

ZONING INFORMATION

Zoning Classification: (I-1) Light Industrial
 Zoning Jurisdiction: County of Chesterfield
 Permitted Use: The Subject's use is considered to be Legal Conforming

Building Restrictions
 Building Setbacks
 Front=40 Feet with type A landscape buffer OR 20 Feet along Trade Road (Per Variance)
 Side=30 Feet with type A landscape buffer OR 10 Feet with type B landscape buffer.
 Rear=Not applicable

Maximum Building Height: 6 Stories or 72 Feet

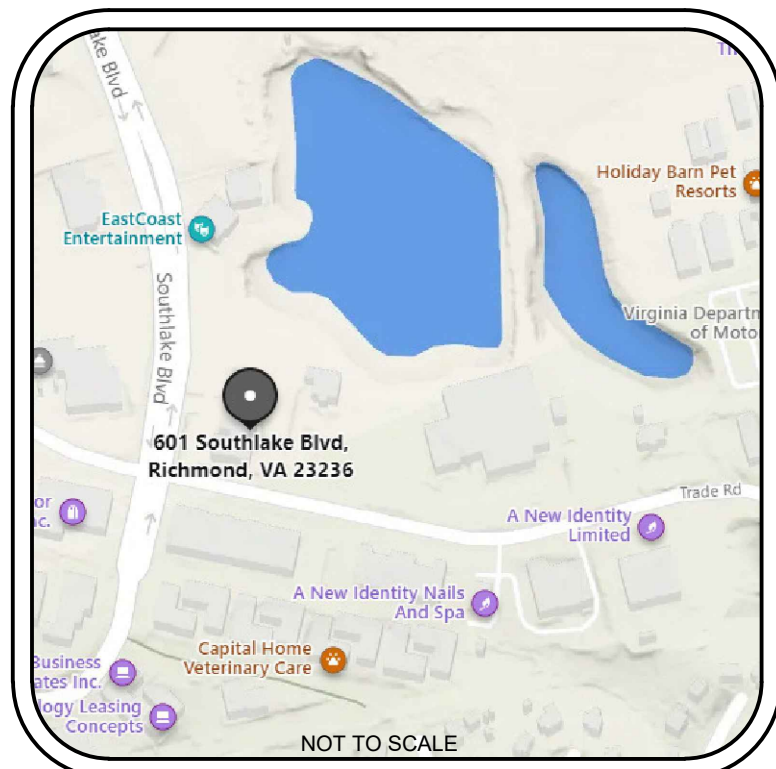
Area Requirements
 Not included in zoning report

Density Requirements
 Not included in zoning report

Parking Requirements (Formula For Office Use): 1 Space per 200 Square Feet for the first 10,000 Square Feet of GFA, + 1 Space per 250 Square Feet in excess of 10,000 Square Feet of GFA
Parking Spaces Required For Office Use: Total Required Parking Spaces = 81 Spaces

Parking Requirements (Formula For Daycare Use): 1 Space per 20 persons enrolled up to a maximum of 6 spaces + 1 Space per each Employee
Parking Spaces Required For Daycare Use: Total Required Parking Spaces = 25 Spaces

The above zoning information was taken from a zoning report compiled by Partner Engineering and Sciences, Inc. under Project No. 22-352908.3, dated February 28, 2022.



VICINITY MAP

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

3. Easement granted to Virginia Electric and Power Company by Agreement dated October 3, 1978, recorded November 3, 1978 in Deed Book 1356, page 191. **THE DOCUMENT PROVIDED IS PARTLY ILLEGIBLE AND CONTAINS NOT MATHEMATICAL TIES TO THE SURVEYED PROPERTY; HOWEVER, BY GRAPHICAL PLOTTING THIS ITEM APPEARS TO BE NOT ON, AND DOES NOT TOUCH, THE SURVEYED PROPERTY AND IS NOT PLOTTED AND SHOWN HEREON.**
4. Easement granted to Virginia Electric and Power Company by Right of Way Agreement dated October 18, 1997, recorded December 11, 1997 in Deed Book 3173, page 19. **THIS ITEM IS PLOTTED HEREON.**
7. Terms, covenants, restrictions and assessments set forth in Deed from Southport Corporation, a Virginia corporation, and William W. Moseley, dated July 13, 1976, recorded July 21, 1976 in Deed Book 1208, page 710, 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 restrictions violate 42 UCS 3604(c). **PARCEL 1 OF THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.**
8. Terms, covenants, restrictions and assessments set forth in Deed from Southport Corporation, a Virginia corporation, and William W. Moseley, dated November 29, 1978, recorded December 14, 1978 in Deed Book 1364, page 537, 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 restrictions violate 42 UCS 3604(c). **PARCELS 2 AND 3 OF THE SURVEYED PROPERTY LIE WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.**
9. Any and all matters, notes and easements set forth on plats recorded in Plat Book 23, page 35, and in Deed Book 1208, page 713, and in Deed Book 1364, pages 539-540. **THIS ITEM IS PLOTTED HEREON.**

TITLE LEGAL DESCRIPTION

All of those lots or parcels of land located in Chesterfield County, Virginia, and more particularly described as follows:

PARCEL 1:
 ALL THAT CERTAIN PARCEL OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES WHICH IS LOCATED IN CHESTERFIELD COUNTY, VIRGINIA, ON THE NORTHEAST CORNER OF SOUTHLAKE BOULEVARD AND TRADE ROAD, CONTAINING 1 ACRE, MORE OR LESS, SHOWN ON PLAT OF SURVEY BY BREMER, YOUNGBLOOD AND KING, INC., CONSULTING ENGINEERS, DATED JUNE 24, 1976, A COPY OF WHICH IS ATTACHED TO AND MADE A PART OF DEED RECORDED JULY 21, 1976, CLERK'S OFFICE, CIRCUIT COURT, CHESTERFIELD COUNTY, VIRGINIA, IN DEED BOOK 1208, PAGE 710.

PARCEL 2:
 ALL THAT CERTAIN PARCEL OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES WHICH IS LOCATED IN CHESTERFIELD COUNTY, VIRGINIA, ON THE EAST LINE OF SOUTHLAKE BOULEVARD AND WHICH CONTAINS 1.06 ACRES, MORE OR LESS, AS IS SHOWN ON A PLAT BY BARTON-CORSO & ASSOCIATES, LTD., DATED AUGUST 15, 1978, REVISED NOVEMBER 9, 1978, A COPY OF WHICH PLAT IS ATTACHED TO AND RECORDED WITH DEED IN DEED BOOK 1364, PAGE 537.

PARCEL 3:
 TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ALONG 25' LONG SHAPED PARCEL WHICH IS PART OF A 1.66 ACRE PARCEL AND WHICH IS MARKED IN RED ON A PLAT BY BARTON-CORSO & ASSOCIATES, DATED AUGUST 22, 1978, REVISED NOVEMBER 21, 1978, A COPY OF WHICH PLAT IS ATTACHED TO AND MADE A PART OF DEED RECORDED DECEMBER 14, 1978, CLERK'S OFFICE, CIRCUIT COURT, CHESTERFIELD COUNTY, VIRGINIA, IN DEED BOOK 1364, PAGE 537.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT NO. NCS-1105508-SA1, DATED JANUARY 11, 2022 AT 8:00 AM, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) X (UNSHADED) AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 51041C0040D DATED 12/18/2012 AND IS NOT IN A FLOOD ZONE AREA.

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE NORTH RIGHT OF WAY LINE OF TRADE ROAD BEING NORTH 78°54'25" WEST PER PLAT BOOK 23, PAGE 35.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
67	2	0	0	69

N3 THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N5 THE DISTANCE TO THE NEAREST INTERSECTING STREET RESEARCH ROAD IS 1250'± AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.

N6 THE POSTED ADDRESS ON SITE IS 601 SOUTHLAKE BOULEVARD

N7 THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA SOUTHLAKE BOULEVARD AND TRADE ROAD, EACH A PUBLIC RIGHT-OF-WAY.

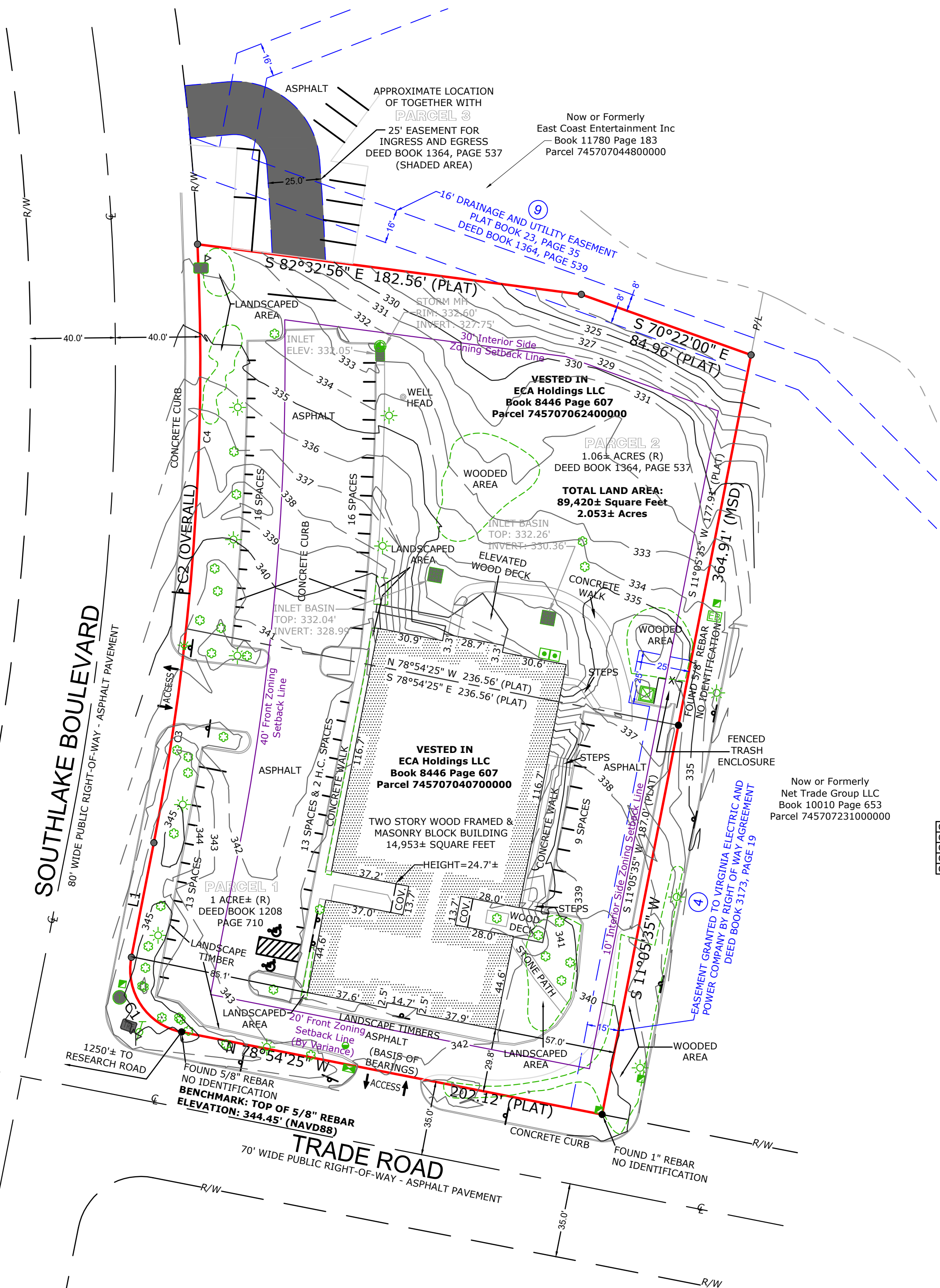
N8 THE ELEVATION AND CONTOUR DATA SHOWN ON THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). A STATIC SESSION CONDUCTED BY THE ONLINE POSITION USER SERVICE (OPUS) COMPUTED USING GEOID 18 WAS UTILIZED FOR THIS SURVEY. BENCHMARK: TOP OF 5/8" REBAR. ELEVATION: 344.45 FEET.

N9 AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESTITES.

N10 THIS SURVEY WAS COORDINATED, NOT PERFORMED BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.

UTILITY NOTE

1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY ABOVE GROUND OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.



LEGEND

- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- ⊕ - Centerline
- P.O.B. - Place/Point of Beginning
- P.O.C. - Place/Point of Commencement
- Plat Msd. - Bearing/Distance from Plat Record
- ⊗ - Schedule B-Section II Item
- - Monumentation Found as Noted
- - 5/8" Rebar Set with Cap Stamped "NORTHROP VA LS 0403002610"
- - Cleanout
- - Water Meter
- - Light Pole
- - Telephone Pedestal
- - Electric Transformer
- - Curb Inlet Basin with Grate
- - Catch Basin
- - Air Condition Unit
- - Handicap Space
- - Sign
- - Tree
- - Traffic Vault
- - Traffic Signal Pole
- - Underground Utility Marker
- - Telephone Vault
- - Telephone Manhole
- - Electric Box/Cabinet
- - Ground Light
- (R) - Per Record Description
- EASEMENT
- PROPERTY LINE
- SETBACK LINE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (PLAT)	47.12'	30.00'	90°00'00"	N 33°54'25" W	42.43'
C2 (MSD)	283.68'	1174.81'	13°50'06"	N 04°10'32" E	282.99'
C3 (PLAT)	102.13'	1174.81'	4°58'51"	N 08°36'09" E	102.10'
C4 (PLAT)	181.55'	1174.81'	8°51'15"	N 01°41'06" E	181.37'

LINE	BEARING	DISTANCE
L1 (PLAT)	N 11°05'35" E	55.00'

SIGNIFICANT OBSERVATIONS

Information noted below is simply a statement of fact regarding the location of observed improvements relative to boundary, easement, and setback lines, and is not a legal opinion or determination of encroachments.

At the time of this survey, there was no visible evidence of encroachments onto or beyond the subject property.

ALTA/NSPS LAND TITLE SURVEY

FOR 601 SOUTHLAKE BOULEVARD - RICHMOND

PARTNER PROJECT NUMBER 22-352908 SITE NUMBER 4

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, NUMBER NCS-1105508-SA1, CONTAINING AN EFFECTIVE DATE AND TIME OF JANUARY 11, 2022 AT 8:00 AM.

CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY AND PARTNER ENGINEERING & SCIENCE, INC.
 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, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 2/17/2022.

DATE OF REVISED PRELIMINARY PLAT OR MAP: MAY 6, 2022

Edward E. Northrop, LS
 Virginia Registered Land Surveyor No. 0403002610
 For and on behalf of Titan USA Commercial Real Estate Services, LLC

PROPERTY ADDRESS: 601 SOUTHLAKE BOULEVARD, RICHMOND, VIRGINIA 23236

STAMP



CORPORATE OFFICE
 2154 TORRANCE BLVD.
 TORRANCE, CA 90501 888-213-7479
 ALTA@partneresi.com



REVISION	DATE
COMMENTS/ZONING-MEP	5/6/2022

http://www.partneresi.com/
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