

| CURVE TABLE | | | | | | |
|-------------|----------|---------|---------|-----------|---------------|---------|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA | CHORD BEARING | CHORD |
| C1 | 1058.00' | 176.98' | 88.70' | 9°35'04" | S67°12'30"E | 176.78' |
| C2 | 859.00' | 172.68' | 86.63' | 11°31'04" | S88°03'18"E | 172.39' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S50°54'58"W | 2.30' |
| L2 | N38°22'39"W | 79.40' |
| L3 | N50°49'36"E | 53.78' |
| L4 | S50°54'04"W | 47.60' |

SYMBOL LEGEND

- - ROD FOUND
- - FOUND MONUMENT
- - ROD SET
- - NAIL SET
- - UTILITY POLE
- - LIGHT POLE
- < - GUY ANCHOR
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - DRAINAGE MANHOLE
- ⊙ - WATER METER
- ⊙ - WATER VALVE
- ⊙ - WATER VAULT
- ⊙ - GAS METER
- ⊙ - GAS VALVE
- ⊙ - SIGN
- ⊙ - BOLLARD
- ⊙ - MAILBOX
- OHP — - OVERHEAD POWER
- OHU — - OVERHEAD UTILITIES
- OHT — - OVERHEAD TELEPHONE
- OCATV — - OVERHEAD CATV
- G — - U/G GAS

ABBREVIATION LEGEND

- N/F - NOW OR FORMERLY
- R/W - RIGHT OF WAY
- S.F. - SQUARE FOOT
- INST. - INSTRUMENT
- D.B. - DEED BOOK
- PG. - PAGE
- O/P - OVER PROPERTY LINE
- B/W - BRICK WALL

GENERAL NOTES

Based on graphic determination this property is in Zone "X" of the HUD defined flood hazard area as shown on F.E.M.A. flood insurance rate map, community panel #5101290043E dated July 16, 2014.

Parking Spaces:
There are 0 marked parking spaces located on subject property.

There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No known changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

No field delineated wetland markers were observed in the process of conducting the fieldwork.

SCHEDULE B EXCEPTIONS

This plat was prepared with the aid of Title Commitment No. BCT: 2002595 from Old Republic National Title Insurance Company dated February 14, 2020, the following items from Schedule B-2 are as follows:

- Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon by this Commitment - Not a survey item.
- Taxes subsequent to the second half of the year, 2020, and subsequent years - Not a survey item.
- Encroachment, overlaps, deficiency in quantity of ground, boundary line disputes, roadways, unrecorded easement, or any matters which would be disclosed by an accurate survey and inspection of the premises - Affects subject property as shown hereon.
- Examination of a plat of survey prepared by Thomas and Associates dated March 29, 2002, shows the following matters:
 - Utility Lines with poles at various location across insured premises - Affects subject property as shown hereon.
 - Portion of gravel parking lot appurtenant to insured premises encroaches upon property adjoining on the north - Affects subject property as shown hereon.
 - Fences do not coincide with lot lines and encroach upon property adjoining on the north and southeast - Affects subject property as shown hereon.
 - Portion of trailer appurtenant to insured premises extends onto property adjoining on the north - Does not affect subject property.
 - Party Wall located along the southern line of Parcel I (2) -
 - Portion of railroad spur crosses southwestern portion of insured premises - Affects subject property as shown hereon.
- Sewer agreement with the City of Richmond dated February 10, 1912 recorded in Deed Book 36, page 457 -
- Reservation of easement for 16" drainage easements with a 36" circular sewer by the City of Richmond in Deed dated June 12, 2001, recorded as Instrument No. 01-18355 -
- Cities of parties under unrecorded leases - Not a survey item.

LEGAL DESCRIPTION

PARCEL I
ALL those certain tracts or parcels of land, with improvements thereon and appurtenances thereto belonging, situate, lying and being in the City of Richmond, Virginia, and being more particularly described as follows:

- BEGINNING at a point formed by the intersection of the northern line of Stockton Street with the eastern line of 2nd Street thence northwardly with the eastern line of 2nd Street for a distance of 165 feet to a point; thence eastwardly for a distance of 136.63 feet to a point on the western line of 1st Street thence southwardly for a distance of 165 feet to a point on the northern line of Stockton Street, said point being the point of intersection of the northern line of Stockton Street for a distance of 136.55 feet to the point of beginning and known as 104 Stockton Street.
- BEGINNING at a point formed by the intersection of the northern line of Stockton Street with the western line of 2nd Street; thence northwardly with the western line of 2nd Street for a distance of 330.93 feet to the point formed by the intersection of said line of 2nd Street with the southern line of Decatur Street; thence westwardly with the southern line of Decatur Street for a distance of 129.91 feet to a point on the western face of a concrete wall, which point is distant eastwardly along said line of Decatur Street 129.98 feet from the intersection of said line of Decatur Street with the eastern line of 3rd Street; thence leaving said line of Decatur Street and extending in a southerly direction with the western face of said wall for a distance of 79.40 feet to an outside corner of said wall where same turns to the left or east thence extending in an easterly direction and with the southern face of said wall for a distance of 2.30 feet to an inside corner of said wall where same turns to the right or south; thence extending in a southerly direction and with the western face of said wall for a distance 251.33 feet to a point in the northern line of Stockton Street 131.21 feet from the intersection of said line of Stockton Street with the eastern line of 3rd Street; thence with the northern line of Stockton Street eastwardly for a distance of 128.84 feet to a point of beginning, and known as 201-205 Decatur Street.
- BEGINNING at a point formed by the intersection of the eastern line of 1st Street with the northern line of Stockton Street thence extending northwardly with said line of 1st Street for a distance of 113.21 feet to a point on the southern line of the Southern Railway right-of-way; thence leaving 1st Street and running in a southeasterly direction with said line of said Railway right-of-way along a curve to the left, the arc of a circle having a radius of 859.0 feet an arc distance of 172.66 feet to a point in the northern line of Stockton Street; thence with said line of Stockton Street in a westerly direction 129.75 feet to the point of beginning, and known as 101 Stockton Street.

PARCEL II
ALL that certain lot, piece or parcel of land, together with all improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, designated as Parcel "A", containing 15,765 sq. ft. as shown and described on plat of survey entitled "PLAT SHOWING IMPROVEMENTS ON THREE PARCELS OF LAND SITUATE ON 1ST STREET AND 2ND STREET BETWEEN DECATUR STREET AND STOCKTON STREET IN THE CITY OF RICHMOND, VIRGINIA", dated January 20, 1997, last revised February 4, 1997, a copy of which is attached to and recorded with the deed in the Clerk's Office, Circuit Court City of Richmond, Virginia, as Instrument No. 97-13580, and to which plat reference is hereby made for a particular description.

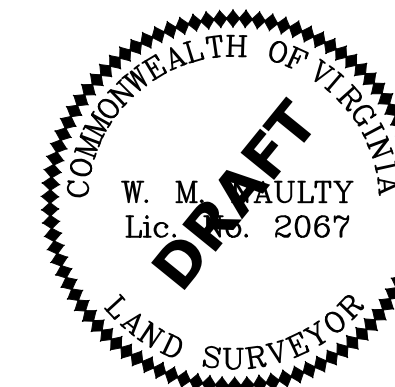
PARCEL III
ALL that certain piece or parcel of land, lying and being in the City of Richmond, Virginia, on the north side of Stockton Street and shown as containing 6,858 +/- square feet as shown on a plat of survey dated October 4, 2000, entitled "PROPOSED CLOSING OF E. 1ST STREET (UNIMPROVED) BETWEEN STOCKTON STREET AND THE NORFOLK SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY", a copy of which is attached to and made a part of the deed recorded as Instrument No. 01-018355, reference to which is made for a more particular description of the property.

PARCEL I, II & III BEING the same real estate conveyed to Recent Ruins, LLC, a Virginia limited liability company, by deed from The Carey Company, a Virginia corporation, dated April 30, 2002, recorded Mary 3, 2002, in the Clerk's Office, Circuit Court City of Richmond, Virginia, as Instrument No. 020013746.

ALTA CERTIFICATION

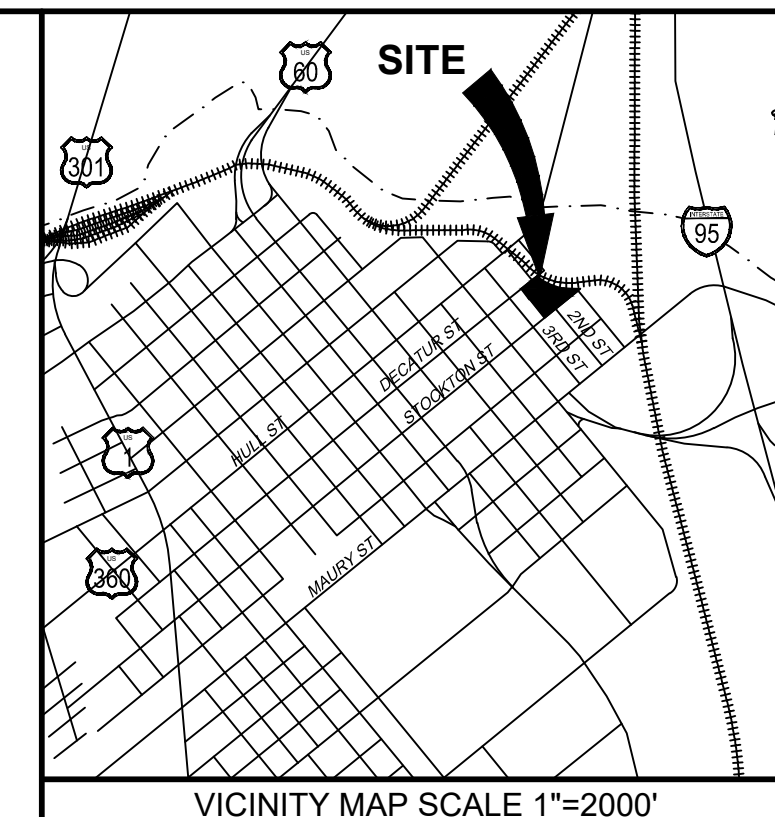
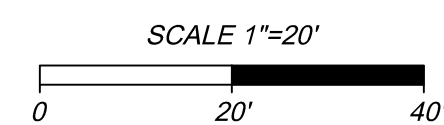
To Genesis Development Partners, LLC, a Virginia limited liability company, Recent Ruins, LLC, a Virginia limited liability company and Old Republic National Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on March 11, 2020.

Date: _____
(Signed) _____
W.M. Naulty
Registration No. 2067



"ALTA/NSPS LAND TITLE SURVEY"
FIVE PARCELS OF LAND LOCATED ON THE EAST AND WEST SIDE OF 2ND STREET AND THE NORTH SIDE OF STOCKTON STREET
RICHMOND, VIRGINIA

| | |
|------------------------|-------------------------|
| Date: March 19, 2020 | Scale: 1"=20' |
| Sheet 1 of 1 | J.N.: 45503-903 |
| Drawn by: J Livingston | Checked by: W.M. Naulty |
| Revised: | |



VICINITY MAP SCALE 1"=2000'

THIS DRAWING PREPARED AT THE
TRC-CITIES OFFICE
4701 Owens Way, Suite 900 | Prince George, VA 23875
TEL: 804.541.6600 FAX: 804.541.1511 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP