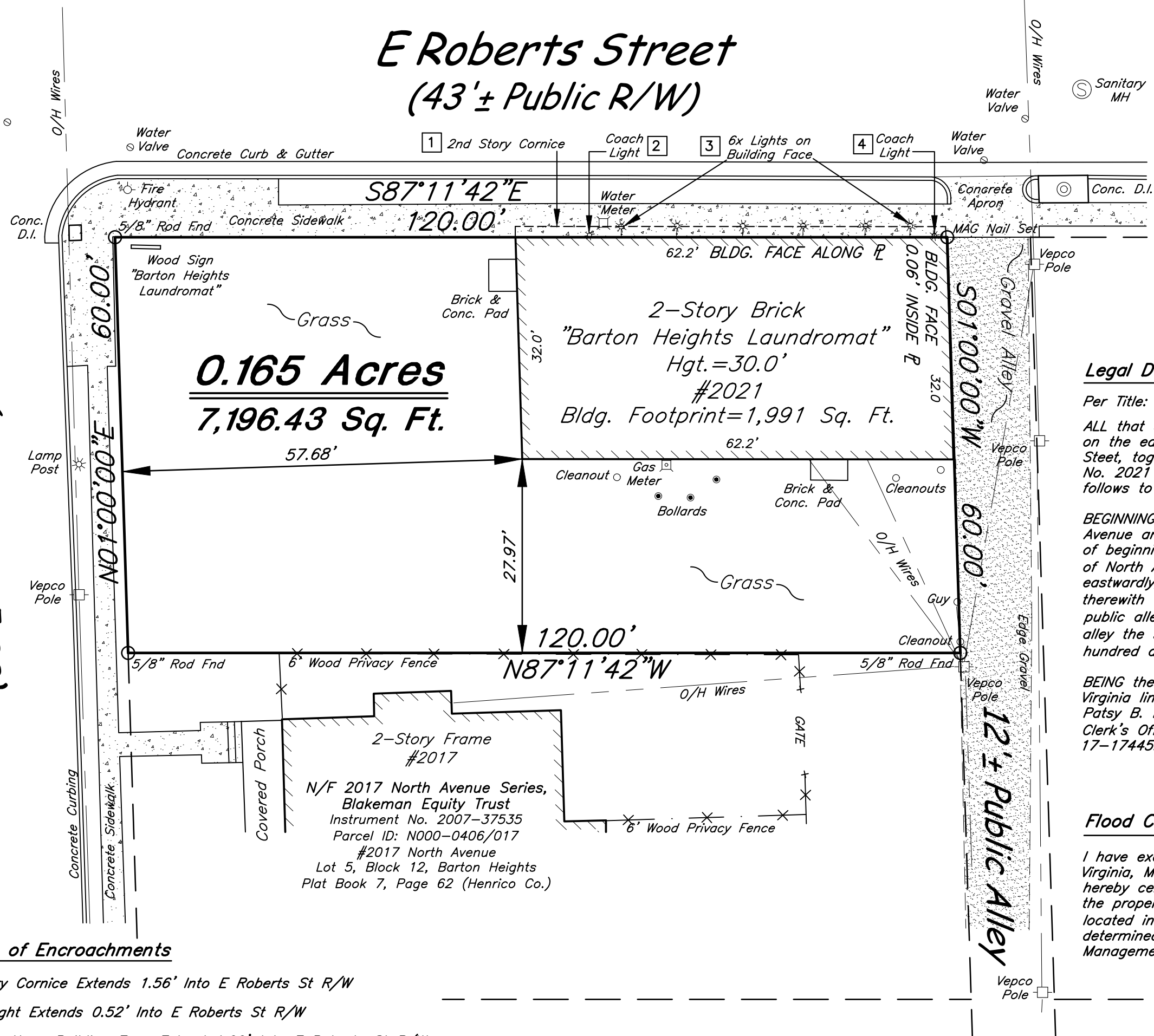


North Avenue
(50'± Public R/W)

City Baseline #195E

E Roberts Street (43'± Public R/W)



Statement of Encroachments

- 1 2nd Story Cornice Extends 1.56' Into E Roberts St R/W
- 2 Coach Light Extends 0.52' Into E Roberts St R/W
- 3 6x Lights Along Building Face Extend 1.99' Into E Roberts St R/W
- 4 Coach Light Extends 0.52' Into E Roberts St R/W

General Notes

1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: October 20, 2025.
2. This survey is of the same property as described in Title Report issued by Stewart Title Guaranty Company dated October 14, 2025, Commitment No. 2510011.
3. Observed utilities are plotted and shown hereon. Subsurface utility delineation was not performed.
4. All Streets shown hereon are public streets.
5. Parcel has direct vehicular access from the 12'± Public Alley shown hereon.
6. No delineated wetlands were found by Surveyor.
7. No evidence of cemeteries on subject property found by Surveyor.
8. The surveyor observed no evidence of current earth moving work or evidence of building construction or building additions.
9. Surveyor is not aware of any proposed changes in the street right of ways and observed no evidence of recent street or sidewalk construction or repairs.
10. The legal description does form a mathematically closed figure with no gaps, gores or overlaps.

Legend

- Fire Hydrant
- Handicap Parking Spaces
- Painted Parking Space Count
- Water Meter (WM)
- Water Valve (WV)
- Lamp Post (Metal Post w/light)
- Drainage Manhole
- Sanitary Manhole
- Telephone Pedestal
- Gas Meter (GM)
- Gas Valve (GV)
- Veeco Pole
- Bollard
- Yard Inlet (Drainage)
- Sanitary Cleanout
- Concrete Surface
- D.I. Drainage Inlet
- P.O.B. Point of Beginning

Zoning

Current Zoning:
R-6 (Single Family Attached Residential District)

R-6 Setbacks

Uses Other Than Attached Dwellings:

Front Yard: 15 Feet
Side Yard: 5 Feet
Rear Yard: 5 Feet

Single-family and two-family attached dwellings and buildings accessory thereto:

Front Yard: 15 Feet
Side Yard: 3 Feet; 10 Feet At Ends of Attached Units
Rear Yard: 5 Feet

Maximum Height: 35 Feet

* ZONING TO BE VERIFIED BY ZONING CONFIRMATION LETTER

Legal Descriptions

Per Title:

ALL that certain parcel of land in the City of Richmond, Virginia, situated on the eastern line of North Avenue and on the southern line of Roberts Street, together with all improvements thereon, belonging, and known as No. 2021 North Avenue and Nos. 3, 5, 7 Roberts Street and bounded as follows to wit:

BEGINNING at the point of intersection of the eastern line of North Avenue and the southern line of Roberts Street and from the said point of beginning running southwardly along and fronting on the eastern line of North Avenue sixty (60) feet and from said point extending back eastwardly, between the southern line of Roberts Street and a line parallel therewith one hundred and twenty (120) feet to the western line of a public alley about twelve (12) feet wide, on the western line of which the said parcel abuts sixty (60) feet, the said parcel abutting one hundred and twenty (120) feet on the southern line of Roberts Street

BEING the same real estate conveyed to Whitfield Investments LLC, a Virginia limited liability company, by Deed from Clarence S. Butler, Jr. and Patsy B. Butler, dated August 18, 2017, recorded August 18, 2017, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, as Instrument No. 17-17445.

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Map No. 510129-0041-F effective dates July 08, 2025, and hereby certify to the best of my professional knowledge and belief that the property is not located in a Special Flood Hazard Area, but is instead located in Zone (X) (Areas outside the 0.2% annual chance floodplain), as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

Surveyor's Certificate

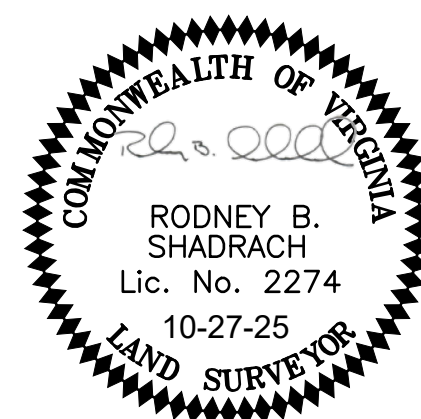
To: MILEBE PROPERTIES LLC, a Virginia limited liability company
To: SOUTHSTATE BANK, N.A., is successors and/or assigns as their interests may appear
To: STEWART TITLE GUARANTY COMPANY

The undersigned further certifies 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 1-4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 16-19 of Table A thereof.
The fieldwork was completed on October 20, 2025.

RODNEY B. SHADRACH

Rodney B. Shadrach
Shadrach & Associates, LLC
Va. Registered Surveyor No. 2274

I hereby certify that this ALTA/NSPS survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

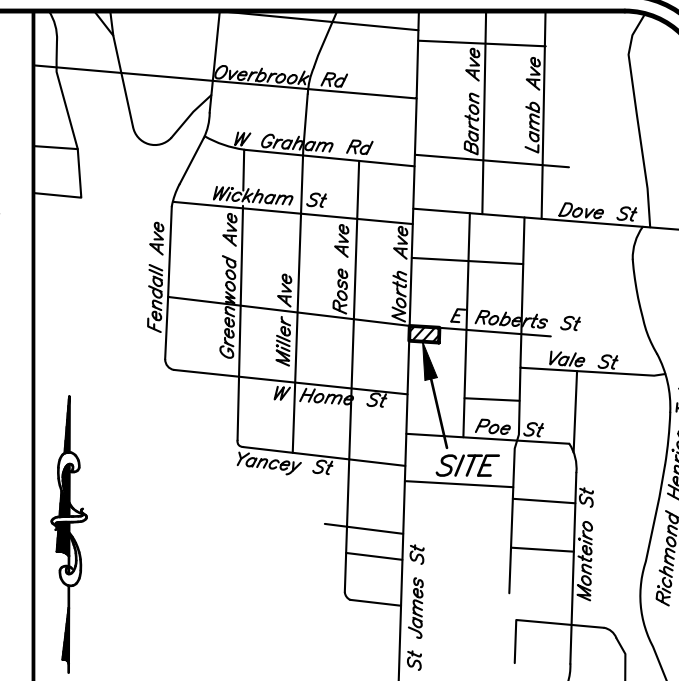


Existing Parking

No Delineated Spaces

For further clarification of Zoning Requirements Contact:

City of Richmond
Zoning Administration
900 E. Broad St., Room 108
Richmond, VA 23219
(804) 646-6340



Vicinity Map - Scale: 1"= 1000'

As-Surveyed:

BEGINNING at the point of intersection of the eastern boundary of the right of way line of North Avenue and the southern boundary of the right of way line of East Roberts Street;

Thence proceeding along the southern boundary of the right of way line of East Roberts Street in a southeasterly direction S 87°11'42" E 120.00 feet to a point on the western boundary of the right of way line of a 12'± Public Alley;

Thence proceeding along the western boundary of the right of way line of the 12'± Public Alley in a southwesterly direction S 01°00'00" W 60.00 feet to a point;

Thence leaving the western boundary of the right of way line of the 12'± Public Alley and proceeding in a northwesterly direction N 87°11'42" W 120.00 feet to a point on the eastern boundary of the right of way line of North Avenue;

Thence proceeding along the eastern boundary of the right of way line of North Avenue in a northeasterly direction N 01°00'00" E 60.00 feet to a point, said point being the Point and Place of Beginning, containing 0.165 Acres, more or less.

Stewart Title Guaranty Company
Schedule B Part II - Commitment No. 2510011

(Referenced by corresponding Exception Numbers in the Commitment)

No survey related Title Exceptions

Legal Reference:

Whitfield Investments LLC

Parcel ID #N000-0406/018

Instrument No. 2017-17445

#2021 North Avenue

Lot 6, Block 12, Barton Heights

Plat Book 7, Page 62 (Henrico Co.)

ALTA/NSPS LAND TITLE SURVEY

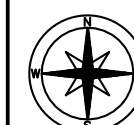
Showing Existing Improvements

to #2021 North Avenue

City of Richmond, Virginia

Date: October 27, 2025

15 0 15 30 45
Scale: 1"= 15'



Shadrach & Associates LLC

LAND SURVEYING

430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Email: rod@shadrachsveys.com