

**Legal Description**

Beginning of a stone monument, which stone monument marks the intersection of the southern line of East Main Street, as monumented, and the eastern line of South 18th Street, thence (1) in an easterly direction along the said southern line of East Main Street, as monumented, 182.30' +/- to a point, thence (2) in a southeasterly direction 182.30' +/- to a point on the northern line of alley about 1.3' wide, thence (3) in a westerly direction along the said northern line of alley about 1.3' wide, thence (4) to a point, thence (5) in a northerly direction along the west face of a wall 47.43' to a point, thence (6) in an easterly direction along the north face of a wall 23.14' to a point, thence (7) in a westerly direction along the west face of a wall 66.12' to a point, thence (8) in a westerly direction along the southern face of a wall 66.12' to a point on the eastern line of South 18th Street, thence (9) in a northerly direction along the eastern line of South 18th Street 111.49' +/- to a stone monument, the point of beginning.

**ALSO BEING FURTHER DESCRIBED AS**

BEGINNING at the point of intersection of the eastern boundary of the right of way line of South 18th Street and the southern boundary of the right of way line of East Main Street, thence proceeding along the southern boundary of the right of way line of East Main Street in a southeasterly direction S 59°59'22" E 162.45 feet to a point;

Thence leaving the southern boundary of the right of way line of East Main Street and proceeding in a southeasterly direction S 28°27'24" W 177.87 feet to a point on the northern boundary of the right of way line of a 1.55± Public Alley;

Thence proceeding along the northern boundary of the right of way line of a 1.55± Public Alley in a northerly direction the following two (2) courses and distances:

- 1) N 59°57'57" W 63.25 feet to a point;
- 2) Thence N 60°50'00" W 37.70 feet to a point;

Thence leaving the northern boundary of the right of way line of a 1.55± Public Alley and proceeding along a Survey To Line following the anterior wall of the #11, 13, 15 South 18th Street Building the following six (6) courses and distances:

- 1) N 29°12'39" E 43.71 feet to a point;
- 2) Thence N 67°43'10" E 5.48 feet to a point;
- 3) Thence N 29°19'29" E 22.43 feet to a point;
- 4) Thence N 60°20'34" W 45.78 feet to a point;
- 5) Thence N 60°22'43" W 8.71 feet to a point;
- 6) Thence N 61°02'11" W 12.78 feet to a point on the eastern boundary of the right of way line of South 18th Street;

Thence leaving the Survey To Line and proceeding along the eastern boundary of the right of way line of South 18th Street and proceeding in a northerly direction N 30°00'00" E 103.44 feet to a point, said point being the Point and Place of Beginning, containing 0.556 Acres, more or less.

BEING the same property described in Title Commitment issued by Fidelity National Title Insurance Company effective February 10, 2020. (Commitment No. 134744.00002)

**Notes**

1. This survey plot represents a current and accurate field transit survey of the premises shown hereon.
2. All streets shown hereon are public.
3. There were no delineated wetlands observed on site.
4. The legal description does form a mathematically closed figure with no gaps, gorges or overlaps.
5. There was no evidence of cornerstones at the time of the survey.
6. There was no observed evidence of current earth moving, building construction or building additions.
7. Surveyor is not aware of any proposed changes in the street right of way and observed no evidence of recent street or sidewalk construction or repairs.
8. There was no observed evidence of the site use as a solid waste dump, sump or sanitary landfill.
9. The property has direct vehicular access from South 18th Street.
10. The subject property is the same property as described in Title Commitment issued by Fidelity National Title Insurance Company with an effective date of February 10, 2020. (Commitment No. 134744.00002)
11. Observed utilities are plotted and shown hereon - Subsurface utility delineation was not performed.

**Fidelity National Title Insurance Company  
Schedule B - Commitment No. 134744.00002**

(Referenced by corresponding number in Commitment)

7. Terms, provisions, restrictions, conditions, assessments and reservations contained in Instrument No. 040018265 at page 142 affect the subject property, plotted and shown hereon.
8. Facts and matters as shown on plot of survey dated April 14, 2004, made by Joffe & Associates, Inc., Certified Land Surveyors, and recorded June 1, 2004 as Instrument No. 040018265, at page 932, including the following:
  - a) Fence encroaches onto adjoining property along the southeastern corner of the property; and
  - b) Fence does not coincide with property lines.
 Armetizing matters plotted and shown hereon. No evidence of fence encroachment remains.
9. The Company will not insure the approximately five foot (5') strip along Main Street between the Street Line by Instruments and the Street Line by Joffe & Associates, Inc., Certified Land Surveyors, dated April 14, 2004, made by Joffe & Associates, Inc., Certified Land Surveyors, and recorded June 1, 2004 as Instrument No. 040018265, at page 932. Property line along East Main Street shown hereon is per City Attorney's Opinion.

**Flood Certification**

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0041-E, effective date July 16, 2014, and hereby certify to the best of my professional knowledge and belief that the property is not located in a Special Flood Hazard Area, but is located in Zone X (Area with Reduced Flood Risk due to Level) as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

**Surveyor's Certificate**

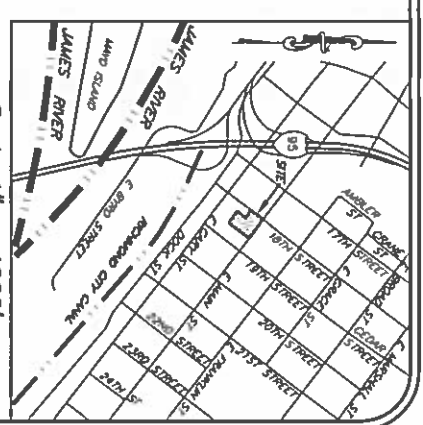
This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed below as of APRIL 9, 2020 and shall not be relied upon by any other entity or individual whatsoever.

- TO: MARSHALLS ATTILAGES, LLC, a Maryland Limited Liability Company
- TO: 1801 E MAIN, LLC
- TO: SANDY SPRING BANK, its successors and/or assigns as their interests may appear
- TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
- TO: SP TITLE LLC

The undersigned further certifies that this map or plot 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(c), 7(d), 8, 9, 10(c), 11, 13, 16, 17, 18 and 19 of Table A thereof. The foreword was completed on March 19, 2020.

*[Signature]*  
 Rodney B. Shadrach  
 Rodney B. Shadrach & Associates, LLC  
 Va. Registered Surveyor No. 2274  
 Date: 10/22/20

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 and Certified Landscape Architects.



**Zoning**

Current Zoning: M-1 (Light Industrial District)

Setbacks:

Maximum Height: 45 Feet

Yard Setbacks:  
 Front/Street: None Required  
 Side: None Required  
 Rear: None Required

**Parking**

EXISTING:  
 79 Regular Spaces  
 0 Handicap Spaces  
 TOTAL PARKING = 79 SPACES

\* Zoning information verified per Zoning Certification Letter by the City of Richmond, dated March 13, 2020. (Letter states violation of Trailer in NW Corner of Property due to no record of Building Permit being issued).

For further clarification of Zoning Requirements - Contact:  
 City of Richmond Zoning Division Planning and Development Review  
 900 E. Broad Street, Room 110  
 Richmond, Virginia 23219  
 (804)646-6340

**Statement of Encroachments**

None Found by Surveyor

Sheet 1 of 2

ALTA/NSPS LAND TITLE SURVEY  
 SHOWING EXISTING IMPROVEMENTS  
 TO #1801 EAST MAIN STREET  
 CITY OF RICHMOND, VIRGINIA  
 DATE: APRIL 9, 2020  
 REVISED: OCTOBER 22, 2020

Scale: 1" = 20'

**Shadrach & Associates LLC**  
 LAND SURVEYING  
 430 Southpark Blvd., Suite 10-B • Richmond, Virginia 23238  
 Phone: (804)379-3500 • info@shadrachsurvey.com

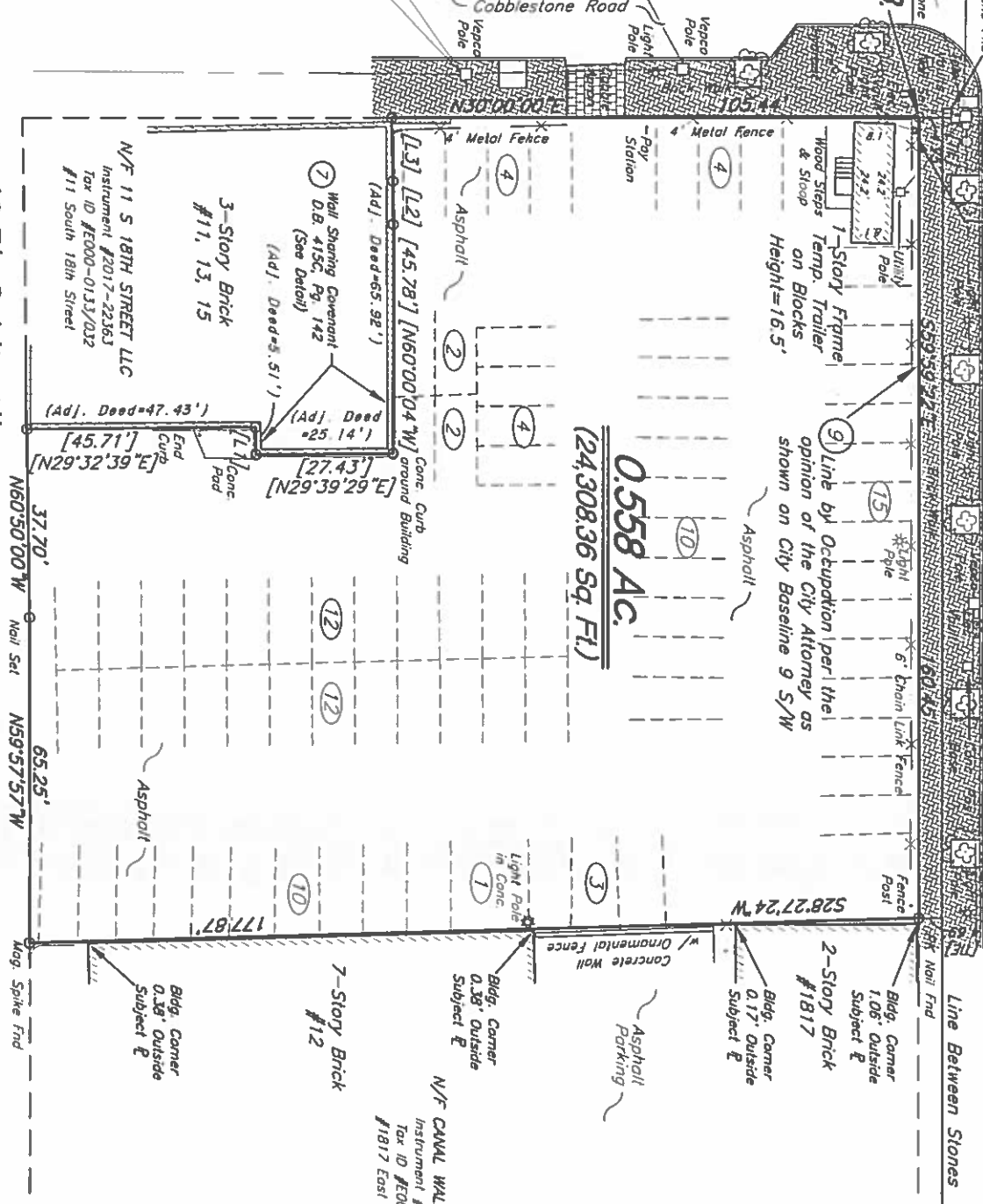
LINE	BEARING	DISTANCE
[L1]	S60°43'10"E	5.48'
[L2]	N60°22'43"W	8.71'
[L3]	N61°05'11"W	12.76'

[ ] = BEARINGS AND DISTANCES ALONG SURVEY THE LINE

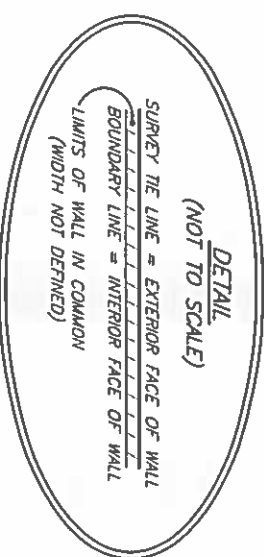
13.5' ± Public Alley

# South 18th Street (66' ± Public R/W)

# East Main Street (66' ± Public R/W)



- Legend**
- ✦ Fire Hydrant
  - ⊕ Handicap Parking Spaces
  - ⊕ Painted Parking Space Number
  - ⊕ Water Meter
  - ⊕ Water Valve
  - ⊕ Lamp Post (Metal Post w/ Light)
  - ⊕ Drainage Manhole
  - ⊕ Sanitary Manhole
  - ⊕ Cable T.V. Pedestal
  - ⊕ Telephone Pedestal
  - ⊕ Gas Meter (GV)
  - ⊕ Gas Valve (GV)
  - ⊕ Vepco Pole
  - ⊕ Vepco Transformer
  - ⊕ Misc Frame Sign
  - ⊕ Handicap Parking Sign
  - ⊕ Ballard
  - ⊕ Yard Inlet (Drainage)
  - ⊕ Sanitary Cleanout
  - ⊕ Concrete Surface
  - ⊕ RCP Reinforced Concrete Pipe
  - ⊕ CMP Corrugated Metal Pipe
  - ⊕ D.I. Drainage Inlet
  - ⊕ F.F.E. Finish Floor Elevation
  - ⊕ P.O.B. Point of Beginning



**LEGAL REFERENCE:**  
 Richmond Parking, Inc.  
 Instrument #2018-13572  
 Tax ID #E000-0133/001  
 #1801/1811 East Main Street

Sheet 2 of 2

ALTA/NSPS LAND TITLE SURVEY  
 SHOWING EXISTING IMPROVEMENTS  
 TO #1801 EAST MAIN STREET  
 CITY OF RICHMOND, VIRGINIA  
 DATE: APRIL 9, 2020  
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