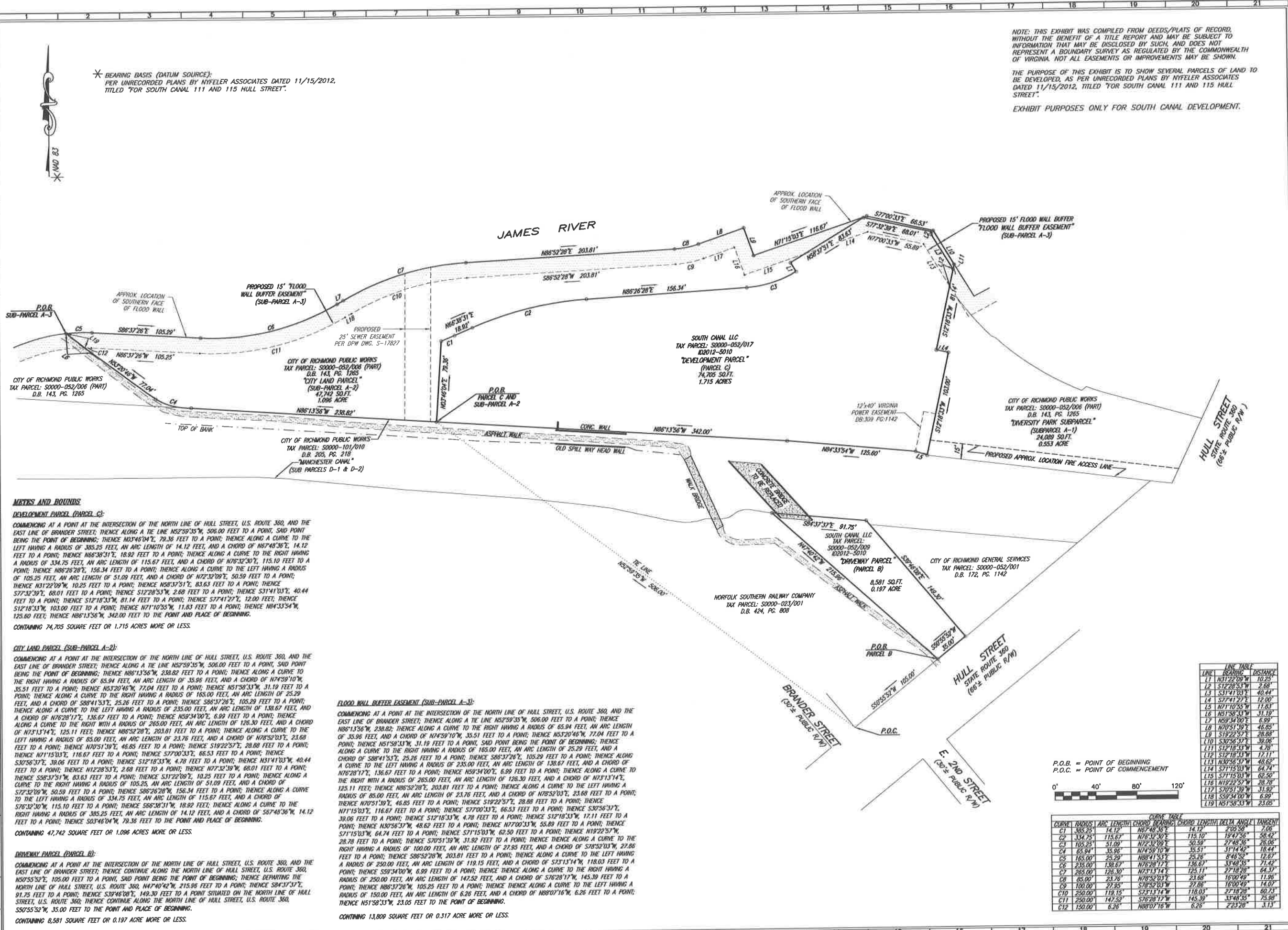


NOTE: THIS EXHIBIT WAS COMPILED FROM DEEDS/PLATS OF RECORD, WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO INFORMATION THAT MAY BE DISCLOSED BY SUCH, AND DOES NOT REPRESENT A BOUNDARY SURVEY AS REGULATED BY THE COMMONWEALTH OF VIRGINIA. NOT ALL EASEMENTS OR IMPROVEMENTS MAY BE SHOWN.

THE PURPOSE OF THIS EXHIBIT IS TO SHOW SEVERAL PARCELS OF LAND TO BE DEVELOPED, AS PER UNRECORDED PLANS BY NYFELER ASSOCIATES DATED 11/15/2012, TITLED "FOR SOUTH CANAL 111 AND 115 HULL STREET".

EXHIBIT PURPOSES ONLY FOR SOUTH CANAL DEVELOPMENT.

EXHIBIT A



* BEARING BASIS (DATUM SOURCE):
 PER UNRECORDED PLANS BY NYFELER ASSOCIATES DATED 11/15/2012,
 TITLED "FOR SOUTH CANAL 111 AND 115 HULL STREET".

METES AND BOUNDS
DEVELOPMENT PARCEL (PARCEL C):
 COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTH LINE OF HULL STREET, U.S. ROUTE 360, AND THE EAST LINE OF BRANDER STREET; THENCE ALONG A THE LINE N52°59'35"W, 506.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 305.25 FEET, AN ARC LENGTH OF 14.12 FEET, AND A CHORD OF N67°48'36", 14.12 FEET TO A POINT; THENCE N66°38'31", 18.92 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 334.75 FEET, AN ARC LENGTH OF 115.67 FEET, AND A CHORD OF N72°32'50", 115.10 FEET TO A POINT; THENCE N86°26'28", 156.34 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 105.25 FEET, AN ARC LENGTH OF 51.09 FEET, AND A CHORD OF N72°32'50", 50.59 FEET TO A POINT; THENCE N51°22'09", 10.25 FEET TO A POINT; THENCE N58°37'51", 83.63 FEET TO A POINT; THENCE S72°32'39", 68.01 FEET TO A POINT; THENCE S12°28'53", 2.68 FEET TO A POINT; THENCE S31°41'03", 40.44 FEET TO A POINT; THENCE S12°18'33", 81.14 FEET TO A POINT; THENCE S27°41'27", 12.00 FEET; THENCE S12°18'33", 103.00 FEET TO A POINT; THENCE N71°10'55", 11.83 FEET TO A POINT; THENCE N84°33'54", 125.60 FEET; THENCE N86°13'56", 342.00 FEET TO THE POINT AND PLACE OF BEGINNING.
 CONTAINING 74,705 SQUARE FEET OR 1.715 ACRES MORE OR LESS.

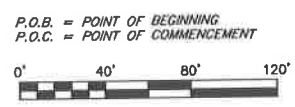
CITY LAND PARCEL (SUB-PARCEL A-2):
 COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTH LINE OF HULL STREET, U.S. ROUTE 360, AND THE EAST LINE OF BRANDER STREET; THENCE ALONG A THE LINE N52°59'35"W, 506.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE N86°13'56", 238.82 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 65.94 FEET, AN ARC LENGTH OF 35.96 FEET, AND A CHORD OF N74°59'10", 35.51 FEET TO A POINT; THENCE N53°20'46", 77.04 FEET TO A POINT; THENCE N51°58'33", 31.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 25.29 FEET, AND A CHORD OF S88°41'53", 25.26 FEET TO A POINT; THENCE S86°37'26", 105.29 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 138.67 FEET, AND A CHORD OF N76°28'17", 136.67 FEET TO A POINT; THENCE N59°34'00", 6.99 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 265.00 FEET, AN ARC LENGTH OF 126.30 FEET, AND A CHORD OF N73°13'14", 125.11 FEET; THENCE N86°26'28", 203.81 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 23.76 FEET, AND A CHORD OF N78°52'03", 23.68 FEET TO A POINT; THENCE N70°51'39", 46.85 FEET TO A POINT; THENCE S19°22'57", 28.88 FEET TO A POINT; THENCE N71°15'03", 116.67 FEET TO A POINT; THENCE S77°00'33", 66.53 FEET TO A POINT; THENCE S30°56'37", 39.06 FEET TO A POINT; THENCE N12°28'53", 2.68 FEET TO A POINT; THENCE N72°32'39", 68.01 FEET TO A POINT; THENCE S58°37'51", 83.63 FEET TO A POINT; THENCE S31°22'09", 10.25 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 105.25 FEET, AN ARC LENGTH OF 51.09 FEET, AND A CHORD OF S12°32'09", 50.59 FEET TO A POINT; THENCE S86°26'28", 156.34 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 334.75 FEET, AN ARC LENGTH OF 115.67 FEET, AND A CHORD OF S76°32'30", 115.10 FEET TO A POINT; THENCE S58°38'31", 18.92 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 305.25 FEET, AN ARC LENGTH OF 14.12 FEET, AND A CHORD OF S87°48'36", 14.12 FEET TO A POINT; THENCE S03°46'04", 79.36 FEET TO THE POINT AND PLACE OF BEGINNING.
 CONTAINING 47,742 SQUARE FEET OR 1.096 ACRES MORE OR LESS.

DRIVEWAY PARCEL (PARCEL B):
 COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTH LINE OF HULL STREET, U.S. ROUTE 360, AND THE EAST LINE OF BRANDER STREET; THENCE CONTINUE ALONG THE NORTH LINE OF HULL STREET, U.S. ROUTE 360, N50°55'52", 105.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING THE NORTH LINE OF HULL STREET, U.S. ROUTE 360, N47°40'42", 215.95 FEET TO A POINT; THENCE S84°37'37", 91.75 FEET TO A POINT; THENCE S39°46'08", 149.30 FEET TO A POINT SITUATED ON THE NORTH LINE OF HULL STREET, U.S. ROUTE 360; THENCE CONTINUE ALONG THE NORTH LINE OF HULL STREET, U.S. ROUTE 360, S50°55'52", 35.00 FEET TO THE POINT AND PLACE OF BEGINNING.
 CONTAINING 8,581 SQUARE FEET OR 0.197 ACRE MORE OR LESS.

FLOOD WALL BUFFER EASEMENT (SUB-PARCEL A-3):
 COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTH LINE OF HULL STREET, U.S. ROUTE 360, AND THE EAST LINE OF BRANDER STREET; THENCE ALONG A THE LINE N52°59'35"W, 506.00 FEET TO A POINT; THENCE N86°13'56", 238.82 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 65.94 FEET, AN ARC LENGTH OF 35.96 FEET, AND A CHORD OF N74°59'10", 35.51 FEET TO A POINT; THENCE N53°20'46", 77.04 FEET TO A POINT; THENCE N51°58'33", 31.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 25.29 FEET, AND A CHORD OF S88°41'53", 25.26 FEET TO A POINT; THENCE S86°37'26", 105.29 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 138.67 FEET, AND A CHORD OF N76°28'17", 136.67 FEET TO A POINT; THENCE N59°34'00", 6.99 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 265.00 FEET, AN ARC LENGTH OF 126.30 FEET, AND A CHORD OF N73°13'14", 125.11 FEET; THENCE N86°26'28", 203.81 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 23.76 FEET, AND A CHORD OF N78°52'03", 23.68 FEET TO A POINT; THENCE N70°51'39", 46.85 FEET TO A POINT; THENCE S19°22'57", 28.88 FEET TO A POINT; THENCE N71°15'03", 116.67 FEET TO A POINT; THENCE S77°00'33", 66.53 FEET TO A POINT; THENCE S30°56'37", 39.06 FEET TO A POINT; THENCE N12°28'53", 2.68 FEET TO A POINT; THENCE N72°32'39", 68.01 FEET TO A POINT; THENCE S58°37'51", 83.63 FEET TO A POINT; THENCE S31°22'09", 10.25 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 105.25 FEET, AN ARC LENGTH OF 51.09 FEET, AND A CHORD OF S12°32'09", 50.59 FEET TO A POINT; THENCE S86°26'28", 156.34 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 334.75 FEET, AN ARC LENGTH OF 115.67 FEET, AND A CHORD OF S76°32'30", 115.10 FEET TO A POINT; THENCE S58°38'31", 18.92 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 305.25 FEET, AN ARC LENGTH OF 14.12 FEET, AND A CHORD OF S87°48'36", 14.12 FEET TO A POINT; THENCE S03°46'04", 79.36 FEET TO THE POINT AND PLACE OF BEGINNING.
 CONTAINING 13,809 SQUARE FEET OR 0.317 ACRE MORE OR LESS.

LINK TABLE

LINK	BEARING	DISTANCE
L1	N31°22'09"W	10.25
L2	S12°28'53"W	2.68
L3	S31°41'03"W	40.44
L4	S77°41'27"E	12.00
L5	N71°10'55"W	11.83
L6	N51°58'33"W	31.19
L7	N53°20'46"W	6.99
L8	N70°51'39"E	46.85
L9	S19°22'57"E	28.88
L10	S30°56'37"E	39.06
L11	S12°18'33"W	4.29
L12	S12°18'33"W	72.11
L13	N86°26'28"W	48.52
L14	S71°15'03"W	64.74
L15	S71°15'03"W	62.50
L16	N19°22'57"W	28.78
L17	S76°51'39"W	31.92
L18	S59°34'00"W	6.99
L19	N51°58'33"W	23.05



CURVE TABLE




CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	305.25	14.12	N67°48'36"	14.12	2°03'50"	7.06
C2	334.75	115.67	N72°32'50"	115.10	19°47'56"	56.42
C3	105.25	51.09	N72°32'50"	50.59	27°48'56"	26.06
C4	65.94	35.96	N74°59'10"	35.51	31°74'50"	18.44
C5	165.00	25.29	N51°58'33"	25.26	8°48'52"	12.67
C6	235.00	138.67	N76°28'17"	136.67	33°48'55"	71.42
C7	265.00	126.30	N73°13'14"	125.11	27°18'28"	64.37
C8	85.00	23.76	N78°52'03"	23.68	16°00'49"	11.96
C9	100.00	27.95	S78°52'03"W	27.86	16°00'49"	14.07
C10	250.00	119.15	S71°15'03"W	118.03	27°18'28"	60.23
C11	250.00	147.52	S76°26'17"W	145.39	33°48'56"	75.98
C12	150.00	6.26	N80°17'16"W	6.26	22°22'28"	3.13

COMPILED EXHIBIT
 SHOWING
 SOUTH CANAL DEVELOPMENT
 CITY OF RICHMOND, VIRGINIA



DRAWN BY WRL
 DESIGNED BY
 CHECKED BY CMF
 DATE JUNE 1, 2016
 SCALE 1" = 40'
 REVISIONS:
 08/16/2016
 LABEL REVISIONS

EXHIBIT ONLY

FLOOD WALL PARCEL-CITY

-  SUB PARCEL A-1 DIVERSITY PARK
-  SUB-PARCEL A-2 CITY LAND PARCEL
-  SUB-PARCEL A-3 FLOOD WALL BUFFER EASEMENT

DEVELOPMENT PARCELS-SOUTH CANAL, LLC

-  PARCEL B DRIVEWAY PARCEL
-  PARCEL C DEVELOPMENT PARCEL

MANCHESTER PARCEL - CITY



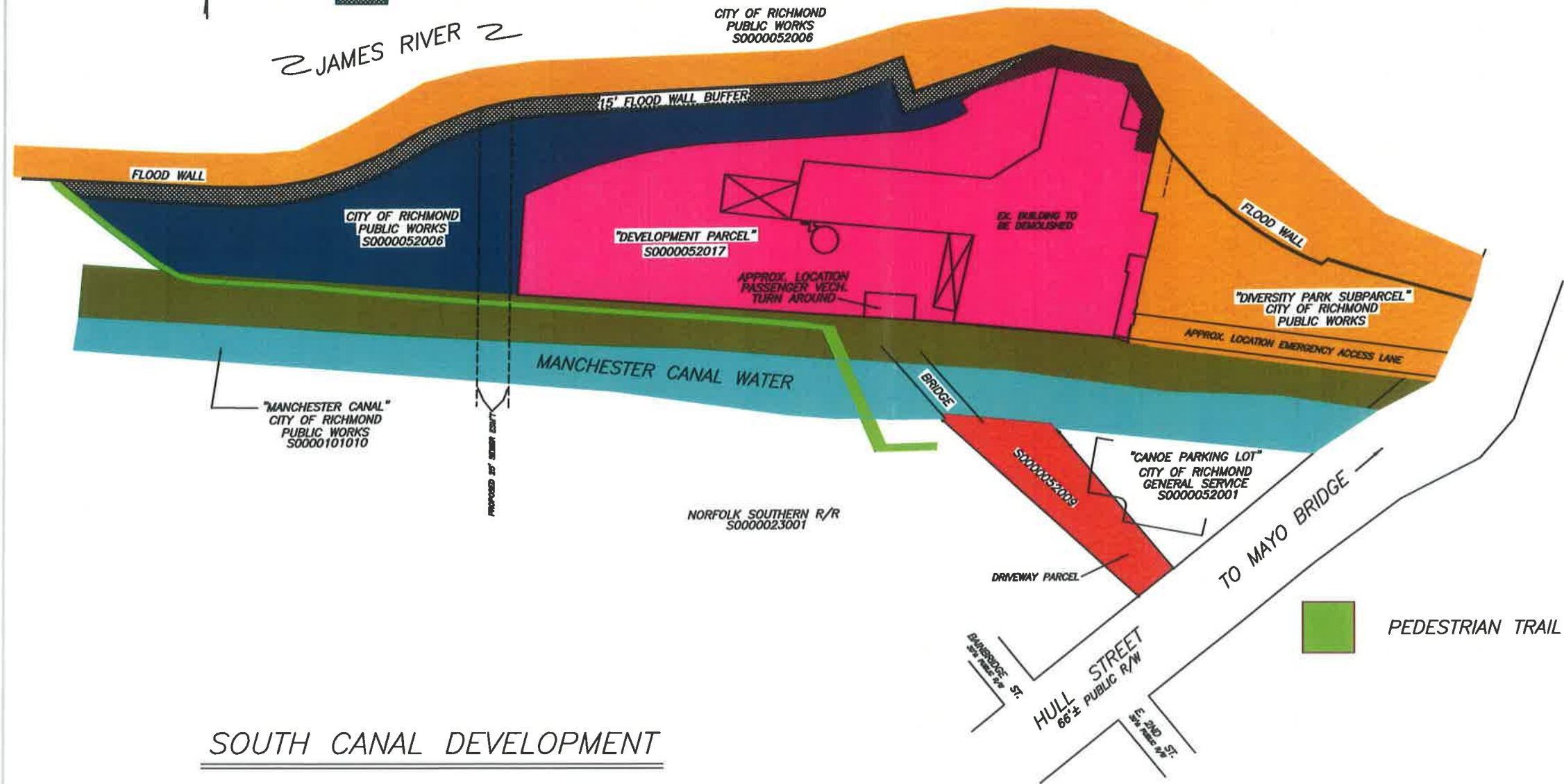
-  SUB PARCEL D-1 MANCHESTER CANAL WATER
-  SUB PARCEL D-2 MANCHESTER CANAL BANK

EXHIBIT B



SOUTH CANAL DEVELOPMENT



EXHIBIT ONLY