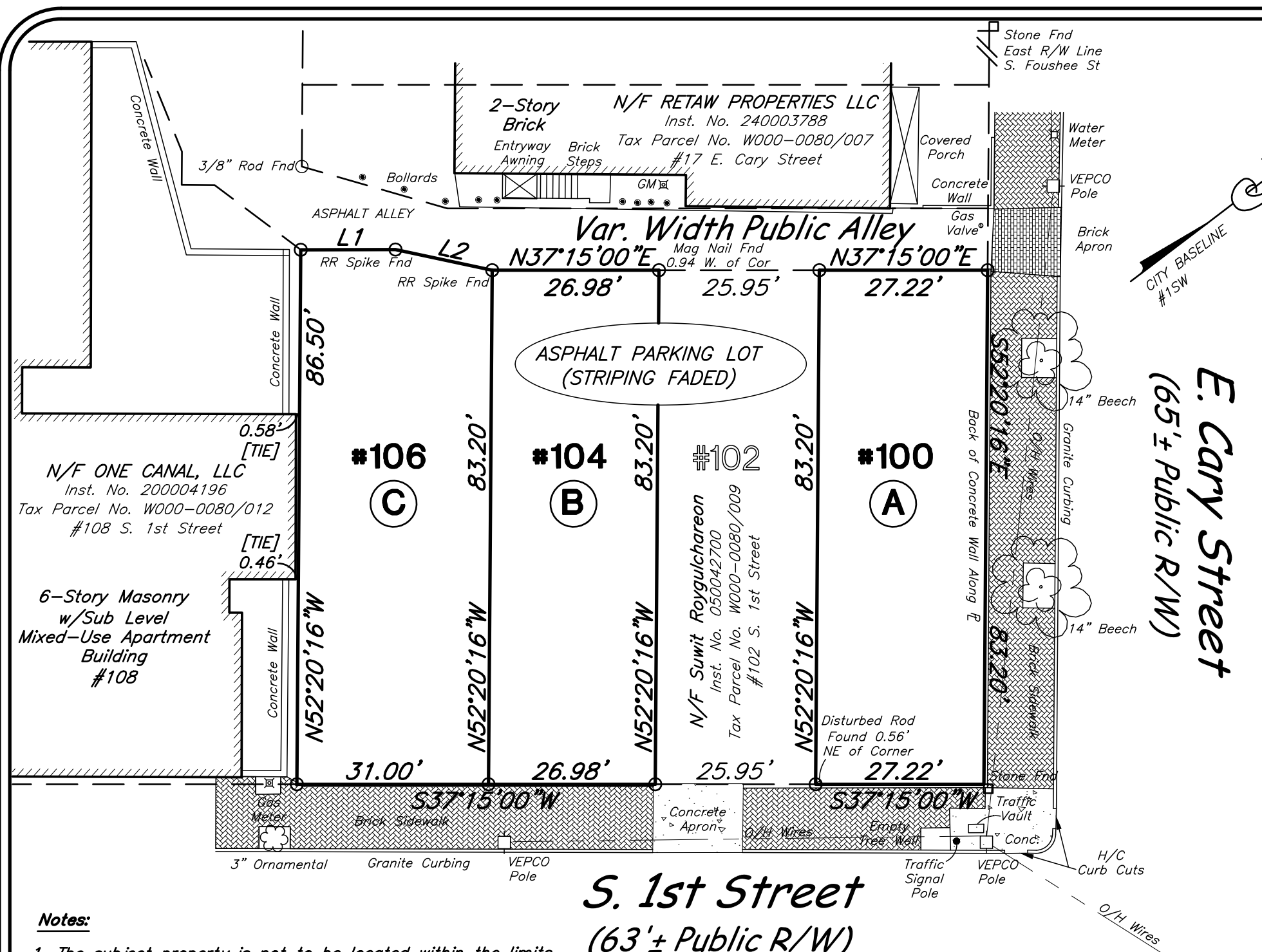
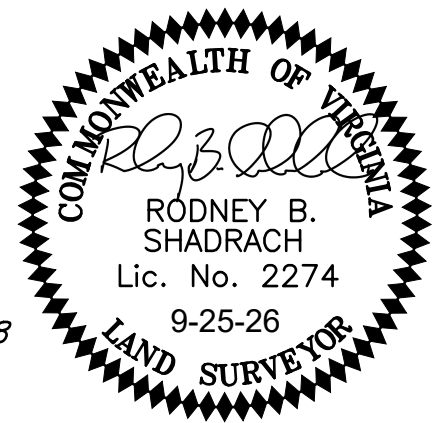




I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



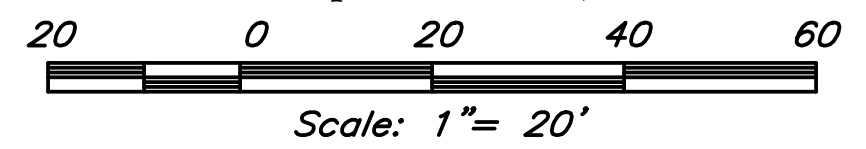
- Legal Reference:**
- CROZET HOLDINGS, LLC**
P/O Instrument No. 200025522
(Parcels Two, Three, & Four)
- (A)** Tax Parcel No. W000-0080/008
#100 S. 1st St
0.0520 Acres
2,264.65 Sq. Ft.
- (B)** Tax Parcel No. W000-0080/010
#104 S. 1st St
0.0515 Acres
2,244.68 Sq. Ft.
- (C)** Tax Parcel No. W000-0080/011
#106 S. 1st St
0.0610 Acres
2,656.28 Sq. Ft.

- Notes:**
1. The subject property is not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community Map No. 510129-0037-E, effective date: July 08, 2025 (Zone X).
 2. This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: September 16, 2026.
 3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property not reflected hereon.
 4. 5/8" Iron Rods, MAG Nails, or Cross Cuts set at all corners unless otherwise shown hereon.

S. 1st Street
(63'± Public R/W)

L1=N37°04'46"E
15.33'
L2=N49°19'10"E
16.00'

Boundary Survey
Showing Existing Improvements to
#100, #104, #106 S. 1st Street
City of Richmond, Virginia
Date: September 25, 2026



Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • email: rod@shadrachsveys.com