

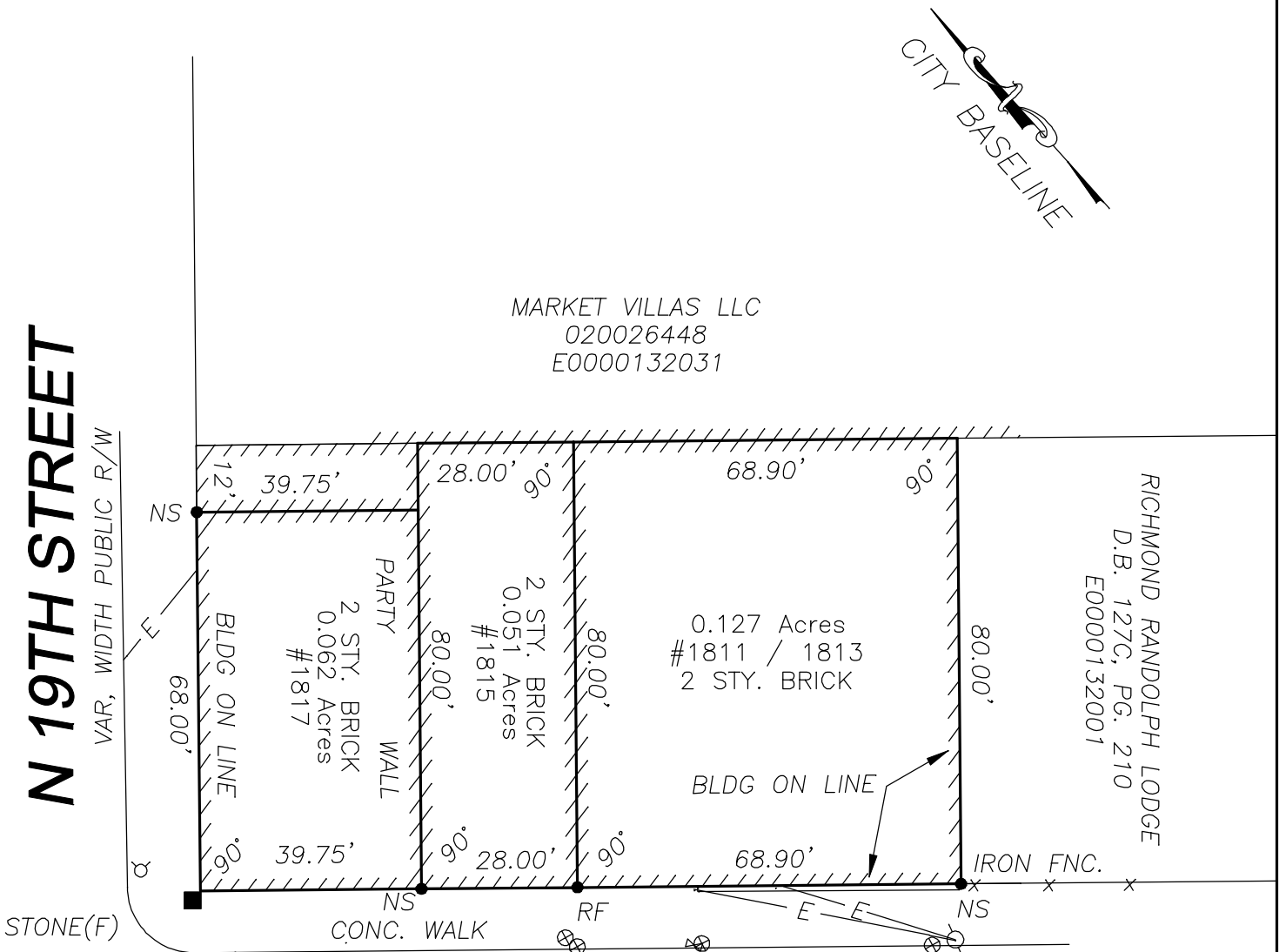
THIS IS TO CERTIFY THAT ON MARCH 19, 2012 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN



BRIAN LONG, L.S.



- 1) THIS PARCEL IS IN ZONE "X", AREAS PROTECTED BY FLOOD WALLS PER F.I.R.M. 5101290041D, DATED 4-2-09
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN
- 4) UNABLE TO ACCESS REAR CORNERS.



E. FRANKLIN STREET
 VAR, WIDTH PUBLIC R/W
SURVEY OF
1811-1817 E. FRANKLIN

CITY OF RICHMOND
 VIRGINIA

LONG SURVEYING, LLC
 3408 SHERWOOD BLUFF WAY
 POWHATAN, VA 23219
 804-314-5620

MARCH 19, 2012
 SCALE: 1"=30'

FOR: LARSON

CERTIFICATION

TO: CHICAGO 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 2011 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1-4, 7, 8, 9, 11, 13, 14, 16, 17, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 19, 2012 AND REINSPECTED JULY 28, 2016.

GENERAL NOTES

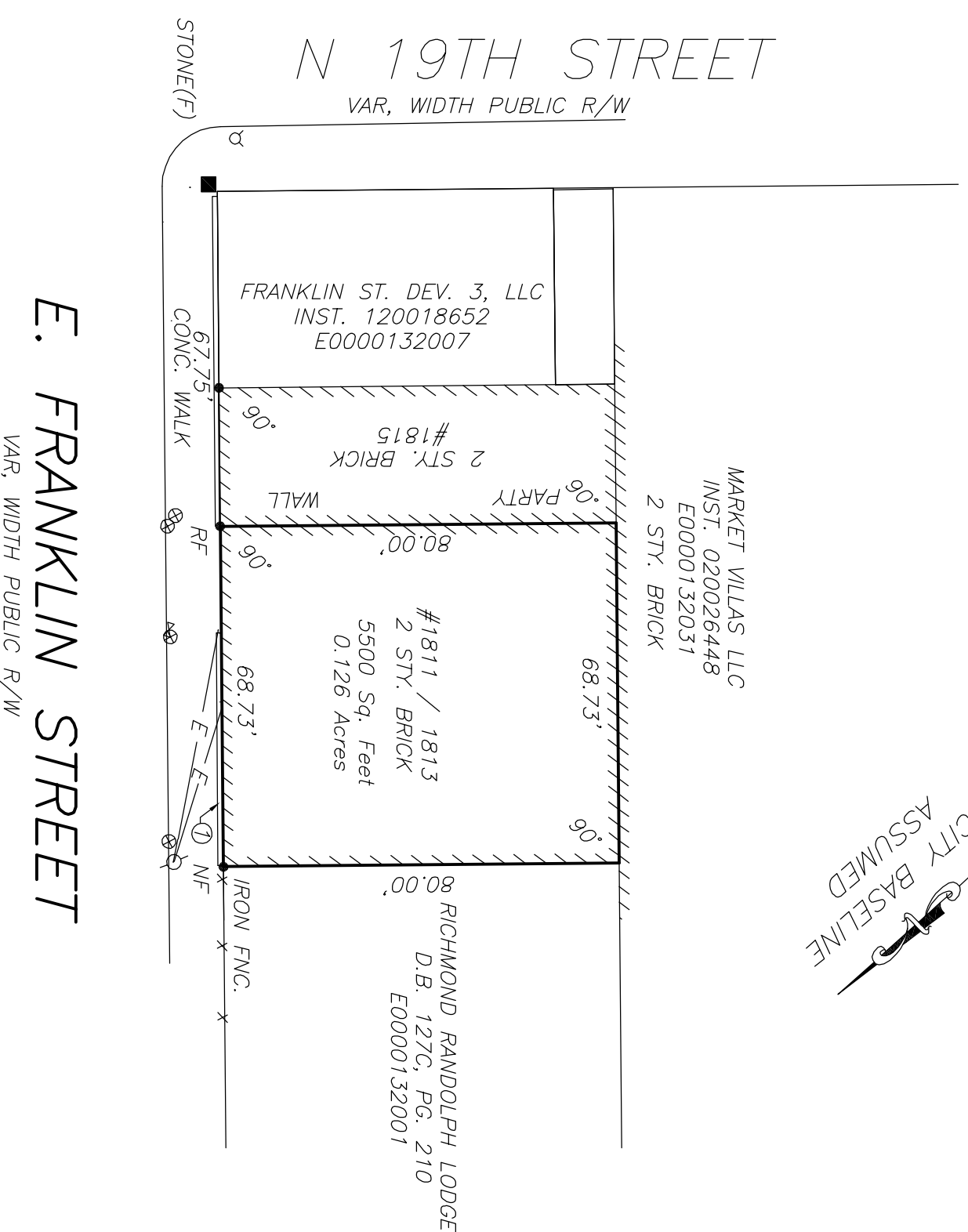
1. This plat is based on field work performed March 19, 2012 and reinspected July 27, 2016.
2. No underground utilities were located. Only aboveground utilities are shown.
3. There is no visible evidence of recent earth moving, building construction or building additions.
4. There is no visible evidence of recent street or sidewalk construction or repair.
5. There is no visible evidence of site use as a waste dump, sump or sanitary landfill.
6. This plat was prepared with the benefit of a title report from Chicago Title Insurance Company dated July 8, 2016, Commitment Number 731600111.
7. All Statements within the certifications, and other references located elsewhere hereon related to: utilities improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
8. Field Measurements match Record Measurements
9. This parcel is in zone "X" as defined on F.I.R.M # 5101290041D dated April 2, 2009. Zone "X" is defined as area out side 500 year flood plain.
10. Parcel(s) zoning is M-1 ~ Light Industrial
Zoning report not provided to surveyor.
11. Unable to access rear corners.
12. Encroachment item 1 is estimated from ground level.

PARKING

0 ON SITE SPACE
REQUIREMENT: 0 ON SITE

LEGEND

- ⊕ FIRE HYDRANT
- ⊗ WATER METER COVER
- ⊕ GAS VALVE
- ⊕ UTILITY POLE



ENCROACHMENTS

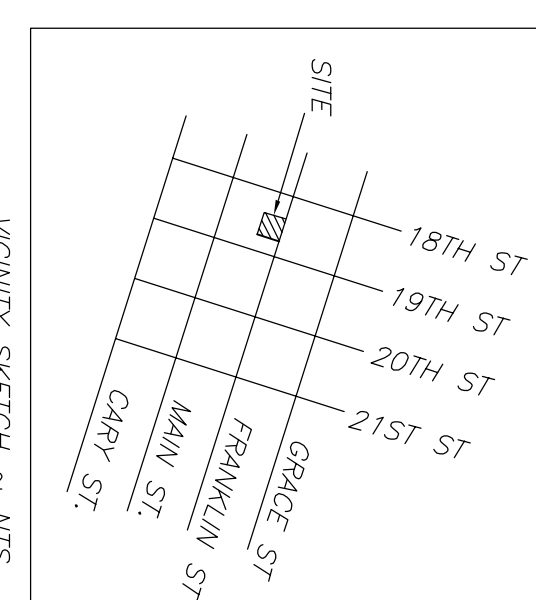
⊕ BUILDING FLASHING OVER 0.9'

SCHEDULE B

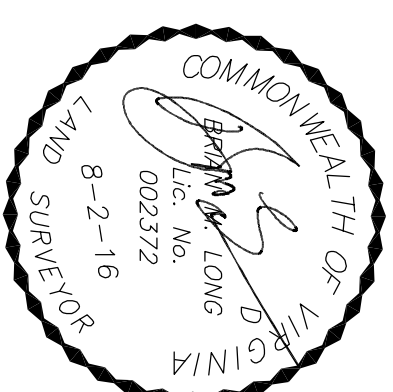
THERE ARE NO LISTED EASEMENTS IN THE TITLE REPORT.

LEGAL DESCRIPTION

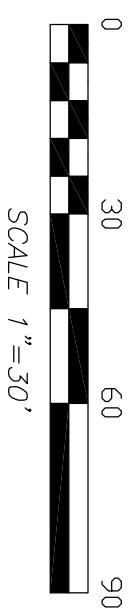
All that certain lot, piece or parcel of land designated as Nos. 1809, 1811 and 1812 East Franklin Street, lying and being in the City of Richmond, Virginia, on the southern line of Franklin Street between 18th and 19th Streets;
 BEGINNING thereon at a point 67 feet 9 inches west of the southwestern intersection of Franklin and 19th Streets; thence extending westwardly along and fronting on the said southern line of Franklin Street 68 feet 9 inches, more or less, to the lot on which the Masonic Hall stands and extending back between parallel lines, the eastern one of which passes along the center of the partition wall between tenements 1813 and 1815 East Franklin Street, and the western one of which passes along the eastern line of the said Masonic Hall property 80 feet 1 inch, more or less.



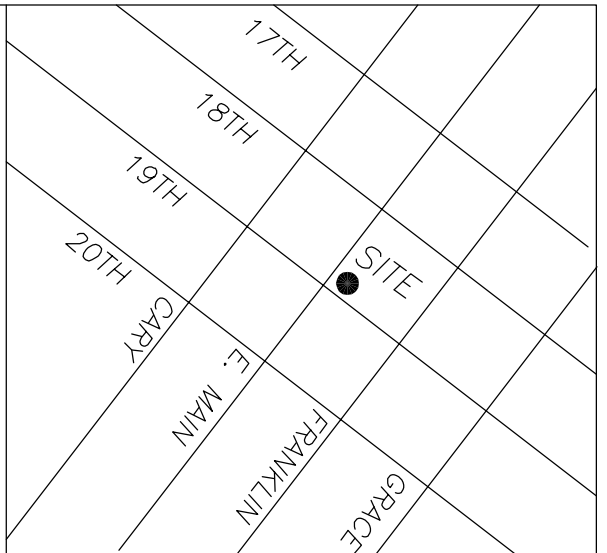
VICINITY SKETCH ~ NTS



ALTA/ACSM LAND TITLE
 SURVEY OF
 #1809, 1811 AND #1813
 EAST FRANKLIN STREET
 CITY OF RICHMOND ~ VIRGINIA
 DATE: 8/1/2016

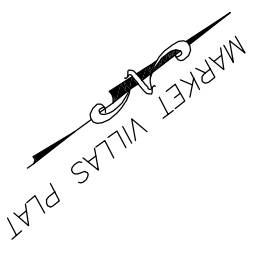


LONG SURVEYING, LLC
 4650 FACTORY MILL ROAD
 MAIDENS, VA 23012
 804-314-5620

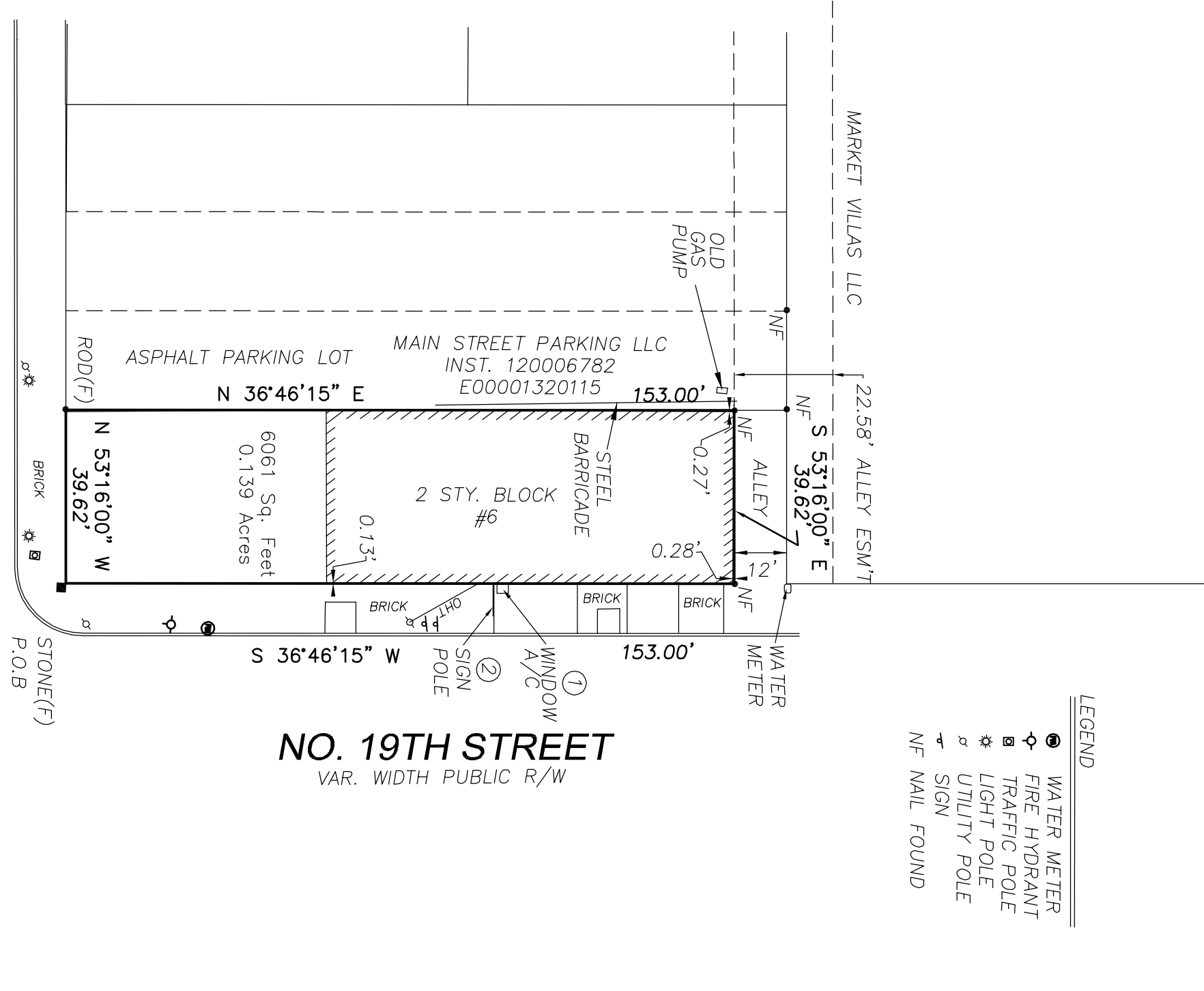


Miscellaneous Notes

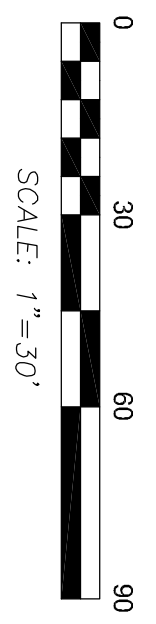
1. OWNER OF RECORD: VIOLA J. TALLEY
2. TAX ID: E000132012
3. BEARING DATUM BASED PLAT OF MARKET VILLIAS
4. AREA OF SUBJECT PROPERTY: 0.139 ACRES
5. THIS SURVEY IS BASED ON A FIELD RUN SURVEY BY LONG SURVEYING DATED APRIL 14, 2017.
6. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. DURING OUR FIELD OBSERVATION OF THE SITE, THERE WERE NO OBSERVED CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON PARCEL.



EAST MAIN STREET VAR. WIDTH PUBLIC R/W



- LEGEND**
- WATER METER
 - ⊕ FIRE HYDRANT
 - ⊠ TRAFFIC POLE
 - ⊙ LIGHT POLE
 - ⊗ UTILITY POLE
 - ⊕ SIGN
 - ⊖ NF NAIL FOUND



Notes Corresponding to Schedule B

THERE WERE NO SURVEY RELATED TITLE EXCEPTIONS LISTED IN THE TITLE REPORT.

Current Zoning Information

ZONING PER CITY OF RICHMOND - NO ZONING REPORT WAS FURNISHED
ZONED M-1 LIGHT INDUSTRIAL

Statement of Encroachments

- ① AC UNIT ENCRANCHING ONTO R/W 2.3'
- ② SIGN SUPPORT POLE ENCRANCHING ONTO R/W 7.3'

Commitment Legal Description

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA KNOW AS STREET NUMBERS 1826, 1828 AND 1830 EAST MAIN STREET, AND BOUNDED AND DEDRIBED AS FOLLOWS, TO WIT:
COMMENCING AT THE NORTHWEST CORNER OF MAIN AND 19TH STREET, AND RUNNING THENCE IN A WESTWARDLY DIRECTION ALONG THE NORTH LINE OF MAIN STREET AND FRONTING THEREON THIRTY NINE FEET, SEVEN AND ONE HALF INCHES (39' 7 1/2"), AND RUNNING BACK FROM SAID FRONT BETWEEN PARALLEL LINE ONE HUNDRED FIFTY THREE FEET (153') TO AN ALLEY TWENTY TWO FEET, SEVEN INCHES (22' 7") WIDE, ACCORDING TO PLAT MADE BY T. CRAWFORD REDD AND BROTHER, DATED OCTOBER 18, 1916 AND RECORDED IN THE CLERK'S OFFICE OF THE CHANCERY COURT OF THE CITY OF RICHMOND, VIRGINIA IN PLAT BOOK 4, PAGE 101.

BEING THE SAME REAL ESTATE CONVEYED TO VIOLA J. TALLEY BY DEED FROM RICHARD A. JACOB AND MABEL F. JACOB, HUSBAND AND WIFE, DATED JANUARY 2, 1974, RECORDED AUGUST 8, 1974 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA IN DEED BOOK 692A, PAGE 117.

Certification

TO: CHICAGO TITLE INSURANCE COMPANY, LARSON DEVELOPMENT, VIRGINIA COMMUNITY CAPITAL, 6 N 19TH STREET LLC This is to certify 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 1,2,3,4,7(0),8,9,13 and 14 of Table A thereof.

1. The field work was completed on April 14, 2017.
2. The survey correctly shows the location of all buildings, structures, and other improvements situated on the Property.
3. Except as shown, all visible and known utilities serving the Property enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements or rights-of-way across said Property; that the Property is the same as the Property described in Chicago Title Insurance Company, Commitment number 731700013 dated February 6, 2017 and that all easements, covenants and restrictions referenced in said title commitment, or easements of which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the Property.
4. Except as shown, there are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Property by buildings, structures or other improvements situated on adjoining premises.
5. By graphic plotting only, the Property is located in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 5101290041E, which bears an effective date of July 16, 2014, and is in a Special Flood Hazard Area (Area of 1% chance of flooding). No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
6. The Property has direct physical access to East Main Street and North 19th Street.
7. The Property comprises a single separate tax lot.
8. The number of striped parking spaces located on the Property is 0.

[Signature]

Brian M Long
Reg. Land Surveyor No. 0023772
Commonwealth of Virginia



SURVEY PREPARED BY:
LONG SURVEYING, LLC
4560 FACTORY MILL ROAD
MADENS, VA 23102
804-314-5620
Brian.Long@Long-Surveying.Com

ALTA/NSPS LAND TITLE
SURVEY OF
#6 NORTH 19TH STREET
CITY OF RICHMOND, VIRGINIA
APRIL 17, 2017

As-surveyed Description

Beginning at the north western corner of East Main Street and North 19th Street at a Stone found; Thence along the north line of East Main Street N 53°16'00" W a distance of 39.62' to a Rod found; Thence N 36°46'15" E a distance of 153.00' to a nail found; Thence along the south line of a 12' Alley S 53°16'00" E a distance of 39.62' to a nail found; Thence along the west line of North 19th Street S 36°46'15" W a distance of 153.00' which is the point of beginning, having an area of 6061 square feet, 0.139 acres.