

### LEGAL DESCRIPTION (PER TITLE COMMITMENT)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, ON THE SOUTHERN LINE OF FOREST HILL AVENUE BETWEEN BLAND AND CARSON STREETS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION ON THE SOUTH LINE OF FOREST HILL AVENUE AND THE EAST LINE OF BLAND STREET, THENCE EXTENDING EASTWARDLY ALONG THE SAID SOUTH LINE OF FOREST HILL AVENUE ONE HUNDRED TWENTY (120) FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WEST LINE OF CARSON STREET (ERRONEOUSLY RECITED AS GREEN STREET IN PRIOR DEEDS); THENCE EXTENDING SOUTHWARDLY ALONG THE SAID WEST LINE OF CARSON STREET NINETY (90) FEET; THENCE RUNNING WESTWARDLY ALONG A LINE PARALLEL WITH THE SAID SOUTH LINE OF FOREST HILL AVENUE ONE HUNDRED TWENTY-THREE (123) FEET NINE (9) INCHES, MORE OR LESS, TO THE SAID EAST LINE OF BLAND STREET; THENCE RUNNING NORTHWARDLY ALONG THE SAID EAST LINE OF BLAND STREET NINETY (90) FEET TO THE SOUTH LINE OF FOREST HILL AVENUE, THE POINT OF BEGINNING; AND KNOWN AS NO. 3600 FOREST HILL AVENUE.

BEING THE SAME REAL ESTATE CONVEYED TO BULIFANT REALTY LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED FROM BULIFANT CONSTRUCTION CORPORATION, A VIRGINIA CORPORATION, DATED NOVEMBER 17, 2011, RECORDED NOVEMBER 22, 2011 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 110019929.

PURPORTED ADDRESS:  
3600 FOREST HILL AVENUE, RICHMOND, VA 23225

THE PARCEL SHOWN HEREON IS THE SAME AS DESCRIBED IN THE TITLE COMMITMENT.

### NOTES CORRESPONDING TO "SCHEDULE B - SECTION II"

FILE NUMBER: 01262-7536

EXCEPTIONS 1 THROUGH 9 CONTAIN NO SURVEY INFORMATION TO BE PLOTTED HEREON.

### SYMBOL LEGEND

•	BOLLARD
⦿	COMMITMENT EXCEPTION No.
⌵	DOWNSPOUT
F	FREEZER
⌵	GAS VALVE
⌵	GLY WIRE
♿	HANDICAP PARKING
⌵	HVAC
⌵	LIGHT POLE
PM	POWER METER
⌵	SECURITY CAMERA
—	SIGN POST
⌵	UTILITY POLE
◀	WALL/GROUND LIGHT

### TEXT LEGEND

(SQ.FT.) SQUARE FEET  
(R/W) RIGHT OF WAY  
(INSTR.) RECORDATION INSTRUMENT

### LINETYPE LEGEND

— OVERHEAD UTILITIES  
— OVERHEAD TELEPHONE  
— FENCE

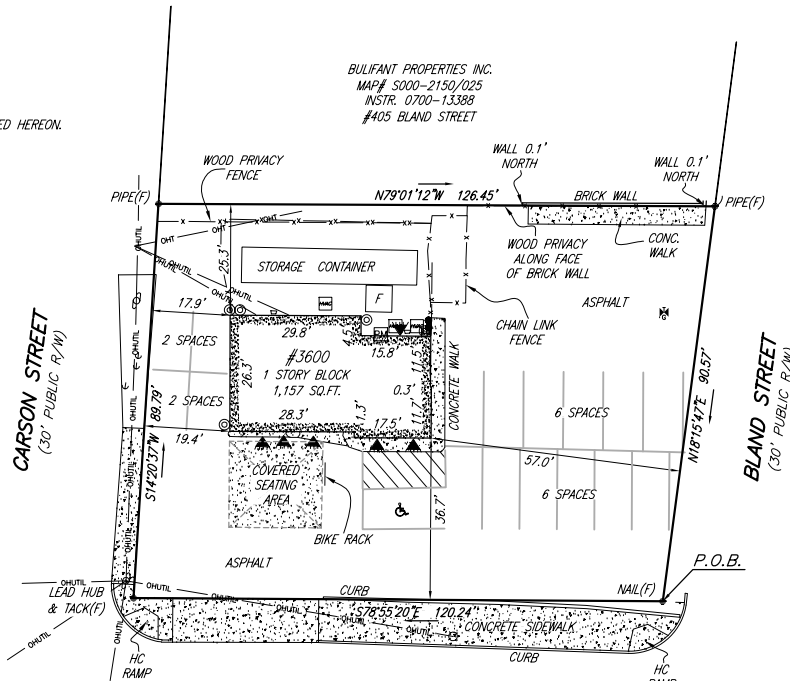
DATE: 11/14/2017  
SCALE: 1" = 20'  
JOB: 65170357.MS  
DRAWN BY: WRL  
CHECKED BY: CMF  
SHEET 1 OF 1



Scale: 1" = 20'

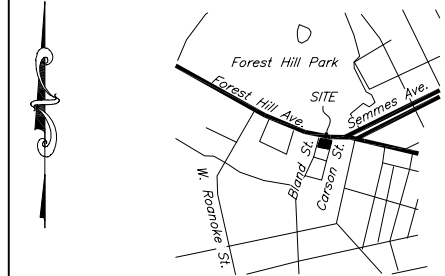
### SURVEY DESCRIPTION

BEGINNING AT A NAIL FOUND AT THE INTERSECTION OF THE SOUTH LINE OF FOREST HILL AVENUE AND THE EAST LINE OF BLAND STREET, SAID NAIL BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF FOREST HILL AVENUE S78°55'20"E, 120.24 FEET TO A LEAD HUB AND TACK FOUND AT THE INTERSECTION OF THE SOUTH LINE OF FOREST HILL AVENUE AND THE WEST LINE OF CARSON STREET; THENCE DEPARTING THE SOUTH LINE OF FOREST HILL AVENUE AND CONTINUING ALONG THE WEST LINE OF CARSON STREET S14°20'37"W, 89.79 FEET TO A PIPE FOUND; THENCE DEPARTING THE WEST LINE OF CARSON STREET N79°01'12"W, 126.45 FEET TO A PIPE FOUND ON THE EAST LINE OF BLAND STREET; THENCE CONTINUING ALONG THE EAST LINE OF BLAND STREET N18°15'47"E, 90.57 FEET TO THE POINT OF BEGINNING. CONTAINING 11,070 SQUARE FEET OR 0.254 ACRES OF LAND MORE OR LESS.



FOREST HILL AVENUE  
(ROUTE. 60 VAR. WIDTH PUBLIC R/W)

CURRENT OWNER  
BULIFANT REALTY LLC  
MAP# S000-2150/024  
INSTR. 1100-19929  
#3600 FOREST HILL AVENUE  
11,070 SQ.FT.  
0.254 ACRES



VICINITY MAP  
SCALE: 1"=2000'

### GENERAL NOTES

- CURRENT OWNER: BULIFANT REALTY LLC  
PARCEL ID: S000-2150/024  
#3600 FOREST HILL AVENUE  
INSTR. 1100-19929
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE No. 01262-7536, EFFECTIVE OCTOBER 25, 2017.
- CIRCLED NUMBERS CORRESPOND TO EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION II THEREIN.
- THE SUBJECT PARCEL IS WITHIN F.E.M.A. DEFINED FLOOD ZONE "X" PER COMMUNITY PANEL No. 51012900380, DATED APRIL 2, 2009.
- TABULATION OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY:  
16 REGULAR SPACES  
1 HANDICAP SPACES  
17 TOTAL SPACES
- THE SITE HAS DIRECT ACCESS TO CARSON STREET, FOREST HILL AVENUE, AND BLAND STREET, ALL PUBLIC RIGHTS-OF-WAY.
- THE SUBJECT PARCEL IS ZONED "B-1" (NEIGHBORHOOD BUSINESS DISTRICT) PER CITY OF RICHMOND ONLINE ASSESSOR INFORMATION - NO ZONING REPORT PROVIDED BY INSURER.

### SURVEYOR'S CERTIFICATION

TO: GOLDEN ROD, LLC AND STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 7(a), 8, 9, 13, AND 14 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 2, 2017.

CHRISTOPHER M. FINLEY  
L.C. No.: 3375  
CFINLEY@BALZER.CC

11/14/2017  
DATE



ALTA/NSPS LAND TITLE SURVEY  
OF 0.254 ACRES OF LAND  
KNOWN AS #3600 FOREST HILL AVENUE  
BEING PARCEL: S000-2150/024  
CITY OF RICHMOND, VIRGINIA

PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS  
ROANOKE • RICHMOND • NEW RIVER VALLEY • STAUNTON • HARRISONBURG  
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EXHIBIT 1