

LEGAL DESCRIPTION

ALL that certain tract or parcel of land, with the improvements thereon and appurtenances thereunto belonging, lying and being in the City of Richmond, Virginia, said land being more particularly described as follows:

BEGINNING at a rod found, said rod being S48°09'12"E 53.88' from the intersection of the north line of Manchester Road with the east line of Hull Street; thence from said point of beginning, N31°18'28"E 136.28' to the corner of a wall; thence N80°57'31"E 78.71' to the southwest corner of a block building; thence along the face of said building N16°51'11"E 17.24'; thence S73°36'37"E 59.82' to the northeast corner of said building; thence N49°22'40"E 13.07' to the northwest corner of a block building; thence along the face of said building S73°37'14"E 17.93'; thence departing said building N15°54'20"E 20.29' to a PK nail set; thence S73°49'02"E 25.91' to a point; thence S73°54'25"E 76.06' to the southwest corner of a metal building; thence N14°51'56"E 39.53' to a PK nail set; thence S73°38'34"E 107.38' to a PK nail set; thence S89°14'19"E 228.44' to a rod set; thence S14°58'52"E 76.99' to a rod set on the north line of Manchester Road; thence along the north line of Manchester Road N84°02'22"W 105.00' to a rod set; thence S58°19'08"W 183.10' to a railroad spike set; thence S85°33'38"W 107.02' to a rod found; thence N89°25'52"W 243.51' to a rod found; thence N67°58'22"W 99.93' to the point of beginning, said parcel containing 2.162 acres.

The property hereon described is the same property as described in First American Title Insurance Company, Commitment Number 041028RI dated June 16, 2004 at 8:00 a.m.

LEGEND

E/G - EDGE OF GRAVEL
E/P - EDGE OF PAVEMENT
MH - MANHOLE
DI - DROP INLET
CO - CLEAN OUT
WV - WATER VALVE
FH - FIRE HYDRANT
EMH - ELEC. MANHOLE
GV - GAS VALVE
COL - COLUMN
BOL - BOLLARD
OHW - OVERHEAD WIRES
PP - POWER POLE
CONC - CONCRETE
GM - GAS METER
R/S - ROD SET
RRSP/S - RAILROAD SPIKE SET
R/F - ROD FOUND
PK/S - PK NAIL SET
POB - POINT OF BEGINNING

OWNER: SOUTHERN STATE COOPERATIVE, INC.
D.B. 225 PG. 483 (DIV.II) & D.B. 259 PG. 71 (DIV.II)
AREA = 2.162 AC.

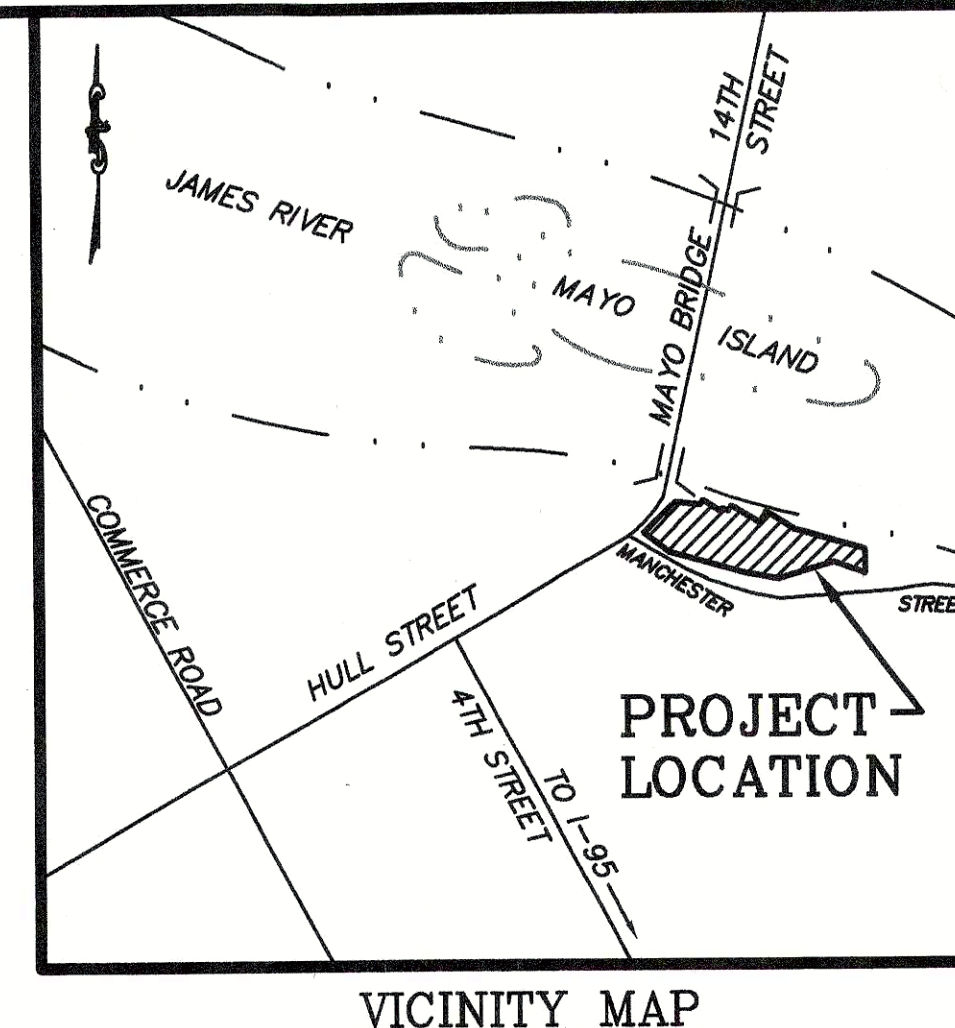
NOTES

OWNER: SOUTHERN STATES COOPERATIVE, INCORPORATED
DB.225 PG.483, DB.259 PG.71
TAX MAP: S000-0101/005 & S000-0101/006
AREA: 2.162 ACRES
ZONING: M-2

MINIMUM BUILDING SETBACKS
FRONT: NO SET BACK
SIDE: NO SETBACK
REAR: NO SETBACK

TITLE REPORT: FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 041028RI DATED: JUNE 16, 2004 AT 8:00 A.M.

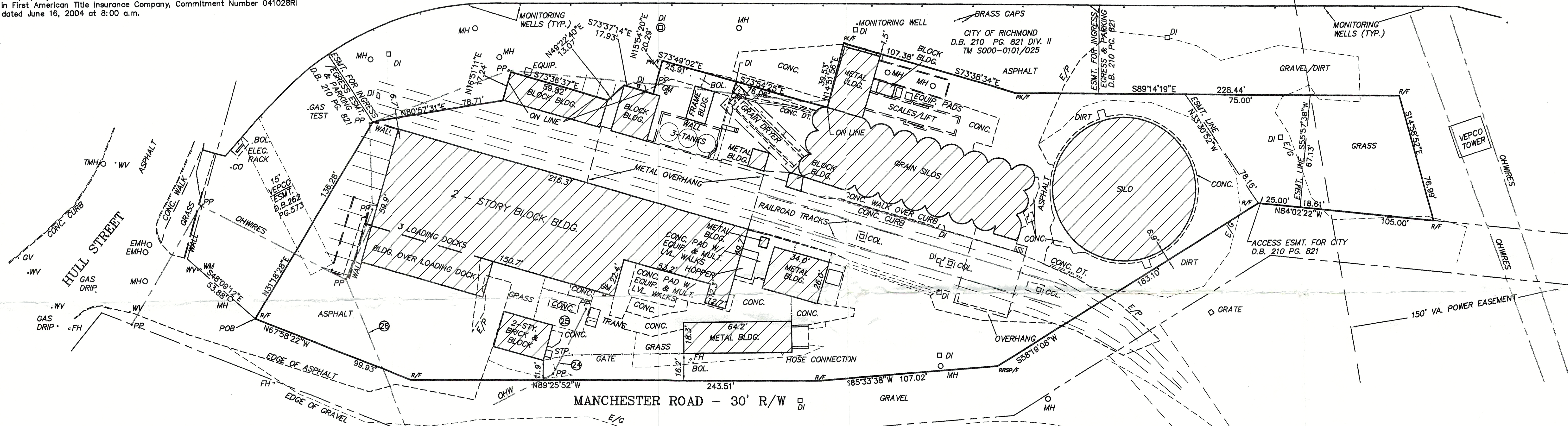
FLOOD NOTE: THIS PROPERTY IS LOCATED IN ZONE A-23 OF THE
FLOOD INSURANCE RATE MAP, COMMUNITY PANEL
NUMBER 510129 0010B EFFECTIVE DATE JUNE 15, 1979.



VICINITY MAP

JAMES RIVER

FLOOD WALL



ITEMS CORRESPONDING TO SCHEDULE B, SECTION II

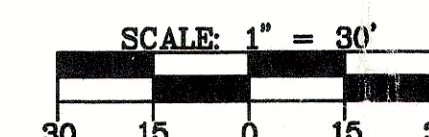
- ⑦ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 1, 1949, RECORDED SEPTEMBER 24, 1951, IN DEED BOOK 169, PAGE 478.
- ⑧ AGREEMENT BY AND BETWEEN CARGILL SECURITIES COMPANY AND STANDARD PAPER MANUFACTURING COMPANY, DATED JUNE 27, 1956, RECORDED JULY 3, 1956, IN DEED BOOK 225, PAGE 480 (UNABLE TO DETERMINE LOCATION).
- ⑨ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JANUARY 21, 1946, RECORDED FEBRUARY 6, 1946, IN DEED BOOK 98A, PAGE 449 (UNABLE TO DETERMINE LOCATION).
- ⑩ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 1, 1949, RECORDED MARCH 7, 1951, IN DEED BOOK 162, PAGE 405.
- ⑪ AGREEMENT WITH STANDARD PAPER MANUFACTURING COMPANY, DATED DECEMBER 8, 1916, RECORDED FEBRUARY 21, 1917, IN DEED BOOK 44B, PAGE 419 (NOT READABLE).
- ⑫ AGREEMENT BY AND BETWEEN C. B. STOUT AND WARD STOUT, HIS WIFE AND STANDARD PAPER MANUFACTURING COMPANY, DATED AUGUST 20, 1951, RECORDED SEPTEMBER 12, 1951, IN DEED BOOK 169, PAGE 294 (NOT LOCATED ON SUBJECT PROPERTY).
- ⑬ SANITARY SEWER EASEMENT GRANTED TO THE CITY OF RICHMOND, VIRGINIA, RECORDED OCTOBER 28, 1952, IN DEED BOOK 258, PAGE 167.
- ⑭ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 1, 1949, RECORDED SEPTEMBER 24, 1951, IN DEED BOOK 169, PAGE 482 (UNABLE TO DETERMINE LOCATION).
- ⑮ EASEMENT GRANTED TO VIRGINIA RAILWAY AND POWER COMPANY (NOW VIRGINIA ELECTRIC AND POWER COMPANY), DATED APRIL 25, 1916, RECORDED IN DEED BOOK 44A, PAGE 54 (NOT READABLE).
- ⑯ CERTAIN RIGHTS AS RETAINED BY COLONIAL PIPELINE COMPANY FOR AN EASEMENT AS DESCRIBED AND CONTAINED IN EASEMENT SUBORDINATION AGREEMENT DATED SEPTEMBER 7, 1989, RECORDED SEPTEMBER 8, 1989, IN DEED BOOK 213, PAGE 493 (NOT LOCATED ON SUBJECT PROPERTY).
- ⑰ CERTAIN RIGHTS AS RETAINED BY VIRGINIA ELECTRIC AND POWER COMPANY FOR AN EASEMENT AS DESCRIBED AND CONTAINED IN EASEMENT MODIFICATION AGREEMENT DATED SEPTEMBER 14, 1989, RECORDED SEPTEMBER 20, 1989, IN DEED BOOK 214, PAGE 874 (NOT LOCATED ON SUBJECT PROPERTY).
- ⑱ AUTOMATIC REVERTER AS CONTAINED IN DEED BY AND BETWEEN COOPERATIVE MILLS, INCORPORATED, A VIRGINIA CORPORATION AND CARGILL SECURITIES COMPANY, A MINNESOTA CORPORATION, DATED JULY 1, 1956, RECORDED IN JULY 3, 1956, IN DEED BOOK 225, PAGE 483 (NOT A SURVEY MATTER).
- ⑲ RIGHTS OF OTHERS, INCLUDING BUT NOT LIMITED TO, THE STATE AND FEDERAL AUTHORITIES, IN AND TO THE USE, ENJOYMENT AND REGULATION OF THE JAMES RIVER.
- ⑳ RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE NATURAL FLOW AND USE OF THE WATER OF THE JAMES RIVER.
- ㉑ TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK OF THE JAMES RIVER.
- ㉒ U.S. HARBOR LINE AND FLOODWALL ALONG THE NORTHERN PORTION OF INSURED LAND AS SHOWN ON PLATES RECORDED IN PLAT BOOK 7, PAGE 10 AND PLAT BOOK 7, PAGES 84 AND 85.
- ㉓ AGREEMENT BY AND BETWEEN COOPERATIVE MILLS, INCORPORATED; CHARLES B. STOUT AND WARD STOUT, HIS WIFE; SOUTHERN RAILWAY COMPANY; AND STANDARD PAPER MANUFACTURING COMPANY, DATED JULY 5, 1956 RECORDED SEPTEMBER 6, 1957, IN DEED BOOK 234, PAGE 446.
- ㉔ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED MARCH 15, 1957, RECORDED APRIL 17, 1957, IN DEED BOOK 231, PAGE 429.
- ㉕ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED MARCH 15, 1957, RECORDED MARCH 29, 1957, IN DEED BOOK 231, PAGE 177.
- ㉖ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED DECEMBER 29, 1953, RECORDED FEBRUARY 18, 1954, IN DEED BOOK 198, PAGE 168.

SURVEYOR'S CERTIFICATION

TO:
First Market Bank
First American Title Ins. Corp.
Riverfront Silos, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, and 11(a) (location of utilities per visible, aboveground, on-site observation) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

DATE: 6-25-04
REGISTRATION NO. 001954



PARCELS TO BE USED FOR TRACKAGE PURPOSES
DB.225 PG.483 (NOT FIELD SURVEYED)

HULCHER & ASSOCIATES, INC.
CONSULTING ENGINEERS
5901 LAKESIDE AVENUE
RICHMOND, VIRGINIA 23228
(804) 262-7622 * FAX: 262-8215

ALTA/ACSM LAND TITLE SURVEY
ON THE PROPERTY OF
SOUTHERN STATES COOPERATIVE, INC.
CITY OF RICHMOND, VIRGINIA

REVISIONS:

DATE: AUG. 10, 2000
UPDATE: OCT. 15, 2001
UPDATE: 6/24/2004

DESIGNED BY:

DRAWN BY: GAE

CHECKED BY: DFC

SCALE: 1" = 30'

1 OF 1

JN.S01058ALTA