

Legal Description

ALL those certain lots, pieces or parcels of land with all improvements thereon, and appurtenances thereunto belonging, lying and being in the City of Richmond, Virginia, and currently known by the following Street Numbers and City Tax Map Numbers:

- J Manchester Road Tax Map No. S000-0101/003
J-A Manchester Road Tax Map No. S000-0101/009
J-B Manchester Road (aka 2 Hull Street) Tax Map No. S000-0101/007
J-C Manchester Road Tax Map No. S000-0101/001

BEING a portion of the same real estate conveyed to Anthony V. Lanasa and Josephine L. Abbott, as joint tenants with the right of survivorship as at common law, by deed from L. T. Williams as sole acting Substitute Trustee, dated November 9, 1977, recorded December 22, 1977 in the Clerk's Office, Circuit Court, City of Richmond, Division II, Virginia in Deed Book 526, Page 367. ALSO BEING the same real estate in which Anthony V. Lanasa and Joyce R. Lanasa, husband and wife, conveyed his interest to Anthony V. Lanasa, Trustee of the Anthony V. Lanasa Revocable Trust Agreement dated October 23, 2008, which deed is dated February 8, 2017, recorded February 24, 2017 in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 170003749.

ALSO BEING FURTHER DESCRIBED AS

PARCEL 1:

BEGINNING at a point on the southern boundary of the right of way line of Manchester Road, said point being 232.04 feet from the point of intersection of the eastern boundary of the right of way line of Hull Street and the southern boundary of the right of way line of Manchester Road; Thence continuing along the southern boundary of the right of way line of Manchester Road in a southeasterly direction the following two (2) courses and distances:

- 1) S 89°27'26" E 210.33 feet to a point;
2) Thence N 85°32'04" E 115.60 feet to a point;

Thence leaving the southern boundary of the right of way line of Manchester road and proceeding in a southeasterly direction the following two (2) courses and distances:

- 1) S 65°38'37" E 54.70 feet to a point;
2) Thence N 10°53'26" W 48.55 feet to a point on the southern boundary of the right of way line of Manchester Road;

Thence proceeding in a northeasterly direction N 58°17'34" E 52.35 feet to a point; Thence leaving the southern boundary of the right of way line of Manchester Road and proceeding in a southeasterly direction the following thirteen (13) courses and distances:

- 1) S 59°29'36" E 75.02 feet to a point;
2) Thence S 02°26'50" W 302.28 feet to a point;
3) Thence N 69°53'42" W 101.02 feet to a point;
4) Thence N 28°09'42" W 96.98 feet to a point;
5) Thence S 86°51'18" W 183.56 feet to a point;
6) Thence N 67°28'31" W 49.52 feet to a point;
7) Thence N 03°08'42" W 80.00 feet to a point;
8) Thence S 85°51'18" W 8.93 feet to a point;
9) Thence N 03°08'42" W 24.22 feet to a point;
10) Thence N 68°48'42" W 24.30 feet to a point;
11) Thence S 48°37'34" W 15.10 feet to a point;
12) Thence N 66°55'26" W 57.00 feet to a point;
13) Thence N 17°04'34" E 28.00 feet to a point on the southern boundary of the right of way line of Manchester Road, said point being the Point and Place of Beginning, containing 1.902 Acres, more or less.

PARCEL 2:

BEGINNING at a point on the southern boundary of the right of way line of Manchester Road, said point being 557.97 feet from the point of intersection of the eastern boundary of the right of way line of Hull Street and the southern boundary of the right of way line of Manchester Road; Thence continuing along the southern boundary of the right of way line of Manchester Road in a northeasterly direction N 58°17'34" E 47.79 feet to a point; Thence leaving the southern boundary of the right of way line of Manchester Road and proceeding in a southeasterly direction the following two (2) courses and distances:

- 1) S10°53'26" E 48.55 feet to a point;
2) Thence 65°38'37" W 54.70 feet to a point on the southern boundary of the right of way line of Manchester Road, said point being the Point and Place of Beginning, containing 0.025 Acres, more or less.

PARCEL 3:

BEGINNING at a point on the southern boundary of the right of way line of Manchester Road, said point being 658.11 feet from the point of intersection of the eastern boundary of the right of way line of Hull Street and the southern boundary of the right of way line of Manchester Road; Thence leaving the southern boundary of the right of way line of Manchester Road and proceeding in a southeasterly direction S 59°29'36" E 75.02 feet to a point, said point being the Actual Point and Place of Beginning.

Thence proceeding in a southeasterly direction the following six (6) courses and distances:

- 1) S 59°29'36" E 0.80' to a point;
2) Thence N 57°27'17" E 128.22 feet to a point;
3) Thence S 51°39'08" E 136.44 feet to a point;
4) Thence S 88°09'59" E 60.60 feet to a point;
5) Thence S 04°12'04" W 89.67 feet to a point;
6) Thence around a curve to the right having a radius of 471.67 feet, a delta angle of 15°07'42" and an arc length of 125± feet to a point on the northern edge of Manchester Canal-Walker's Creek;

Thence proceeding along the northern edge of Manchester Canal-Walker's Creek in a southwesterly direction 111± to a point; Thence leaving the northern edge of Manchester Canal-Walker's Creek and proceeding in a northwesterly direction the following four (4) courses and distances:

- 1) N 42°16'58" W 12± feet to a point;
2) Thence S 64°20'18" W 49.26 feet to a point;
3) Thence S 65°49'18" W 67.60 feet to a point;
4) Thence N 02°26'50" E 302.28 feet to a point, said point being the Point and Place of Beginning, containing 1.571 Acres, more or less.

BEING the same parcels described in Title Commitment issued by Stewart Title Guaranty Company, March 29, 2018. (Commitment No. 01262-8045.)

General Notes

- 1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: April 14, 2018.
2. This survey was made with the benefit of Title Reports issued by Stewart Title Guaranty Company, dated March 29, 2018 - Commitment No. 01262-8045.
3. All streets shown hereon are public.
4. The legal description (does) form a mathematically closed figure with no gaps, gores or overlaps.
5. Observed utilities are plotted and shown hereon. Miss Utility will not mark utilities on private property for survey purposes.
6. There are no cemeteries found on the subject property at the time of survey and the access to the adjoining cemetery is from Three Chopt Road, no evidence of access from the subject property was observed.
7. 5/8" Iron rods or P-K nails set at all property corners unless otherwise described hereon.

Stewart Title Guaranty Company
Schedule B - Commitment No. 01262-8045

(Referenced by corresponding number in Commitment)

- 10 Terms and conditions of Agreement recorded in Deed Book 44-A, Page 54 (illegible plat at PB 1/76 recorded with the agreement) pertaining to a 52 foot right of way for railroad tracks. May or may not affect - could not determine the exact location of the railroads described therein.
11 Agreement between C.B. Stout and Standard Paper Manufacturing Company, Incorporated, dated August 20, 1951, recorded in Deed Book 169, Page 294. Easements are plotted and shown hereon.
12 Agreement by and between Cargill Securities Company, and Standard Paper Manufacturing Company, Incorporated, dated June 27, 1956 recorded in Deed Book 225, Page 480 with plat recorded in Plat Book 6, Page 177. Does not affect, easement is located on north side of Manchester Road.
13 Sewer Easement as acquired by the City of Richmond by condemnation proceedings, a copy of which is recorded in Deed Book 258, Page 167. Plotted and shown hereon.
14 Agreement by and between Standard Paper Manufacturing, Incorporated and Virginia Electric and Power Company dated December 18, 1962, recorded in Deed Book 285, Page 6. Plotted and shown hereon.
15 Easement granted to Virginia Electric and Poer Company by instrument dated November 5, 1976, recorded in Deed Book 500, Page 217. Does not affect the subject property, located East of the subject property.
16 Permanent easement acquired by the City of Richmond through condemnation of property for the floodwall project contained in the Order recorded in Deed Book 350, Page 215. See also the condemnation documents recorded in Deed Book 193, Page 247; Deed Book 193, Page 250; Deed Book 193, Page 1316. Plotted and shown hereon - DB 193, Pg. 247 does not affect property located East of subject property.
17 Terms, conditions, easements, reservations and exceptions contained in the various deeds to Standard Paper Manufacturing Company in Deed Book 44-B, Page 419; Deed Book 46-B, Page 227; Deed Book 49-B, Page 415; Deed Book 68-A, Page 506; Deed Book 168, Page 195; Deed Book 217, Page 398; and, Deed Book 223, Page 65. Instruments affect the subject property. 52' Tract Easement is referenced in Deed Book 223, Page 65.

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0043-D (Panel 43 of 100), effective date July 16, 2014 and hereby certify to the best of my professional knowledge and belief that the property is partially located in a Special Flood Hazard Area, and appears to be located in Zones (AE-Base Flood Elevation Determined) and (X*-Area Protected by Levees from 1% Annual Chance Flood) as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

Surveyor's Certificate

This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed below as of May 7, 2018 and shall not be relied upon by any other entity or individual whomsoever.

To: Entity to be determined
To: Lender to be determined
To: STEWART TITLE GUARANTY COMPANY

The undersigned further certifies that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1-4, 6(a), 6(b), 7(a), 7(c), 8, 9, 10(a), 11, 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on April 14, 2018.

Rodney B. Shadrach, L.S. #2274
Shadrach & Associates, LLC

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects.

Parking

Regular: 0 Spaces
Handicapped: 0 Space
Total: 0 Spaces

Zoning

RF-1 (Riverfront District)

There is no minimum front, rear or side yard setback unless abutting a property not included in the development site, then a side or rear yard of 25.00' will be provided.

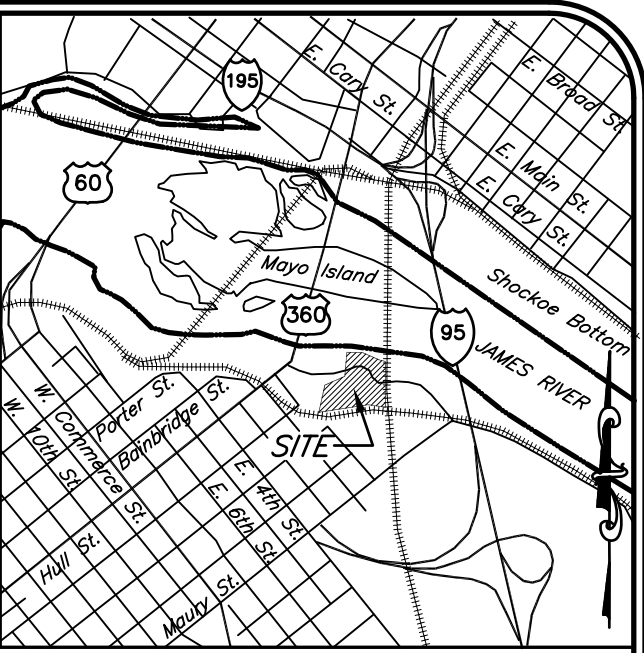
Riverfront Setback: No building or structure shall be located within 50.00' of the mean low-water level along the shore of the James River, excepting water-dependent facilities and walkways, promenades, decks or similar structures as permitted by the regulations of the Chesapeake Bay Preservation Areas.

Maximum building height = 6 Stories

*ZONING CONFIRMATION LETTER NOT PROVIDED TO SURVEYOR

For clarification of Setbacks, Building Heights, Parking Requirements, etc. Contact:

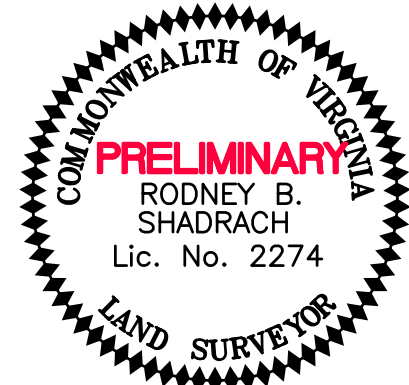
Zoning Division
900 East Broad Street
Room 110
Richmond, VA 23219
Phone: (804)646-6340



Vicinity Map - Scale: 1"= 2000'

Statement of Encroachments

- 1A Building Face Encroaches 0.16' into Manchester Road R/W
1B Building Face Encroaches 0.14' into Manchester Road R/W
2A Concrete Platform Extends 16.59' Outside R
2B Concrete Platform Extends 8.82' Outside R
2C Concrete Platform Extends 11.48' Outside R
3 Concrete Pad Encroaches 12.66' onto Subject Property.



Sheet 1 of 2

ALTA/NSPS LAND TITLE SURVEY
SHOWING EXISTING IMPROVEMENTS TO THREE PARCELS OF LAND SIUTATED ON THE SOUTH LINE OF MANCHESTER ROAD CITY OF RICHMOND, VIRGINIA
DATE: MAY 7, 2018
Scale: 1"=30'
Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B # Richmond, Virginia 23236
Phone: (804)379-9300 # Fax: (804)379-9301

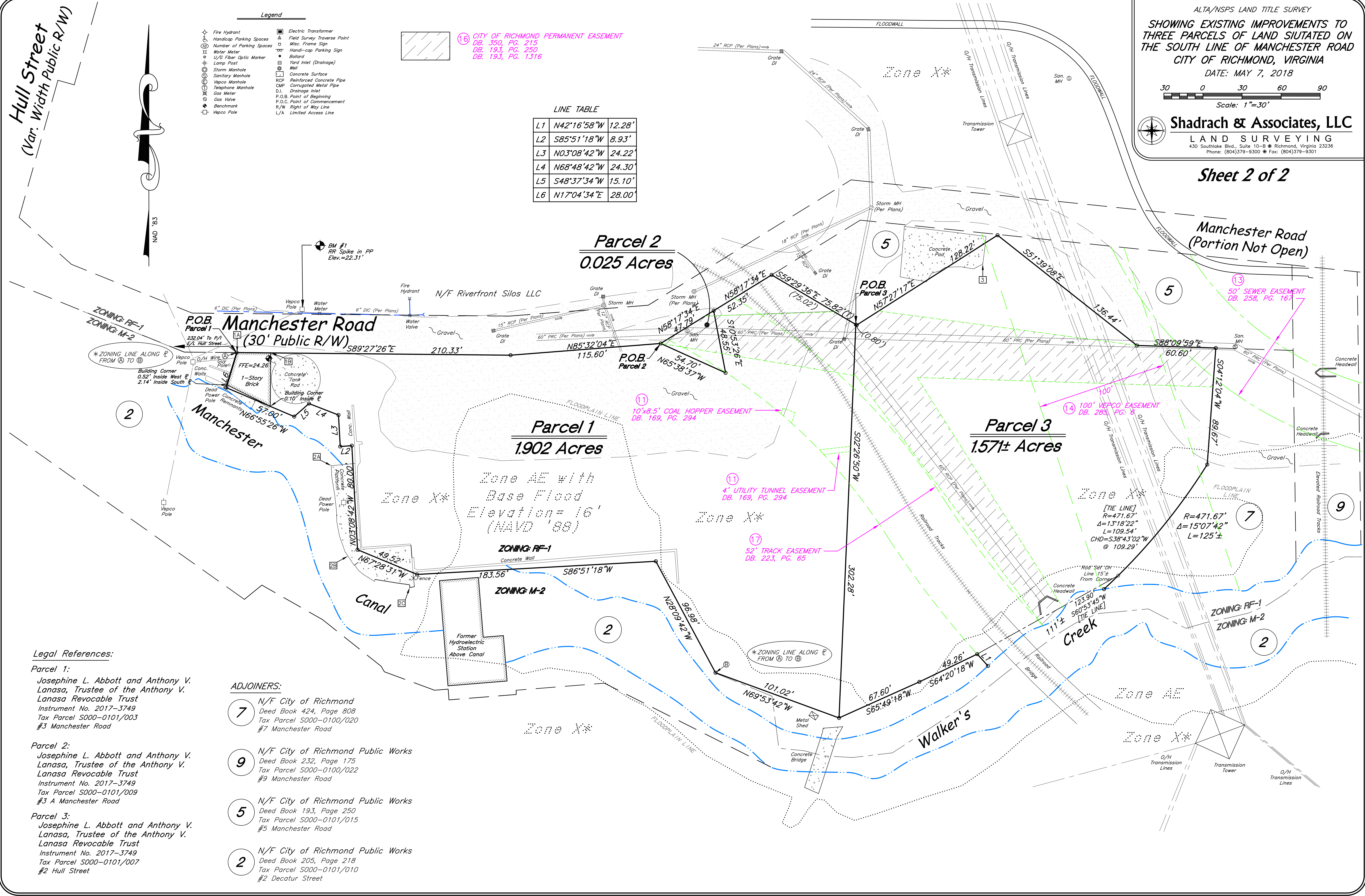
Hull Street
 (Var. Width Public R/W)

- Legend**
- Fire Hydrant
 - Handicap Parking Spaces
 - Number of Parking Spaces
 - Water Meter
 - U/F Fiber Optic Marker
 - Lamp Post
 - Storm Manhole
 - Sanitary Manhole
 - Veeco Manhole
 - Telephone Manhole
 - Gas Meter
 - Gas Valve
 - Benchmark
 - Veeco Pole
 - Electric Transformer
 - Field Survey Traverse Point
 - Misc. Frame Sign
 - Handicap Parking Sign
 - Bollard
 - Yard Inlet (Drainage)
 - Well
 - Concrete Surface
 - RCP Reinforced Concrete Pipe
 - CMP Corrugated Metal Pipe
 - D.I. Drainage Inlet
 - P.O.B. Point of Beginning
 - P.O.C. Point of Commencement
 - R/W Right of Way Line
 - L/A Limited Access Line

16 CITY OF RICHMOND PERMANENT EASEMENT
 DB. 350, PG. 215
 DB. 193, PG. 250
 DB. 193, PG. 1316

LINE TABLE

L1	N42°16'58"W	12.28'
L2	S85°51'18"W	8.93'
L3	N03°08'42"W	24.22'
L4	N68°48'42"W	24.30'
L5	S48°37'34"W	15.10'
L6	N17°04'34"E	28.00'



Legal References:

Parcel 1:
 Josephine L. Abbott and Anthony V. Lanasa, Trustee of the Anthony V. Lanasa Revocable Trust
 Instrument No. 2017-3749
 Tax Parcel S000-0101/003
 #3 Manchester Road

Parcel 2:
 Josephine L. Abbott and Anthony V. Lanasa, Trustee of the Anthony V. Lanasa Revocable Trust
 Instrument No. 2017-3749
 Tax Parcel S000-0101/009
 #3 A Manchester Road

Parcel 3:
 Josephine L. Abbott and Anthony V. Lanasa, Trustee of the Anthony V. Lanasa Revocable Trust
 Instrument No. 2017-3749
 Tax Parcel S000-0101/007
 #2 Hull Street

ADJOINERS:

- 7 N/F City of Richmond
 Deed Book 424, Page 808
 Tax Parcel S000-0100/020
 #7 Manchester Road
- 9 N/F City of Richmond Public Works
 Deed Book 232, Page 175
 Tax Parcel S000-0100/022
 #9 Manchester Road
- 5 N/F City of Richmond Public Works
 Deed Book 193, Page 250
 Tax Parcel S000-0101/015
 #5 Manchester Road
- 2 N/F City of Richmond Public Works
 Deed Book 205, Page 218
 Tax Parcel S000-0101/010
 #2 Decatur Street