANCE OF 147.35 FEET TO A FOUND DRILL HOLE ON THE SOUTH LINE OF BAINBRIDGE STREET; THENCE CONTINUING ALONG THE SOUTH LINE OF BAINBRIDGE STREET NORTH 50°49'46" EAST A DISTANCE OF 103.52 FEET TO A FOUND MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF BAINBRIDGE STREET AND THE WEST LINE OF SIXTH STREET; THENCE CONTINUING ALONG THE WEST LINE OF SIXTH STREET SOUTH 39"14'30" EAST A DISTANCE OF 330.65 FEET TO A POINT BEING THE POINT OF BEGINNING AND CONTAINING 40,754 SQUARE FEET OR 0.936 ACRES OF LAND AND BEING GPINS S0000056001, S0000056008, S0000056009 AND S0000056010 AS RECORDED IN THE CITY OF RICHMOND, VIRGINIA CLERK'S OFFICE AS INSTRUMENT NUMBER 08-05982. ALL OF WHICH ARE CURRENTLY OWNED BY REYNOLDS PACKAGING COMPANY, LLC.

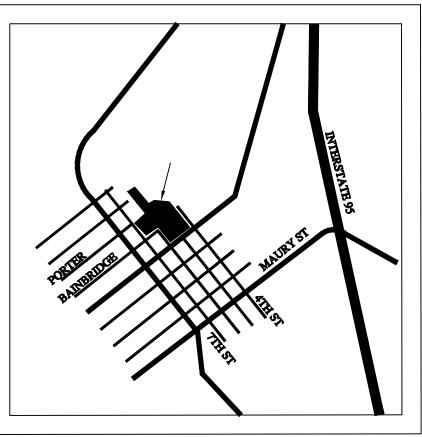
BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTH LINE OF HULL STREET AND THE WEST LINE OF FOURTH STREET; THENCE CONTINUING ALONG THE NORTH LINE OF HULL STREET SOUTH 50°49'46" WEST A DISTANCE OF 263.95 FEET TO A FOUND MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF HULL STREET AND THE EAST LINE OF FIFTH STREET, NOW CLOSED; THENCE SOUTH 50°44'34" WEST A DISTANCE OF 33.00 FEET TO A POINT AT THE INTERSECTION OF THE NORTH LINE OF HULL STREET AND THE WEST LINE OF FIFTH STREET, NOW CLOSED; THENCE SOUTH 50°49'46" WEST A DISTANCE OF 123.00 FEET TO A POINT; THENCE LEAVING THE NORTH LINE OF HULL STREET NORTH3912'44" WEST A DISTANCE OF 128.16 FEET TO A POINT; THENCE SOUTH 50°53'24" WEST A DISTANCE OF 55.68 FEET TO A POINT; THENCE SOUTH 39'12'44" EAST A DISTANCE OF 128.22 FEET TO A POINT ON THE NORTH LINE OF HULL STREET; THENCE CONTINUING ALONG THE NORTH LINE OF HULL STREET SOUTH 50°49'46" WEST A DISTANCE OF 77.17 FEET TO A FOUND MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF HULL STREET ROAD AND THE EAST LINE OF SIXTH STREET; THENCE CONTINUING ALONG THE EAST LINE OF SIXTH STREET NORTH 39°12'44" WEST A DISTANCE OF 330.65 FEET TO A FOUND MONUMENT AT THE INTERSECTION OF THE EAST LINE OF SIXTH STREET AND THE SOUTH LINE OF BAINBRIDGE STREET, NOW CLOSED; THENCE CONTINUING ALONG THE SOUTH LINE OF BAINBRIDGE STREET, NOW CLOSED, NORTH 50°47'45" EAST A DISTANCE OF 255.85 FEET TO A FOUND MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF BAINBRIDGE STREET AND THE WEST LINE OF FIFTH STREET, NOW CLOSED; THENCE NORTH 40°48'52" EAST A DISTANCE OF 33.64 FEET TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF BAINBRIDGE STREET AND THE EAST LINE OF FIFTH STREET, NOW CLOSED; THENCE NORTH 50°49'46 EAST A DISTANCE OF 263.76 FEET TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF BAINBRIDGE STREET AND THE WEST LINE OF FOURTH STREET; THENCE CONTINUING ALONG THE WEST LINE OF FOURTH STREET SOUTH 39'13'21" EAST A DISTANCE OF 336.60 FEET TO A POINT BEING THE POINT OF BEGINNING AND CONTAINING 177,326 SQUARE FEET OR 4.071 ACRES OF LAND AND BEING GPINS S0000055001, S0000055005, S0000055009, S0000550018, S0000055020 AND S0000054001 AS RECORDED IN THE CITY OF RICHMOND, VIRGINIA CLERK'S OFFICE AS INSTRUMENT NUMBER 08-05982. ALL OF WHICH ARE CURRENTLY OWNED BY REYNOLDS PACKAGING COMPANY, LLC.

PARCELS ONE AND THREE DESCRIBED ABOVE ARE CONTIGUOUS WITHOUT ANY GAPS, STRIPS OR GORES.



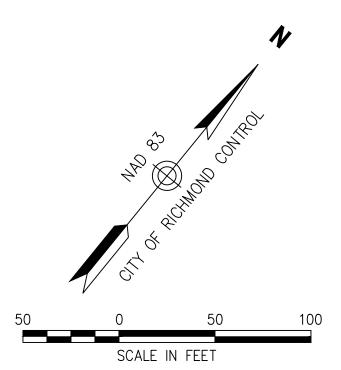


Suite 200 Richmond, VA 23219 804.343.7100



Vicinity Map = 1" = 2000'

Legal Description Parcel Three



Hull Street Frontage Rezoning

Richmond, Virginia

