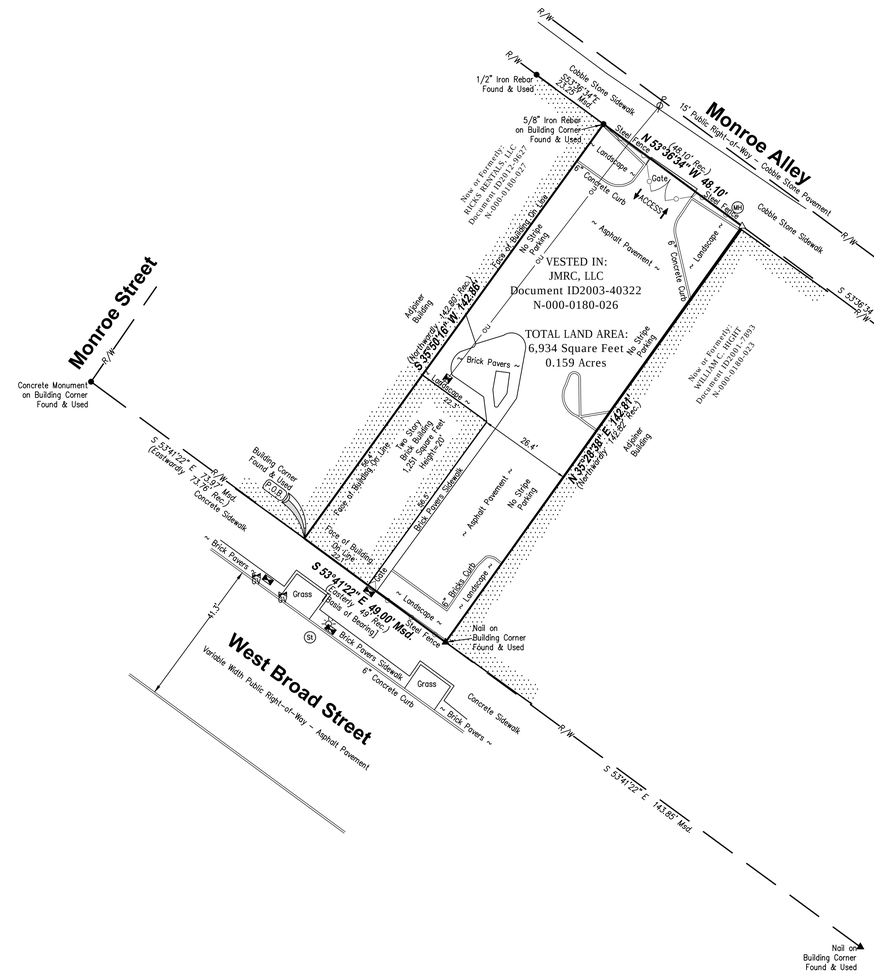
MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Monroe Alley, a public right-of-way. There is direct pedestrian access to the subject property via West Broad Street, a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is 316 West Broad Street, Richmond, Virginia.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Insurance Company Title Commitment No. VA2301319 with a commitment date of July 25, 2023.
9. Professional Liability Insurance Policy obtained by the Surveyor in the minimum amount of $3,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.
10. There are no appurtenant easements listed in the above referenced title commitment.
11. At the time of the survey, no party walls were observed.
12. At the time of the survey, the surveyor has not been provided the building setback requirements, height and floor space area restrictions by the insurer.



FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the City of Richmond, Commonwealth of Virginia, Community Panel No. 5101290037D, Effective Date April 2, 2009.

BASIS OF BEARING:

The Basis of Bearing is Geodetic North, based on a Static GPS Observation with a Reference Line of South 53°41'22" East, being the northeast right-of-way of West Broad Street.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. VA2301319 - SCHEDULE A, EXHIBIT "A":

ALL that certain lot or parcel of land in the City of Richmond, Virginia, with improvements thereon known as Nos. 314 and 316 West Broad Street, and all rights and appurtenances thereto belonging, situated on the north line of Broad Street between Monroe and Madison Streets and described as follows:

BEGINNING at a point on the north line of Broad Street 73.76 feet east of Monroe Street, which point is at the eastern face of the wall of the building No. 318, thence running eastwardly along the north line of Broad Street 49 feet, thence running back northwardly between slightly converging lines, the western line extending along the eastern face of the aforesaid wall of the building No. 318, 142.80 feet to an alley and the eastern line 142.82 feet to said alley about 15 feet wide on which it abuts 48.10 feet.

BEING the same real estate conveyed to JMRC, LLC, a Virginia limited liability company by deed from James B. Thorsen and Maria N. Thorsen, his wife, dated October 15, 2003, recorded October 17, 2003, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, as Instrument No. 030040322.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. VA2301319 - SCHEDULE B, PART II:

There are no survey-related Schedule B exception items contained in the above referenced Title Commitment.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

ZONING:

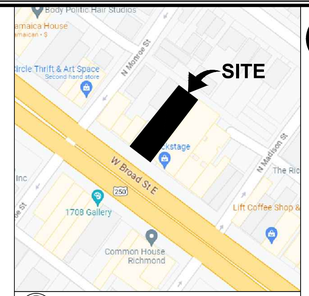
As of August 10, 2023, we have not yet received the current zoning information for the subject property.

PARKING:

There are no striped parking spaces on the subject property.

TOTAL LAND AREA:

6,934 Square Feet
0.159 Acres



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

R/W	– Right-of-Way
P.O.B.	– Place/Point of Beginning
P.O.R.	– Place/Point of Reference
Msd.	– Measured
Rec.	– Record
●	– Monumentation Found as Noted
▲	– PK/MAG Nail or Railroad Spike Found as Noted
△	– MAG Nail or PK Nail Set
XX	– No. of Regular Parking Spaces
XX	– No. of Handicap Parking Spaces
MH	– Manhole
SD	– Storm Manhole
WV	– Water Valve
WM	– Water Meter
GV	– Gas Valve
EM	– Electric Meter
	– Light Pole
	– Utility Pole
—o—o—	– Steel Fence (As Noted)
—ou—	– Overhead Utilities
	– Wall (As Noted)
	– No Parking Area
	– Building Area

CERTIFICATION:

To: JMRC, LLC, 316 Broad Fee, LLC, a Delaware limited liability company, and Chicago Title Insurance 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 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 (observed evidence of above ground utilities), 13, 14, 16, 17, 18 (appurtenant easement depicted by record documents provided) and 19 of Table A thereof. The field work was completed on August 7, 2023.

Date of Plat or Map: August 9, 2023.

Dennis Burkhard, PLS
Virginia Registered Land Surveyor
L.S. No. 0403001722
VA Firm No. 0407004623

REVISION HISTORY

BY:	DATE:	COMMENT:
EMG	08/10/2023	CLIENT COMMENTS
GEB	08/11/2023	CLIENT COMMENTS

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Millman Surveying, Inc.
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Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@cbre.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

316 BROAD FEE, LLC

316 West Broad Street
Independent City of Richmond
Commonwealth of Virginia

NORTH

GRAPHIC SCALE
0 20 40
1 INCH = 20 FT.

COMMONWEALTH OF VIRGINIA
DENNIS P. BURKHARD
Lic. No.001722
LAND SURVEYOR

Surveyor's Seal

Sheet No. 1 of 1

MSI Project No. 57112
PC: ERF
PM: TAR Drafter: BLA