

PROPERTY A: GATEWAY

LEGEND:

- Property Line
- Commercial
- * Railroad Overpass
- * Future Pedestrian Connection at Existing Railroad Overpass

NOTES:

- 01 The Boathouse at Rocketts Landing
- 02 Stone Brewing
- 03 Parcel owned by Central Virginia Investments Rocketts Landing LLC
- 04 Capitol Trail
- 05 PULSE Bus Stop

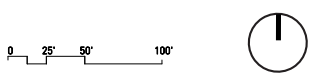
SITE FEATURES:

1.42 Acres

A1:
 Gateway Commercial Building
 4,000 SF Footprint
 5 Stories
 1st Floor Retail (4,000 SF)
 Floors 2-5 Office (16,000 SF)

Parking
 Street Parking: 5 Spaces
 Site Parking: 63 Spaces
 Total Parking: 68 Spaces

Nature trail
 Connect Retail to Capital Trail



SITE A

Exhibit 1.1