

INTRODUCED: May 28, 2019

AN ORDINANCE No. 2019-143

To rezone the properties known as 10, 14 and 18 East Canal Street and 108½, 110, 112, 112½, 114, 114½, 116, 118 and 120 South 1<sup>st</sup> Street from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District, and the property known as 108 South 1<sup>st</sup> Street from the B-3 General Business District to the TOD-1 Transit-Oriented Nodal District.

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Patron – Mayor Stoney (By Request)

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Approved as to form and legality  
by the City Attorney

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PUBLIC HEARING: JUN 24 2019 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA / NSPS Land Title Survey Showing Thirteen Parcels of Land Lying Between Canal Street and Cary Street on the West Line of First Street, City of Richmond, Virginia,” prepared by Jennings Stephenson P.C., dated February 8, 2019, and last revised March 5, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 records of the City Assessor, are excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 of the Code of the City

AYES:                    9                    NOES:                    0                    ABSTAIN:                    \_\_\_\_\_

ADOPTED:            JUN 24 2019            REJECTED:            \_\_\_\_\_            STRICKEN:            \_\_\_\_\_

of Richmond (2015), as amended, and that the same are included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

10 East Canal Street	Tax Parcel No. W000-0080/027
14 East Canal Street	Tax Parcel No. W000-0080/025
18 East Canal Street	Tax Parcel No. W000-0080/023
108½ South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/013
110 South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/014
112 South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/015
112½ South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/016
114 South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/017
114½ South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/018
116 South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/019
118 South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/020
120 South 1 <sup>st</sup> Street	Tax Parcel No. W000-0080/021

§ 2. That, as shown on the survey entitled “ALTA / NSPS Land Title Survey Showing Thirteen Parcels of Land Lying Between Canal Street and Cary Street on the West Line of First Street, City of Richmond, Virginia,” prepared by Jennings Stephenson P.C., dated February 8, 2019, and last revised March 5, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 108 South 1<sup>st</sup> Street, with Tax Parcel Number W000-0080/012 as shown in the 2019 records of the City Assessor, is excluded from the B-3 General Business District and shall no longer be subject to the provisions of sections 30-438.1 through 30-438.5 of the Code of the City of Richmond (2015), as amended, and that the same is included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended.

§ 3. This ordinance shall be in force and effect upon adoption.

# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com

## Item Request

File Number: PRE.2019.178

O & R REQUEST

4-8790  
MAY 01 2019

Office of the  
Chief Administrative Officer

### O & R Request

DATE: April 29, 2019

EDITION: 1

TO: The Honorable Members of City Council


RECEIVED

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)

MAY 20 2019

OFFICE OF THE CITY ATTORNEY

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer 

THROUGH: Sharon Ebert, Deputy Chief Administrative Officer for Economic Development and Planning 

FROM: Mark A. Olinger, Director, Department of Planning and Development Review 

RE: To rezone properties known as 10, 14, and 18 East Canal Street; and 108½, 110, 112, 112½, 114, 114½, 116, 118, and 120 South 1st Street from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District, and 108 South 1st Street from the B-3 General Business District to the TOD-1 Transit-Oriented Nodal District.

ORD. OR RES. No. \_\_\_\_\_

**PURPOSE:** To rezone properties known as 10, 14, and 18 East Canal Street; and 108½, 110, 112, 112½, 114, 114½, 116, 118, and 120 South 1st Street from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District, and 108 South 1st Street from the B-3 General Business District to the TOD-1 Transit-Oriented Nodal District.

**REASON:** The applicant is requesting to rezone thirteen parcels with a total acreage of 0.663 acres parcel from the M-1 Light Industrial and B-3 General Business Districts to the TOD-1 Transit Oriented Nodal District in order to facilitate redevelopment consistent with the City of Richmond Downtown Plan and the Pulse Corridor Plan.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its June 17, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of 13 parcels totaling 0.633 acres, and are located in the Monroe Ward neighborhood of the Downtown Planning District and Arts District Station Area. The property is currently improved with surface parking.

The district regulations of the TOD-1 Transit-Oriented Nodal Zoning District are intended to encourage redevelopment and placemaking, including adaptive reuse of underutilized buildings, to create a high-quality urban realm. They are intended to improve streetscape character by providing continuity of building setbacks, to enhance public safety by encouraging an active pedestrian environment consistent with the mixed-use character of the district by providing for windows in building facades along street frontages, and to promote an environment that is safe for walking and biking (Sec. 30-457.1, Zoning Ordinance). The TOD-1 zoning designation is consistent with the City-initiated Monroe Ward rezoning which is currently being undertaken by Planning and Development Review staff.

The Pulse Corridor Plan calls for a future land use designation of downtown mixed-use, in which the central business district of the Richmond region features high-density development with office buildings, apartments, and a mix of complementary uses, including regional destinations. Higher-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites; new development should be urban in form and may be of larger scale than existing context. Active commercial ground floor uses required on street-oriented commercial frontages. Active ground floor uses and design required on priority street frontages. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. Little to no setback of new development unless to create pedestrian-oriented amenities like plazas and outdoor dining. Surface parking prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened by shade trees. Parking requirements are substantially less in these areas than other areas of the city and are largely eliminated (p. XI).

Specifically for Monroe Ward, the Pulse Plan future land use vision states “the downtown mixed-uses...throughout Monroe Ward encourage the redevelopment of surface parking lots and underutilized buildings into high-density building that focus on creating walkable environments with active ground floors, appropriate streetscape, and minimal driveway entrances” (p. 84).

Properties abutting to the north contain parking uses as well as two professional offices on properties zoned B-3 General Business. To the east, across South 1st Street are apartments on property zoned B-5 Central Business District. Across E. Canal Street to the south is the I-195 Downtown Expressway corridor on property zoned M-1 Light Industrial. Abutting to the west is property containing an office warehouse located within the M-1 Light Industrial District.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$1,500 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** May 28, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** June 24, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
June 17, 2019

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Application Form, Applicant's Report, Draft Ordinance, Survey, Map

**STAFF:** David Watson, Senior Planner, Land Use Administration, 804-646-1036



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

**Project Name/Location**

Property Address: See attached list Date: 3/11/2019  
Tax Map #: see attached list Fee: \$1,500  
Total area of affected site in acres: 0.663

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

**Zoning**

Current Zoning: 12 parcels M-1, 1 parcel B-3  
Existing Use: Paved Surface Parking

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)  
TOD-1  
Existing Use: Paved Surface Parking

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Jennifer Mullen

Company: Roth Jackson Gibbons Condlin, PLC  
Mailing Address: 11 S 12th Street, Suite 500  
City: Richmond State: VA Zip Code: 23219  
Telephone: (804) 977-3374 Fax: ( )  
Email: JMullen@rothjackson.com

**Property Owner:** See attached list for respective owners

If Business Entity, name and title of authorized signee: Jennifer D. Mullen (Power of Attorney)

(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: (see attached Excel list for respective mailing addresses)

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone: ( ) Fax: ( )  
Email: \_\_\_\_\_

**Property Owner Signature:** \_\_\_\_\_

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.



March 11, 2019

Mr. Matthew Ebinger  
Planning and Development Review  
900 East Broad Street, Room 511  
Richmond, VA 23219

Jennifer Mullen  
Richmond Office  
(804) 977-3374 (direct)  
JMullen@rothjackson.com

*RZON-051595-2019  
9897*

Re: Rezoning Request: Tax Map No's W0000080027, W0000080025, W0000080023, W0000080012, W0000080013, W0000080014, W0000080015, W0000080016, W0000080017, W0000080018, W0000080019, W0000080020, W0000080021.

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying the application for a rezoning from M-1 Light Industrial and B-3 General Business to the TOD-1 Transit-Oriented Nodal district for the aforementioned parcels ("the Property"). My firm represents the contract purchaser of the Property, which consists of thirteen (13) separate parcels, all of which are currently zoned M-1 Light Industrial except Tax Map No. W0000080012 ("108 S 1<sup>st</sup> Street"), which is zoned B-3 General Business. The Property is currently improved as paved surface parking, with a billboard located on one of the parcels. We are requesting that you review this applicant's report and other application materials, and consider the rezoning of the Property.

#### The Property

The Property consists of thirteen (13) adjoining parcels, generally located at the northwest corner of the intersection between East Canal Street and South 1<sup>st</sup> Street. Figure 1 (below) shows the parcels within the Property as they relate to the descriptions in the survey titled "ALTA/NSPS Land Title Survey Showing Thirteen Parcels of Land Lying Between Canal Street and Cary Street on the West Line of First Street," dated March 5, 2019 and performed by Jennings Stephenson P.C. Land Surveyors & Planners ("the Survey," Exhibit A)

#### RICHMOND

11 South 12th Street, Suite 500, Richmond, VA 23219  
P: 804-441-8440 F: 804-441-8438

#### TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102  
P: 703-485-3535 F: 703-485-3525

Parcel on Survey	Tax ID	Acreage on survey	Property Address	Existing Zoning
"Parcel #10"	<u>W0000080027</u>	0.0562	10 E Canal St	M-1
"Parcel #14"	<u>W0000080025</u>	0.0536	14 E Canal St	M-1
"Parcel #18"	<u>W0000080023</u>	0.0193	18 E Canal St	M-1
"Parcel #108"	<u>W0000080012</u>	0.041	108 S 1st St	B-3
"Parcel #108 1/2"	<u>W0000080013</u>	0.0505	108 1/2 S 1st St	M-1
"Parcel #110"	<u>W0000080014</u>	0.051	110 S 1st St	M-1
"Parcel #112"	<u>W0000080015</u>	0.051	112 S 1st St	M-1
"Parcel #112 1/2"	<u>W0000080016</u>	0.0502	112 1/2 S 1st St	M-1
"Parcel #114"	<u>W0000080017</u>	0.0495	114 S 1st St	M-1
"Parcel #114 1/2"	<u>W0000080018</u>	0.0506	114 1/2 S 1st St	M-1
"Parcel #116"	<u>W0000080019</u>	0.0716	116 S 1st St	M-1
"Parcel #118"	<u>W0000080020</u>	0.0578	118 S 1st St	M-1
"Parcel #120"	<u>W0000080021</u>	0.0432	120 S 1st St	M-1

Figure 1.

Figure 2 (below) is a map that shows the extent of the Property.



Figure 2.



**RICHMOND**

11 South 12th Street, Suite 500, Richmond, VA 23219  
 P: 804 441-8440 F: 804 441-8438

**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102  
 P: 703 485-3535 F: 703-485-3525



The Property is currently improved as paved surface parking, with a billboard located at 14 East Canal Street and oriented towards the Downtown Expressway. Per the Survey conducted, there are 68 parking spaces. In total, the Property is 0.663 acres in size.

#### **Land Use Context**

Referencing Figure 2, the Property lies almost entirely within the boundaries of the M-1 zoning district, with one parcel ("108 S 1<sup>st</sup> Street") lying within the neighboring B-3 zoning district. The Property lies within the Monroe Ward neighborhood along its southern border within the Downtown Expressway.

Over time, the neighborhood has been rezoned in a manner that was inconsistent with today's goals. M-1 and B-3 zoning districts allow for a variety of auto-oriented uses, including drive-thru facilities, auto sales and auto service centers, as well as parking areas and lots that are incompatible with the desired mixed-uses and overall pedestrian orientation for the area.

At the public hearing on October 15<sup>th</sup>, 2018, Planning Commission unanimously adopted CPR.2018.084, which stated the intent to rezone a significant portion of Monroe Ward, including the Property, to the newly-created TOD-1 zoning. This adoption was supported by the accompanying staff report, which expressed support for the proposal. This report, titled "Monroe Ward Rezoning Summary," specifically states that "the most significant change is replacing B-3 (auto-oriented commercial) and M-1 (light industrial) with TOD-1 (transit-oriented development), which is not only in keeping with the plan goals but is more consistent with existing development," (*Monroe Ward Rezoning Summary*, p. 7).

#### **Downtown Plan (2009)**

The Property is designated as "Urban Center Area," which is generally characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. Furthermore, when describing Monroe Ward, the Downtown Plan states that "[t]he neighborhood represents one of the greatest opportunities to expand the housing market and the types of residential building types available Downtown. It also contains numerous sites and buildings that present opportunities for development and adaptive reuse; vacant lots and surface parking lots are prime locations for infill development," (*Richmond Downtown Plan*, p. 1.10).

#### **Pulse Corridor Plan (2017), Transit Context**

The Pulse Corridor Plan, completed in 2017, further acknowledges the potential of Monroe Ward, and moreover the Property, for higher-density mixed-use development. With the Pulse Bus Rapid Transit (BRT) Project as the Plan's foundation, "walkshed" districts are established for areas within ¼-mile of a Pulse bus station. The Property lies within the boundaries of the Arts District Station Area walkshed. With that, it is recommended that the Monroe Ward neighborhood be rezoned to match the Future Land Use Map, which suggests "Downtown Mixed-Use" for the Property. The ultimate goal of the Plan is to foster a walkable environment within a "truly eclectic urban neighborhood," and better encourage density and redevelopment of surface parking lots.

With the Downtown Mixed-Use Future land use designation, the Plan refers to a suggested zoning of B-4 or RF-2 (the TOD-1 zoning district did not exist at the time). The guidance suggested by this designation is that development shall be "higher-density transit- and pedestrian-oriented...on vacant or underutilized sites; new development shall be urban in form and may be of larger scale than existing



#### **RICHMOND**

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P: 703-485 3535 F: 703 485 3525

context," (*Pulse Corridor Plan*, p. xi). It further suggests that surface parking should be prohibited as a principal use, and that parking requirements be substantially less than other areas of the City.

While the Pulse Corridor provides an opportunity for greater density, the Property is further afforded transit and pedestrian access by the newly-implemented GRTC Richmond Transit Network plan. The "5" route runs every 15 minutes up and down Cary Street and Main Streets, which connects downtown, Fairfield, VCU, and Carytown, while the "1A/B/C" route runs every 15 minutes along Belvidere, and connects various neighborhoods in northside and southside.

### Summary

The request is consistent with the Pulse Corridor Plan and the Downtown Plan, as well as the Monroe Ward Rezoning Summary completed by Staff and the corresponding Planning Commission recommendation to rezone the Property to TOD-1 Transit-Oriented Nodal District. The nature of development that can occur within TOD-1 zoning is more in keeping with the goals for the Property than what the current M-1 and B-3 zoning would otherwise allow for. If for nothing else, this request precedes an intent which has already been unanimously adopted by Planning Commission to rezone not only the Property, but a majority of the neighborhood, to TOD-1 zoning.

If you have any further questions about this request, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer D. Mullen', with a long horizontal line extending to the right.

Jennifer D. Mullen



### **RICHMOND**

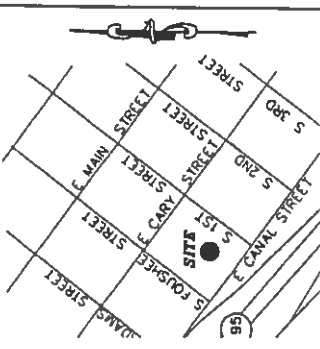
11 South 12th Street, Suite 500, Richmond, VA 23219  
P: 804-441-8440 F: 804-441-8438

### **TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102  
P: 703-485-3535 F: 703-485-3525



LINE	BEARING	DISTANCE
L1	S36°05'20"W	68.98'
L2	N38°05'20"E	57.36'
L3	S54°02'00"E	40.69'
L4	S36°19'34"W	29.85'
L5	S53°54'40"E	3.45'
L6	S35°58'00"W	12.61'
L7	N54°02'00"W	1.63'
L8	N35°58'00"E	24.00'
L9	N35°58'00"E	5.48'
L10	S35°58'00"W	5.48'
L11	S76°52'17"E	16.00'
L12	N35°58'00"E	5.33'
L13	N72°29'23"E	17.49'



**VICINITY MAP**

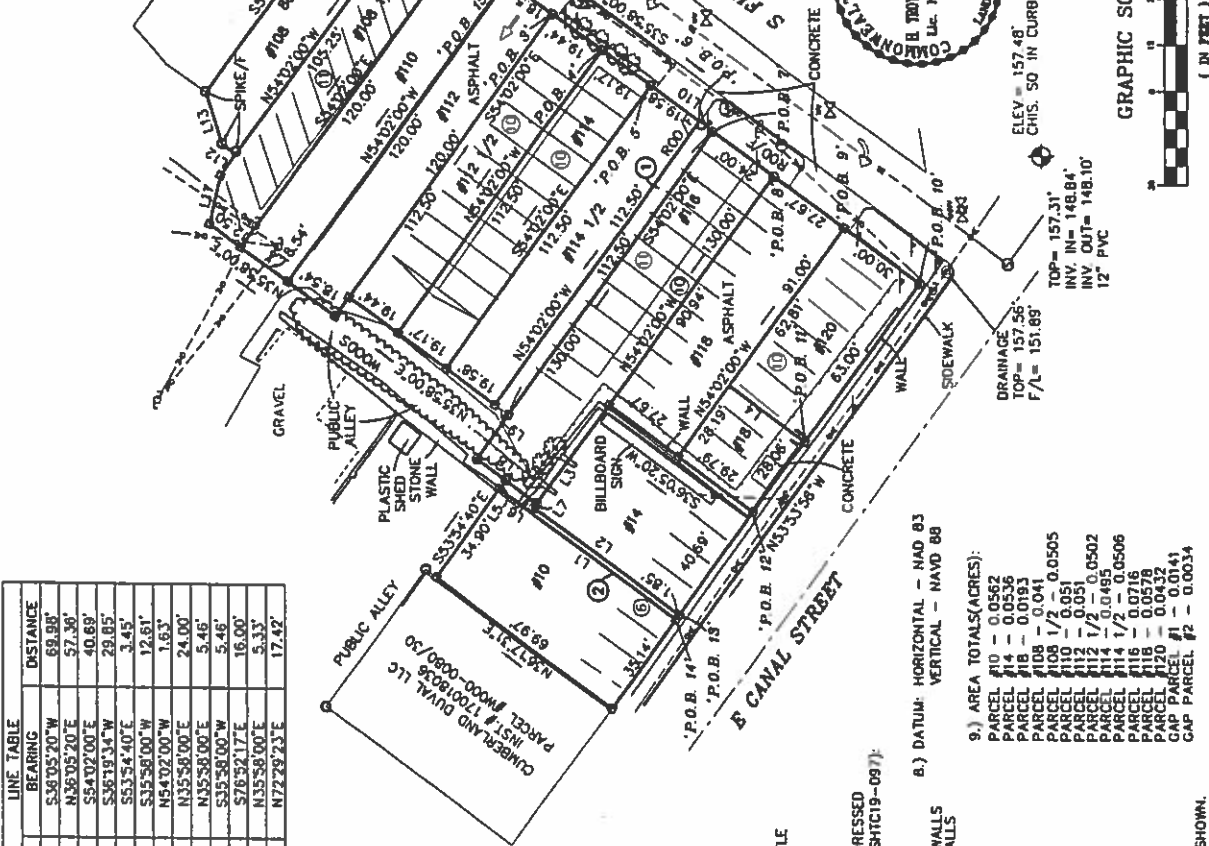
**NOTES:**

- OWNERSHIP AND REFERENCES:  
 PARCEL #10  
 H.W. GOODYRN'S SONS  
 INST. # 050004571  
 PARCEL #W000-0080/27  
 PARCEL #14  
 GOODYRN BROS., LLC  
 INST. # 180025670  
 INST. # 050012087  
 PARCEL #W000-0080/025  
 PARCEL #108, 109 1/2, 112, 112 1/2, 114, 114 1/2, 116, 118, 120, 18  
 SOUTH FIRST STREET, LLC  
 INST. # 120007303  
 INST. # 120007302  
 INST. # 120006235  
 INST. # 120005496  
 PARCEL #108, 109 1/2, 112, 112 1/2, 114, 114 1/2, 116, 118, 120, 18  
 W000-0080/016, W000-0080/017, W000-0080/018, W000-0080/019, W000-0080/020, W000-0080/021, W000-0080/022, W000-0080/023  
 PARCEL #110 TMC SHOP LLC  
 INST. # 170005150  
 PARCEL #W000-0080/014
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TWO TITLE COMMITMENTS PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED JANUARY 17, 2019 AT 8:00 A.M., COMMITMENT NO. SHTC19-096 & SHTC19-097
- ITEMS IN SCHEDULE B - SECTION II OF THE ABOVE ARE ADDRESSED AS FOLLOWS (ITEMS WITH 'A' REFERENCE COMMITMENT NO. SHTC19-097):  
 ITEM 1, 1A, 2, 2A, 3, 3A, 4, 4A, 5, 5A - NOT ADDRESSED  
 ITEM 6, 6A - SHOWN  
 ITEM 7 - MAY PERTAIN, BUT CANNOT PLOT - NO PARTY WALLS  
 ITEM 7A - MAY PERTAIN, BUT CANNOT PLOT - NO PARTY WALLS  
 ITEM 8 - SHOWN, NO PARTY WALLS  
 ITEM 9 - SHOWN, BUT CANNOT PLOT  
 ITEM 10 - PERTAINS, BUT CANNOT PLOT  
 ITEM 11 - SHOWN
- DURING THE PROCESS OF OUR PHYSICAL PERIMETER SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- THIS PROPERTY IS LOCATED IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51012000370, EFFECTIVE DATE APRIL 2, 2009.
- GAP PARCELS 1 & 2 ARE NOT INCLUDED IN THIS SURVEY. THEREFORE ALL ENCUMBRANCES OF RECORD MAY NOT BE SHOWN.
- THERE ARE A TOTAL OF 68 PARKING SPACES. THERE ARE NO HANDICAP SPACES.

**LEGEND**

⊕	BENCHMARK SET
⊙	POWER POLE
⊖	DRAINAGE MANHOLE
⊙	GUY WIRE
⊙	TREE
⊙	SANITARY MANHOLE
⊙	SIEN
⊙	WATER VALVE
⊙	WATER METER
---	OVERHEAD LINES
---	GUARD RAIL
⊙	NAIL SET
⊙	ROD SET
⊙	NUMBER OF PARKING SPACES

V. CASSEL ADAMSON, JR. AND PEARL R. ADAMSON  
 INST. # 070028467  
 PARCEL #W000-0080/011



THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 3.6, 9.13 & 14, OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDER THE JURISDICTION AND CEREBES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON FEBRUARY 8, 2019.

**SURVEY CERTIFICATION**  
 TO: ONE CANAL LLC AND CHICAGO TITLE INSURANCE COMPANY  
 H. TROY STEPHENSON, LS #1522-B  
 DATE: \_\_\_\_\_

**ALTA/NSPS LAND TITLE SURVEY SHOWING THIRTEEN PARCELS OF LAND LYING BETWEEN CANAL STREET AND CARY STREET ON THE WEST LINE OF FIRST STREET**

CITY OF RICHMOND, VIRGINIA  
 DATE: FEBRUARY 8, 2019 SCALE: 1" = 30'  
 REVISED DATE: MARCH 5, 2019 - INCLUDE PARCEL #110  
 JENNINGSTEPHENSON P.C.  
 10160 STAPLES PARCEL #110  
 GLEN ALLEN, VA 23060  
 PHONE - 804-545-6235  
 FAX - 804-545-6289  
 LAND SURVEYORS & PLANNERS  
 J.N. 19-512

