

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY; NATIONAL COMMERCIAL SERVICE, COMMITMENT FILE NO.: NCS-1098754VA1-PHX, WITH A COMMITMENT DATE NOVEMBER 15, 2021, AT 8:00 A.M.

LEGAL DESCRIPTION

FILE NO.: NCS-1098754VA1-PHX1
ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF RICHMOND, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, AND KNOWN AS LOTS NO. 27 AND 28, IN BLOCK "L", ON THE PLAN OF NORTH GINTER PARK, MADE BY T. CRAWFORD REDD, AND BRO., SURVEYORS AND ENGINEERS, DATED JULY 28, 1926, AND RECORDED IN THE CLERK'S OFFICE OF HENRICO CIRCUIT COURT IN PLAT BOOK 14, PAGE 28, SAID LOTS FRONTING TOGETHER 145.15 FEET ON THE WEST LINE OF EAST SEMINARY AVENUE, AND FROM SAID FRONT EXTENDING BACK WESTWARDLY BETWEEN THE SOUTH LINE OF AZALEA AVENUE, 147.57 FEET AND A LINE APPROXIMATELY PARALLEL THEREWITH 147.5 FEET TO THE EAST LINE OF A 20 FOOT ALLEY UPON WHICH SAID LOTS ABUT 140.60 FEET.

PARCEL 2:
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA KNOWN AS LOT 26, IN BLOCK "L", ON THE PLAN OF NORTH GINTER PARK, MADE BY T. CRAWFORD REDD AND BRO., SURVEYORS AND ENGINEERS, DATED JULY 28, 1926, AND RECORDED IN THE CLERK'S OFFICE OF HENRICO CIRCUIT COURT IN PLAT BOOK 14, PAGE 28, SAID LOT FRONTING 50 FEET ON THE WEST LINE OF EAST SEMINARY AVENUE; THENCE EXTENDING BACK WESTWARDLY FROM SAID FRONT BETWEEN PARALLEL LINES 147.5 FEET TO A 20 FOOT ALLEY.

NOTES CORRESPONDING TO SCHEDULE B

- 1. RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 238A, PAGE 400, DEED BOOK 270C, PAGE 377, DEED BOOK 491C, PAGE 317, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE 42 USC 3605(C). (PARCELS 1 AND 2) (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 2. RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 544C, PAGE 216, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE 42 USC 3605(C). (PARCEL 1) (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 3. RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 619A, PAGE 223, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE 42 USC 3605(C). (PARCEL 2) (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 4. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JANUARY 10, 1927, RECORDED MARCH 28, 1927 IN DEED BOOK 239A, PAGE 132. (PARCELS 1 AND 2) (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	SEE NOTE 1	TOTAL 35 PARKING SPACES, TWO(2) OF WHICH ARE DESIGNATED HANDICAP. (SEE NOTE 2)
B2 MINIMUM LOT AREA (SQ.FT.)	NOT SPECIFIED	
R5 MINIMUM LOT AREA (SQ.FT.)	6,000 SQ. FT.	
MINIMUM LOT WIDTH R5	50'	
B2 MAX BUILDING COVERAGE	NOT SPECIFIED	
R5 MAX BUILDING COVERAGE	35%	
B2 MAX BUILDING HEIGHT	35'	
R5 MAX BUILDING HEIGHT	35'	
BUILDING SETBACKS		
B2 FRONT	25'	
R5 FRONT	25'	
B2 SIDE	NOT SPECIFIED	
R5 SIDE	5'	
B2 REAR	SEE NOTE 3	
R5 REAR	5'	
CONTACT: AEI CONSULTANTS		
REPORT DATE: 12/28/2021		
PROJECT #: 450427		

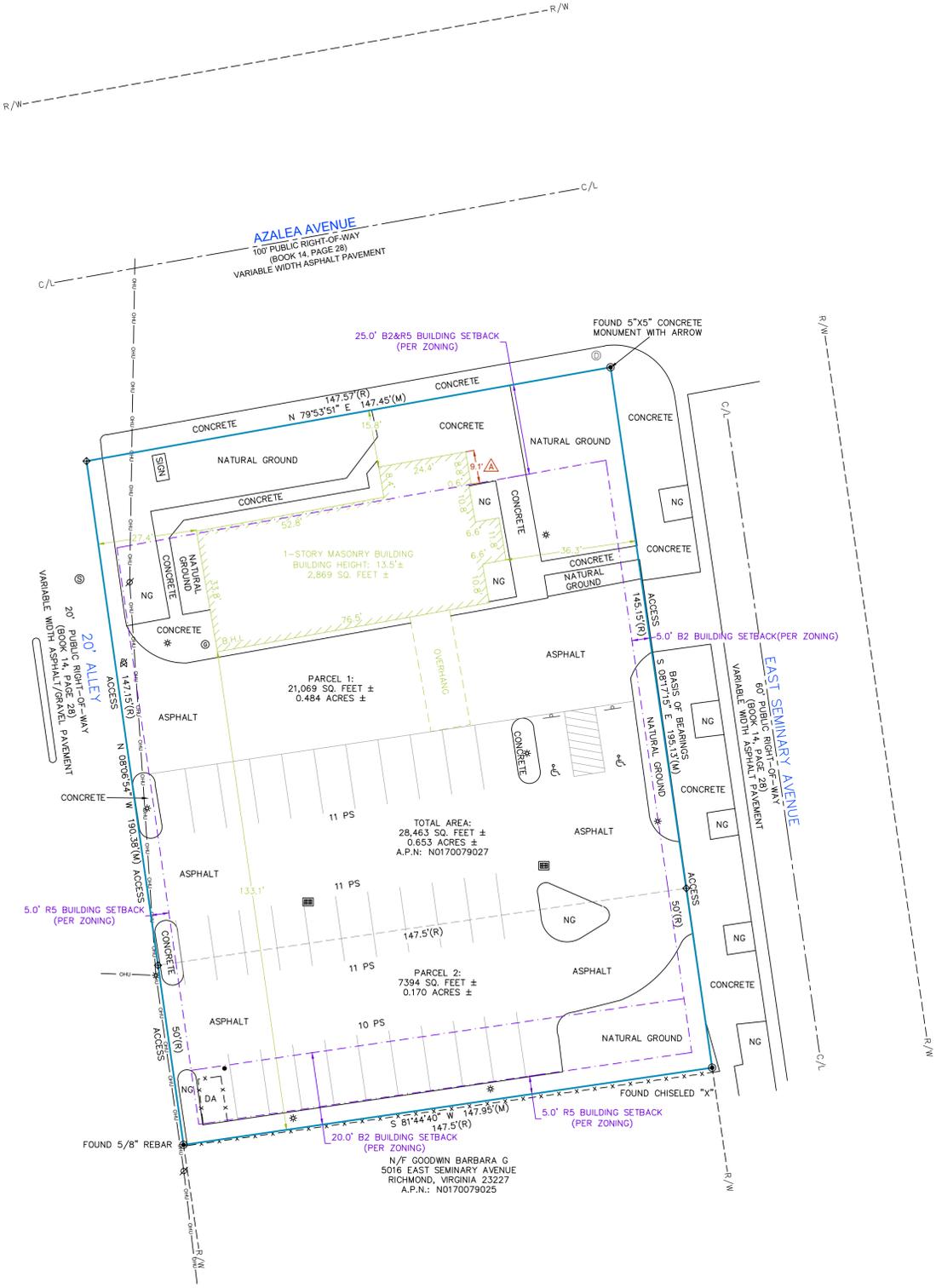
- NOTES:
- B2: COMMUNITY BUSINESS DISTRICT, R5: SINGLE-FAMILY RESIDENTIAL DISTRICT.
 - BANK OR SAVINGS AND LOAN OFFICE, INCLUDING DRIVE-IN: ONE (1) PARKING SPACE PER 300 SQUARE FEET FOR THE FIRST 1,500 SQUARE FEET OF FLOOR AREA, PLUS ONE (1) PER 400 SQUARE FEET IN ACCESS THEREOF, PLUS FIVE (5) STACKING SPACES PER DRIVE-IN TELLER. (8 PARKING SPACES REQUIRED)
 - B2: 20 FEET ADJACENT TO AN R DISTRICT.

SIGNIFICANT OBSERVATIONS

▲ BUILDING APPEARS TO CROSS FRONT BUILDING SETBACK LINE PER ZONING REPORT BY AS MUCH AS 9.1'.

LEGEND

□ SQ.FT.	SQUARE FEET	— SIGN	— SIGN
▨ NO PARKING AREA		— UTILITY POLE	— UTILITY POLE
⊕ HANDICAP PARKING SPACE		⊙ LIGHT POLE	⊙ LIGHT POLE
⊕ PARKING SPACES		⊙ FOUND MONUMENT AS-NOTED	⊙ FOUND MONUMENT AS-NOTED
⊕ DUMPSTER AREA		⊕ COMPUTED POINT	⊕ COMPUTED POINT
⊕ WATER VALVE		⊕ GAS VALVE	⊕ GAS VALVE
⊕ ELECTRIC BOX		⊕ BOLLARD	⊕ BOLLARD
⊕ GAS METER		⊕ DRAINAGE WATER MANHOLE	⊕ DRAINAGE WATER MANHOLE
⊕ MEASURED/CALCULATED DIMENSION		⊕ SANITARY SEWER MANHOLE	⊕ SANITARY SEWER MANHOLE
(R) RECORD DIMENSION		⊕ GRATED INLET	⊕ GRATED INLET
NG NATURAL GROUND		— OVERHEAD UTILITY LINE	— OVERHEAD UTILITY LINE
N/F NOW AND FORMERLY		— ADJOINER LINE	— ADJOINER LINE
R/W RIGHT-OF-WAY		— BOUNDARY LINE	— BOUNDARY LINE
C/L CENTERLINE OF RIGHT-OF-WAY		— RIGHT-OF-WAY LINE	— RIGHT-OF-WAY LINE
		— CENTERLINE OF RIGHT-OF-WAY	— CENTERLINE OF RIGHT-OF-WAY



VICINITY MAP
NOT TO SCALE

SHEET 1 OF 1

LAND AREA
28,463 SQ. FEET ±
0.653 ACRES ±

PARKING
REGULAR= 43
HANDICAP= 2
TOTAL= 45

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 5101290027D, WHICH BEARS AN EFFECTIVE DATE OF 04/02/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83-2011, AS MEASURED ALONG THE NORTHEAST LINE OF THE SUBJECT PROPERTY WHICH BEARS S0817°15'E PER GPS COORDINATE OBSERVATIONS
 LATITUDE: 37°36'04.459\"/>

- GENERAL NOTES**
- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
 - ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST SEMINARY AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.
 - THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
 - THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
 - BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
 - THE TITLE DESCRIPTION(S) FURNISHED TO THIS SURVEYOR WAS NOT PROVIDED IN AN ALL CAPITAL LETTER FORMAT. THE TITLE DESCRIPTION WAS CHANGED TO ALL CAPITAL LETTERS PER AEI CONSULTANTS (THE CLIENT) REQUEST. ALTHOUGH THIS DOES NOT ALTER OR CHANGE ANY OF THE TITLE DESCRIPTION WORDING, IT MAY ALTER OR CHANGE CERTAIN EMPHASIS THAT WAS INTENDED TO BE RELAYED BY THE SCRIBER. PLEASE REFER TO THE REFERENCED TITLE DESCRIPTION FOR THE EXACT FORMAT THAT WAS PROVIDED.
 - IN REGARDS TO TABLE A, ITEMS 16 AND 17, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, AND NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.

ALTA/NSPS LAND TITLE SURVEY
 AEI JOB # 450427
 AZALEA
 1101 AZALEA AVENUE
 RICHMOND CITY COUNTY RICHMOND, VIRGINIA 23173



COORDINATED BY:

AEI Consultants
 AEI CONSULTANTS
 2500 CAMINO DIABLO
 WALNUT CREEK, CA, 94597
 TELEPHONE: 925.746.6000
 EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

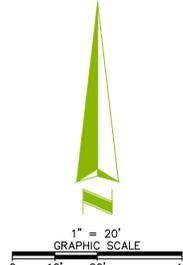
TO: FIRST AMERICAN TITLE INSURANCE COMPANY; & LEMONADE MM AZALEA LLC, A DELAWARE LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/21/2021. DATE OF PLAT OR MAP: 12/28/2021.

JEROME D. BRUNNER
 Lic. No. 403003309
 LAND SURVEYOR

JEROME D. BRUNNER
 LAND SURVEYOR NO. 0403003039
 COMMONWEALTH OF VIRGINIA
 VIRGINIA C.O.A.: 405002321

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
12/29/21	ADDED ZONING REPORT	W.L.H.	21-9737
01/05/22	ADDED CERTIFICATIONS	W.L.H.	SCALE: 1" = 20'
			DRAWN BY: W.L.H.
			APPROVED BY: S.T.M.



SURVEYED BY:
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