



1,560 ± SF OFFICE/RETAIL BUILDING

5601 CARY STREET ROAD
RICHMOND, VA 23226

Tim Dudley, CAI, AARE

Executive Summary



PROPERTY SUMMARY

SALE INFORMATION:	Start: Thursday, March 16 @ 2pm
	End: Thursday, March 23 @ 2pm
	Visit Motleys.Com To Bid Now!
OPENING BID	\$200,000
BUILDING SIZE:	1,560 ± SF
LOT SIZE:	0.15 ± AC
ZONING:	R-1

PROPERTY OVERVIEW

SVN/Motleys is proud to make available this one story, 1,560 ± SF Office/Retail building on 0.154 ± acres of land. The building is located in Richmond's West End and was constructed in 1995.

The subject property is conveniently located at the intersection of Cary Street Rd, Three Chopt Rd, and Rio Vista Ln. The Country Club of Virginia, a private club with three eighteen hole golf courses, is located directly across the street from the property and the University of Richmond, St. Christopher's School, St. Catherine's School, as well as the River Road Shopping Center are also located nearby. The Virginia Historical Society is also located less than half-a-mile down the road. The daily traffic count, provided by VDOT, for the intersection in front of property is approximately 20,000 vehicles.

Opening Bid is \$200,000 | Tax Assessment Value is \$412,000

Property Tour Starts Promptly at 1 PM on Thursday, March 16, 2017

PROPERTY HIGHLIGHTS

- Opening Bid is \$200,000 | Tax Assessment Value is \$412,000
- Property Tour Starts Promptly at 1 PM on Thursday, March 16, 2017
- Total Building Size: 1,560 ± SF
- Lot Size: 0.154 ± AC
- Year Built: 1995
- VDOT Daily Traffic Count: 20,000
- Conveniently Located at the Intersection of Cary Street Rd, Three Chopt Rd, and Rio Vista Ln
- Located Across the Street from The Country Club of Virginia and also nearby University of Richmond, St. Christopher's School, St. Catherine's School, as well as the River Road Shopping Center

Aerial Map

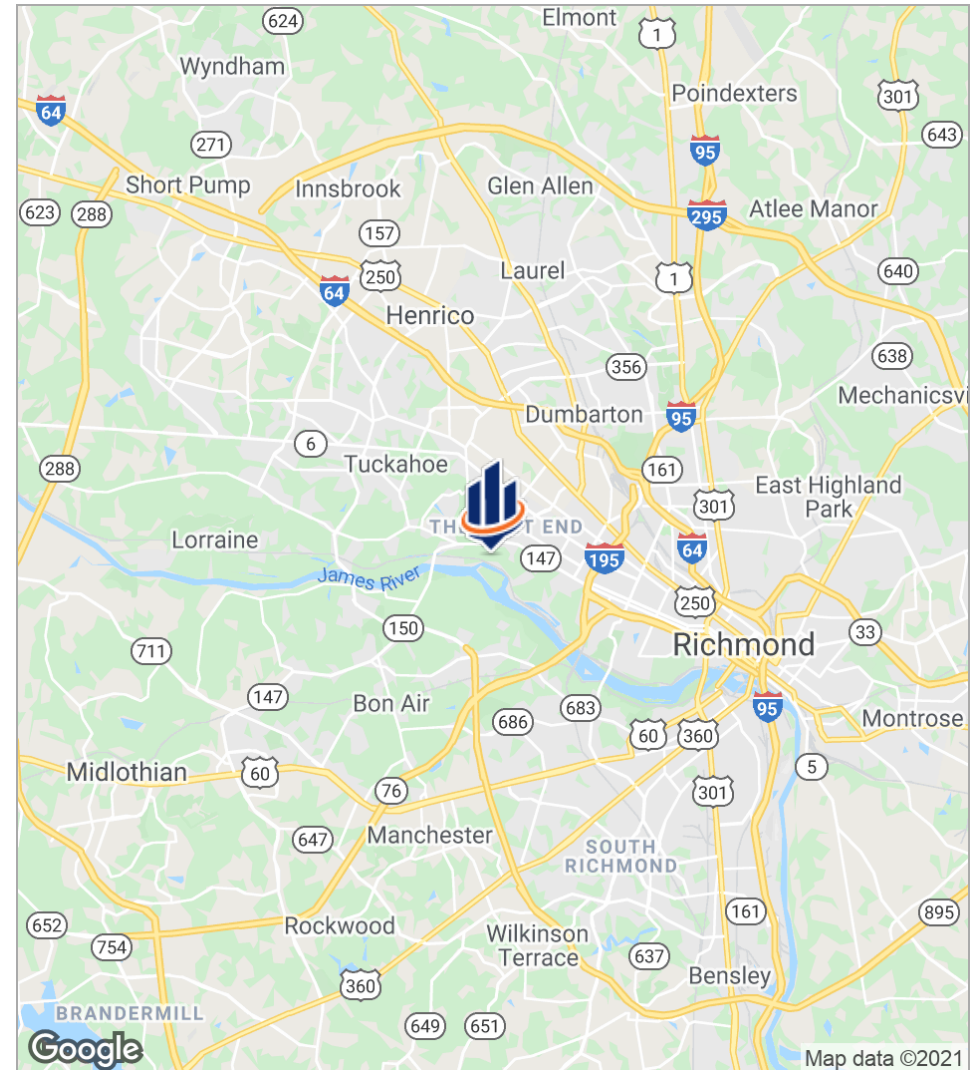
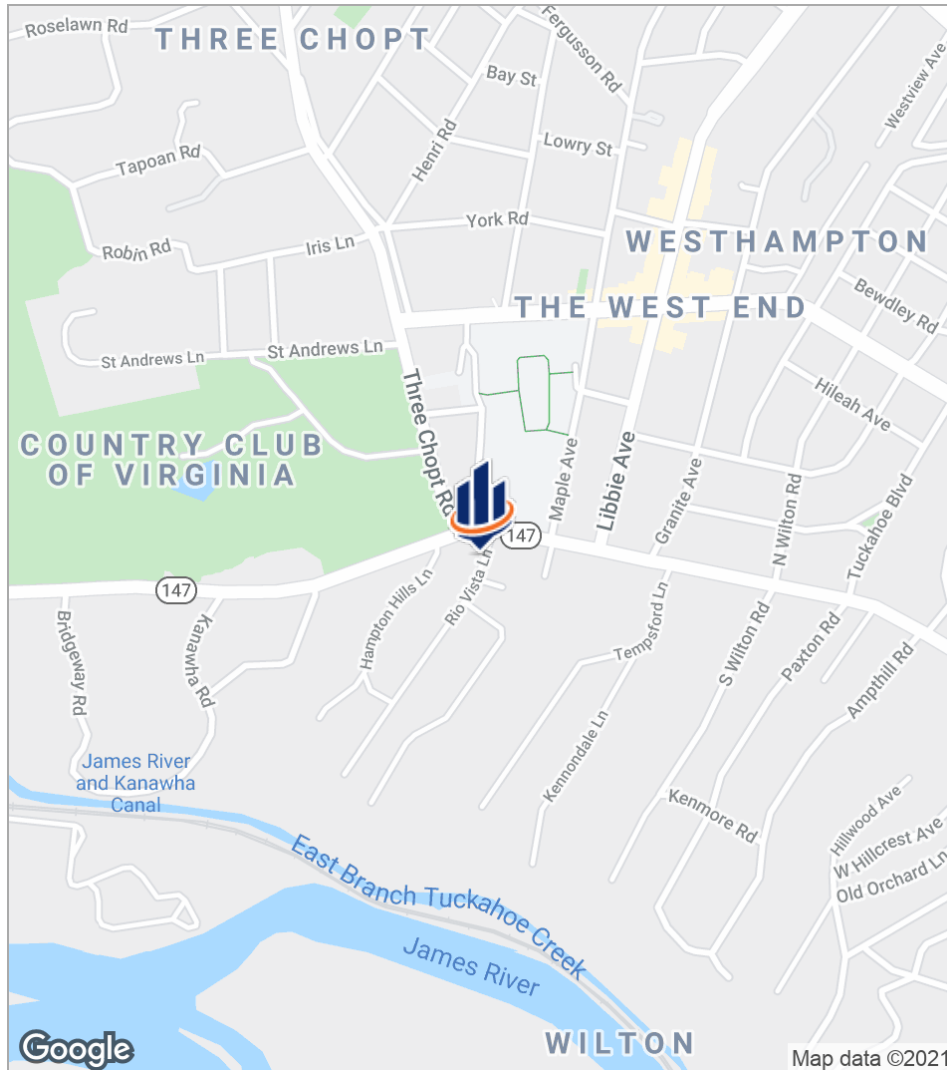


5601 CARY STREET ROAD RICHMOND, VA 23226

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps



5601 CARY STREET ROAD RICHMOND, VA 23226

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Additional Photos



5601 CARY STREET ROAD RICHMOND, VA 23226

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Additional Photos



Additional Photos



Additional Photos



Additional Photos



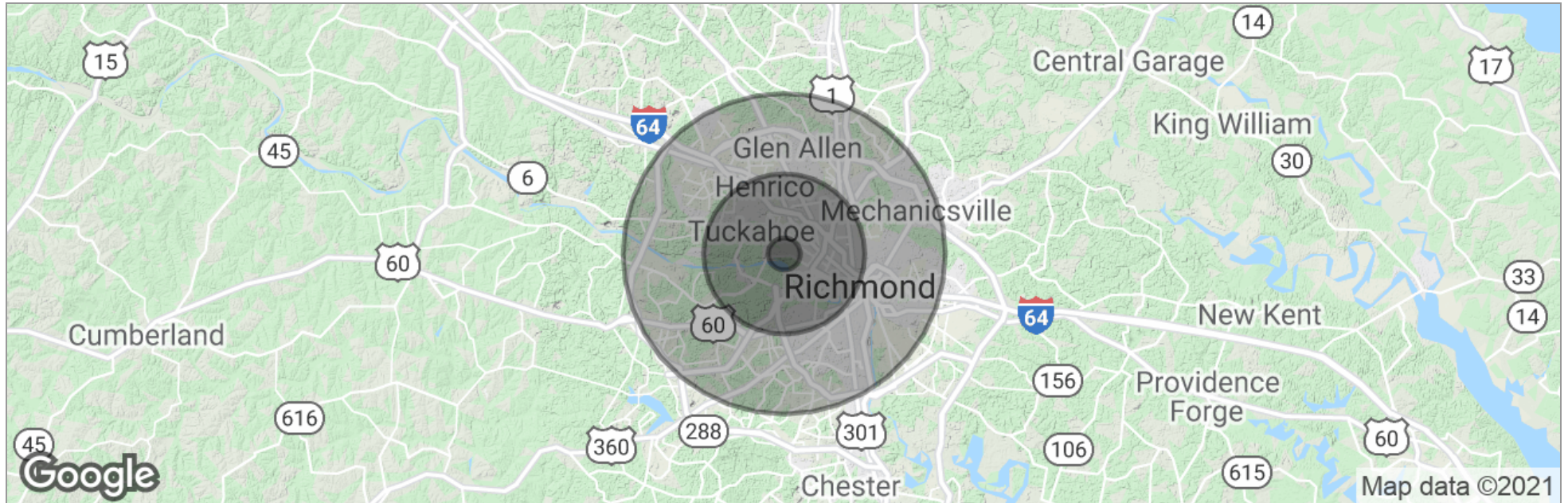
Demographics Report

	1 MILE	5 MILES	10 MILES
Total households	2,270	96,371	277,190
Total persons per hh	3.2	2.2	2.5
Average hh income	\$166,510	\$76,489	\$74,038
Average house value	\$502,041	\$284,747	\$285,750

	1 MILE	5 MILES	10 MILES
Total population	7,327	216,631	682,094
Median age	30.4	36.7	36.6
Median age (male)	29.6	35.0	34.8
Median age (female)	31.0	38.4	38.0

* Demographic data derived from 2010 US Census

Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	7,327	216,631	682,094
Population Density	2,332	2,758	2,171
Median Age	30.4	36.7	36.6
Median Age [Male]	29.6	35.0	34.8
Median Age [Female]	31.0	38.4	38.0
Total Households	2,270	96,371	277,190
# of Persons Per HH	3.2	2.2	2.5
Average HH Income	\$166,510	\$76,489	\$74,038
Average House Value	\$502,041	\$284,747	\$285,750

* Demographic data derived from 2010 US Census

Property: 5601 Cary Street Road **Parcel ID:** W0220162025**Parcel**

Street Address: 5601 Cary Street Road Richmond, VA 23226-2306
Owner: LESUEUR RICHMOND SLATE COPORATION
Mailing Address: 749 CARYSBROOK RD, FORK UNION, VA 23055
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 450 - Fan/Near West
Property Class: 442 - B Professional Office
Zoning District: R-1 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2017
Land Value: \$268,000
Improvement Value: \$144,000
Total Value: \$412,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 6697.87
Acreage: 0.154
Property Description 1: 0100.00X0075.00 IRG0000.000
State Plane Coords(?<#>): X= 11766293.000018 Y= 3732200.383356
Latitude: 37.56904481 , **Longitude:** -77.52224905

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 100
Rear Size: 75
Parcel Square Feet: 6697.87
Acreage: 0.154
Property Description 1: 0100.00X0075.00 IRG0000.000
Subdivision Name : NONE
State Plane Coords(?<#>): X= 11766293.000018 Y= 3732200.383356
Latitude: 37.56904481 , **Longitude:** -77.52224905

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2017	\$268,000	\$144,000	\$412,000	Reassessment
2016	\$200,000	\$211,000	\$411,000	Reassessment
2015	\$200,000	\$191,000	\$391,000	Reassessment
2014	\$200,000	\$191,000	\$391,000	Reassessment
2013	\$200,000	\$191,000	\$391,000	Reassessment
2012	\$200,000	\$232,000	\$432,000	Reassessment
2011	\$200,000	\$242,000	\$442,000	CarryOver
2010	\$200,000	\$242,000	\$442,000	Reassessment
2009	\$200,000	\$242,200	\$442,200	Reassessment
2008	\$200,000	\$226,000	\$426,000	Reassessment
2007	\$181,600	\$157,800	\$339,400	Reassessment
2006	\$165,100	\$150,300	\$315,400	Reassessment
2005	\$157,200	\$139,200	\$296,400	Reassessment
2004	\$136,700	\$116,000	\$252,700	Reassessment
2003	\$134,000	\$116,000	\$250,000	Reassessment
2002	\$136,900	\$113,100	\$250,000	Reassessment
1998	\$115,000	\$95,000	\$210,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/02/2012	\$395,000	KILLARA LLC	ID2012-4104	1 - VALID SALE-Valid, Use in Ratio Analysis
12/21/2007	\$450,000	CARY-THREE CHOPT INC	ID2007-41010	1 - VALID SALE-Valid, Use in Ratio Analysis
06/07/1995	\$80,000	Not Available	00441-1394	
06/07/1995	\$0	Not Available	000441-01391	
03/24/1992	\$0	Not Available	000296-01574	

Planning

Master Plan Future Land Use: MF-HD
Zoning District: R-1 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1127
City Neighborhood Code: WLTN
City Neighborhood Name: Wilton
Civic Code: 3010
Civic Association Name: Westhampton Citizens Association
Subdivision Name: NONE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Data Not Available. Contact Zoning at 646-6340.
500 YEAR Flood Plain Flag: Data Not Available. Contact Zoning at 646-6340.
Resource Protection Flag: Data Not Available. Contact Zoning at 646-6340.
Wetland Flag: Data Not Available. Contact Zoning at 646-6340.

Census

Census Year	Block	Block Group	Tract
2000	2020	0506002	050600
1990	208	0506002	050600

Schools

Elementary School: Mary Munford
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 19
Dispatch Zone: 055B

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Monday
Bulk Collection:

Government Districts

Council District: 1
Voter Precinct: 106
State House District: 68
State Senate District: 10
Congressional District: 4

Extension 1 Details

Extension Name: C01 -
Year Built: 1995
Stories: 1
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: normal for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 0 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) : Paving

Extension 1 Dimensions

Finished Living Area: 1560 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

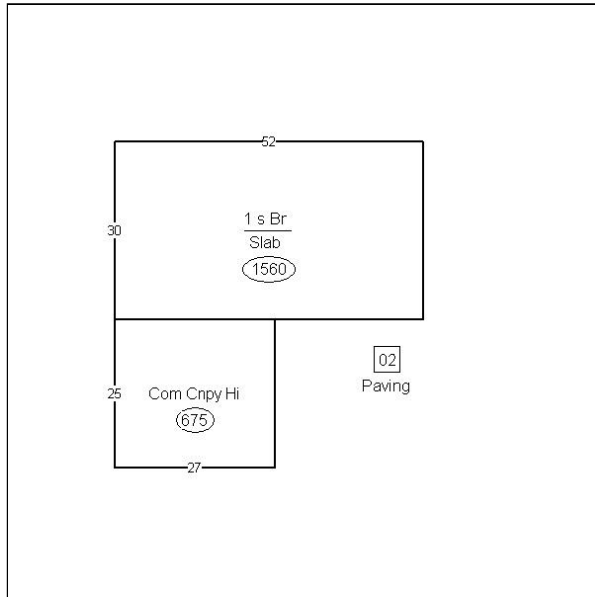
[<#>](#)**Property Images**

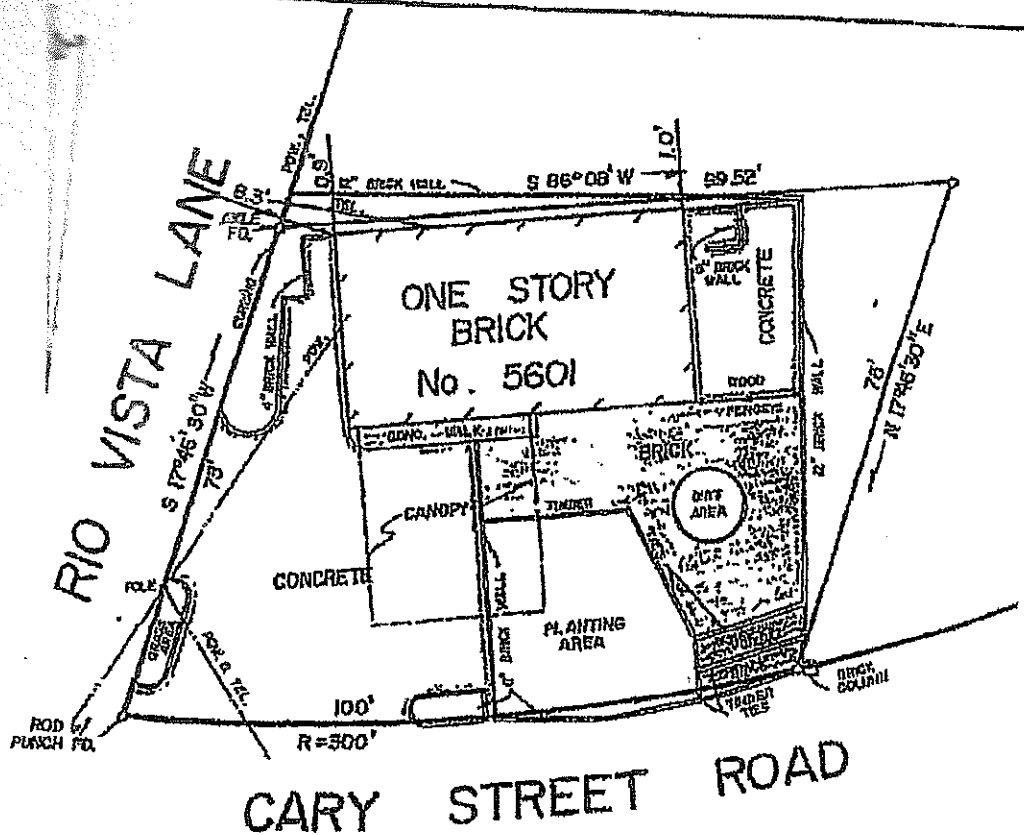
Name:W0220162025 Desc:C01

[Click here for Larger Image](#)

Sketch Images

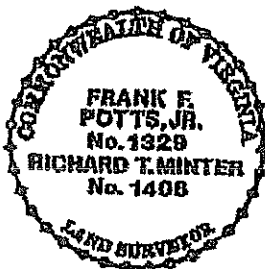
Name:W0220162025 Desc:C01





Note: This property is not located within a H.U.D. defined Flood Hazard Area.

PLAT SHOWING IMPROVEMENTS ON NO. 5601 CARY STREET ROAD
IN THE CITY OF RICHMOND, VIRGINIA.



This is to certify that on SEPTEMBER 17, 1985, I made an accurate field survey of the premises shown herein; that all improvements and easements known or visible are shown herein; that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises, other than as shown herein.

Richard J. Minter

Potts and Minter
Professional Land Surveyors
101318 HULL STREET ROAD, MID., VA. 23119, 745-2878

Dated Sept. 17, 1985
Scale: 1" = 20'
JN 8509-15



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

PIEDMONT REGIONAL OFFICE

4949-A Cox Road

Glen Allen, Virginia 23060

(804) 527-5020

Fax (804) 527-5106

<http://www.deq.state.va.us>

July 23, 1997

George Allen
Governor

Becky Norton Dunlop
Secretary of Natural Resources

Thomas L. Hopkins
Director

Gerard Seeley, Jr.
Piedmont Regional Director

Mr. Wesley Gray, Jr.
Cary Three Chopt, Inc.
P.O. Box 15476
Richmond, Virginia 23227

RE: PC# 95-3135, 5601 West Cary Street, Richmond, Virginia

Dear Mr. Gray:

This correspondence is in regard to the Department of Environmental Quality (DEQ), Piedmont Regional Office site investigation for the referenced site.

This site was initially reported to this office on February 10, 1995 with the submittal of an environmental site assessment. Based this report there appears to have been a past release of petroleum at the site. One of the sources may have been the former underground storage tanks. On May 7, 1997, a second environmental assessment was submitted to this office. This report indicated that lower concentrations of petroleum were detected during this second investigation than during the first. Based on our review of both of these reports and the lack of significant risk, the DEQ believes contamination levels at this site do not warrant further assessment or corrective action. Should environmental problems develop in the future which the DEQ determines are related to this release, additional investigation and corrective action may be required in accordance with the applicable State and Federal regulations.

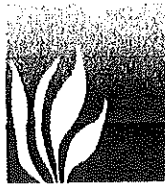
The DEQ thanks you for your efforts and cooperation in cleaning up this site. If you require additional information, please contact Meade Anderson at (804) 527-5022.

Sincerely,

A. L. Willett

Regional Remediation Program Manager

95-3135Z.



DOMINION
ENVIRONMENTAL
GROUP^{INC}

**SOIL AND GROUNDWATER SAMPLING
5601 WEST CARY STREET
RICHMOND, VIRGINIA**

for

**CARY THREECHOPT, INC.
A VIRGINIA CORPORATION
PO BOX 15476
RICHMOND, VIRGINIA 23227**


ISSUE DATE: MAY 02, 1997

Michael S. Bott
Site Inspector



Signature

Robert E. Hazelton
Project Manager



Signature

5001 WEST BROAD STREET, SUITE 31
RICHMOND, VIRGINIA 23230
804.288.6040 ♦ FAX 804.282.9233

4 OFFICE PARK CIRCLE, SUITE 103
BIRMINGHAM, ALABAMA 35223
205.870.5215 ♦ FAX 205.870.5216



DOMINION
ENVIRONMENTAL
GROUP^{INC}

1.0 PROJECT SUMMARY

The following is a findings report detailing intrusive environmental investigations at the 5601 West Cary Street property in Richmond, Virginia. At the request of the property owner, Cary Three Chopt, Inc., Dominion Environmental Group, Inc. (DEG) completed the sampling of groundwater and soil at the property.

Environmental Restoration Company (ERC), of Richmond, Virginia, completed initial investigations at the property in April of 1993, as itemized in a findings report dated May 20, 1993 (attached as appendix A). The initial investigations determined that underlying soils and groundwater at the 0.2 acre parcel of property had been impacted by former underground storage tanks. ERC concluded that the underground storage tanks had been removed from the property. This initial investigative report was submitted to the Virginia Department of Environmental Quality, and the property was designated Pollution Complaint File # 95-3135.

Dominion Environmental Group, Inc. conducted the sampling of soils and groundwater at the property on Friday, April 25, 1997. The intent of the investigation was to install a monitoring well in the downgradient portion of the subject property. The location of the well was selected based upon the groundwater flow direction as determined by ERC in 1993. During the advancement of a stainless steel hand auger, soils were sampled at the groundwater interface and analyzed for Total Petroleum Hydrocarbons via the Virginia Department of Environmental Quality recommended method 418.1. Upon advancing the boring to a depth of four feet beneath the groundwater interface, the bore hole was cased with 3/4" interior diameter PVC schedule 60 well casing with 0.10" screen. The well was constructed to be permanent for a period of 60 days, at which time the well will be decommissioned. Upon appropriate groundwater purging and recharge, the groundwater at the site was sampled and contained in 40 ml VOA vials with septum caps. Sampled groundwater was analyzed for BTEX (Benzene, Toluene, Ethylbenzene, and Xylene) via EPA Method 8020.

Laboratory analysis of collected samples determined that neither the soil or the groundwater at the property exhibits significant petroleum contamination. Visual and field testing methods determined that no "free petroleum product" exists at the groundwater interface beneath the subject property. The 1993 ERC investigations documented significant petroleum contamination at the property, however, 1997 investigations conducted by Dominion Environmental Group, Inc. did not identify significant petroleum contamination. The underlying soils consist of coarse sand (fine gravel) with a large porosity, and prior documented contamination at the property may have migrated off-site and/or naturally biodegraded/diluted to low levels.

5001 WEST BROAD STREET, SUITE 31
RICHMOND, VIRGINIA 23230
804.288.6040 ♦ FAX 804.282.9233

4 OFFICE PARK CIRCLE, SUITE 103
BIRMINGHAM, ALABAMA 35223
205.870.5215 ♦ FAX 205.870.5216

The recommendation is made to submit this report to the Virginia Department of Environmental Quality for review to determine the current regulatory status of the subject property. The procedures utilized during this repeat investigation were pre-approved by Mr. Meade Anderson of the Virginia Department of Environmental Quality. The intent of investigations was to acquire recent data pertaining to levels of petroleum contamination at the subject site.

2.0 INTRODUCTION

2.1 PURPOSE

Cary Three Chopt Inc., a Virginia Corporation, requested that Dominion Environmental Group, Inc. perform the following intrusive environmental sampling procedures of soil and groundwater at the 5601 West Cary Street property in Richmond, Virginia.

- **Soil and Groundwater Sampling:**

Dominion Environmental Group, Inc., is to assess the current condition of site groundwater and soils with regards to petroleum contamination. Utilizing a hand auger, DEG is to advance a downgradient property boring to a minimum depth of 20 feet, or four feet beneath the groundwater table, whichever is first encountered. Within the sample column, soils exhibiting the greatest contamination are to be sampled and analyzed in a laboratory for total petroleum hydrocarbons (TPH) via method 418.1. The site boring is to be cased with 1.0" PVC, 0.10" slotted well screen to establish a temporary monitoring well. The well is to be constructed in a manner by which it can remain on site for a period of 60-days, after which it is to be decommissioned. The well is to be purged and allowed to recharge. Once recharge is complete the well is to be sampled for evidence of "free petroleum product", and a collected groundwater sample is to be analyzed for Benzene, Toluene, Ethylbenzene, and Xylene (BTEX) via EPA method 8020.

3.0 LABORATORY ANALYSIS

Soil and groundwater samples were collected in the field and stored in an ice chest at a temperature of four degrees Celsius to insure sample integrity. All samples were preserved properly (with water samples additionally being preserved with a solution of hydrochloric acid) and contained in glass sample jars with Teflon caps. Collected samples were logged in the field on Chain of Custody forms to document proper handling, storage, and transportation. Samples were hand delivered to Schneider Analytical Laboratory, Inc., located at 2512 West Cary Street in Richmond, Virginia.

3.1 QUALITY CONTROL/QUALITY ASSURANCE PROGRAM

Schneider's Quality Assurance/Quality Control Process Plan is designed to ensure the scientific and legal validity of all analytical results. The QA/QC plan consists primarily of a laboratory documentation network in combination with systematic inclusion of various analytical quality control practices into all component laboratory operations. These quality control practices

provide constant, documented evaluation and surveillance of acceptable analytical method performance. QA/QC protocols include:

- (1) Adherence to specified laboratory sample acceptance procedures to ensure proper handling, processing and storage of submitted samples.
- (2) Utilization of USEPA approved analytical methods and instrumentation.
- (3) Adherence to mandatory procedures for operation, calibration and maintenance of laboratory instrumentation.
- (4) Constant surveillance and documentation of acceptable analytical method accuracy and precision through initial analytical method performance evaluation and spike duplicate evaluations, method blanks, field and trip blanks, bias control samples, and ampoules from the EPA Environmental Monitoring Support Laboratory.
- (5) Utilization of continuous surrogate spike recovery evaluations, where appropriate, to ensure acceptable method performance.
- (6) Utilization of systematic method blank evaluations to identify analytical system interferences and background contamination levels.
- (7) Adherence to proper laboratory documentation measures to ensure the complete integrity and legal validity of all laboratory analyses.

3.2 ANALYTICAL LABORATORY METHODOLOGIES

The following analytical methodologies were utilized for sample analysis:

Type of Sample	Matrix of Sample	Analytical Method
Soil Borings	Soil	TPH 418.1
Monitoring Well	Groundwater	BTEX 8020

The Certificates of Analysis and the Chain of Custody forms are provided as Attachment B.

4.0 OBSERVATIONS

4.1 SOIL QUALITY ASSESSMENT

On April 25, 1997, Dominion Environmental Group, Inc. advanced one hand auger soil boring at the 5601 West Cary Street property, to a depth three feet beneath the groundwater interface. The location of the hand boring was selected based upon the groundwater flow direction as itemized in the Environmental Restoration Company (ERC) findings report dated May 20, 1993. ERC determined the groundwater flow direction at the property based upon multiple monitoring well groundwater elevations. Dominion Environmental Group, Inc. advanced hand augers at

five property locations along the downgradient side of the property. Four of the hand auger borings encountered refusal at a depth of 4.5" feet. The fifth hand auger boring was advanced to a depth of 16 feet beneath the surface at the property. Soil boring samples were continuously screened via on-site analytical techniques to determine "hot spots" of petroleum contaminated soils. None of the soils augered from the five borings exhibited field identification of petroleum or hydrocarbons. Within the fifth and final boring, a soil sample was collected at the groundwater interface, approximately 11.5' beneath the surface; the boring was advanced to a final depth of 16 feet.

The soil sample from Boring #5 was obtained by advancing a stainless steel hand auger to a desired depth. The soil sample was removed from the auger by hand (wearing a dustless latex medical glove) and contained in an eight (8) ounce glass container with Teflon-lined lid. The sample was kept in a cooler at four degrees Celsius and hand delivered to Schneider Analytical Laboratory in Richmond, Virginia. The analytical results of the hand augering sample is summarized in the following Table A. The Certificates of Analysis and Chains of Custody forms are included as Attachment B.

Table A: HAND AUGER SOIL SAMPLING RESULTS		
SAMPLE #	LOCATION	RESULTS
B-01	Location: SSW property easement Soils: Marine Silts and Clay Depth: Advanced to 4.5' - Refusal	No sample collected No field observation of petroleum contamination
B-02	Location: SSW property easement Soils: Marine Silts and Clay Depth: Advanced to 4.5' - Refusal	No sample collected No field observation of petroleum contamination
B-03	Location: SSW property easement Soils: Gravel Fill Depth: Advanced to 4.5' - Refusal	No sample collected No field observation of petroleum contamination
B-04	Location: SSW property easement Soils: Gravel Fill Depth: Advanced to 4.5' - Refusal	No sample collected No field observation of petroleum contamination
B-05	Location: SSW Property Easement Soils: Gravel Fill to 5', Coarse Sand to 16' Depth: Advanced to 16' Groundwater at 11.5 feet	TPH 418.1 Detected No Petroleum Contamination. Results as follows: 20 ppm TPH

The analytical results of the soil sample determined that soils at the groundwater interface do not contain excessive levels of petroleum hydrocarbons. The observed level of TPH was less than the Virginia DEQ established threshold level of 100 ppm.

4.2 GROUNDWATER ASSESSMENT

A monitoring well was installed in Hand Boring B-05. Technicians from Dominion Environmental Group, Inc. constructed the well with schedule 60, 1.0" O.D PVC flush-threaded well casing with 0.10" screen. The PVC casing was extended into the borings with hand pressure. The boring annulus was backfilled with #2 filter sand, to approximately two (2) feet below the ground

surface. A bentonite seal was then constructed in the last two feet of the wall annulus. The well cap was fitted with a water tight, lockable cover. Upon well construction, the well was developed with a decontaminated three-quarter inch disposal bailer. All removed wastewater was contained in a decontaminated 5-gallon pail to document the potential evidence of a petroleum sheen. No sheen was observed on removed well water.

The temporary monitoring well was purged of approximately five well volumes using a decontaminated disposable bailer. Upon groundwater recharge the inspection for free-product was made within the well. Free product was sampled for using three methods: (1) physical sampling of the water column with a disposable bailer; (2) sample detection using petroleum chemically sensitive paste; and (3) visual observation of bailed (removed) well water. Upon groundwater recharge a groundwater sample was collected from the well and contained in properly preserved 40 ml glass vials with Teflon-lined septum caps, without head space. The groundwater sample was labeled and logged onto chain-of-custody records and placed in an insulated cooler and chilled with ice. The sample was then hand delivered to Schneider Laboratory in Richmond, Virginia. The groundwater sample was analyzed via EPA Method 8020 for BTEX. The analytical results are summarized in Table B. The Chains of Custody and the Certificates of Analysis are included as Attachment B.

Table B. MONITORING WELL SAMPLING RESULTS				
SAMPLE	LOCATION	RESULTS		MCL (ppb)
MW-01 (B-5)	Monitoring Well installed in Hand Boring #5 at downgradient side of former tank pit area	Benzene -	< 2 ppb	5.00
		Toluene -	< 2 ppb	1,000.00
		Ethylbenzene -	< 2 ppb	700.00
		Xylene -	< 6 ppb	10,000.00

The analytical results of the groundwater samples determined that groundwater has not been significantly impacted by petroleum residuals. None of the BTEX levels were in excess of Virginia DEQ or EPA established threshold levels.

5.0 CONCLUSIONS AND RECOMMENDATIONS


Investigations conducted by Dominion Environmental Group, Inc. on April 25, 1997 determined that elevated petroleum and hydrocarbon residuals do not exist within underlying soils and groundwater at the Cary Three Chopt Inc. property, located at 5601 West Cary Street in Richmond, Virginia. According to the site report prepared by Environmental Restoration Company (ERC), dated May 20, 1993, the underground storage tanks at the property have been removed. The ERC investigation of groundwater and soil at the property determined that petroleum contamination existed. However, repeat investigations conducted by Dominion Environmental Group in April of 1997 contradict their findings. Recent investigations conducted in the same vicinity as ERC's former boring #B-4 did not detect soil or groundwater contamination at the property. The results of investigations have determined that the former identified petroleum contamination at the property has biodegraded and migrated off site.

Based on the findings of investigations, and the documentation by ERC that underground storage tanks do not remain at the property, there exists no concern at the property related to petroleum contamination from the former site usage as a gasoline service station.

6.0 CERTIFICATION

We certify that this is a true and authentic report of results obtained from our investigations and analysis. This assessment was performed in accordance with the Scope of Services and current environmental industry practice standards.

DOMINION ENVIRONMENTAL GROUP, INC.


Robert E. Hazelton
President

7.0 ATTACHMENTS

- ATTACHMENT A Site Diagram
- ATTACHMENT B Certificates of Analysis and Chain of Custody's
- ATTACHMENT C Staff Resumes
- ATTACHMENT D ERC Findings Report

ATTACHMENT A Site Diagram

GOLF COURSE

THREE CHOPT

ST. CATHERINE'S SCHOOL

WEST CARY STREET

B-5
MW-01



CANOPY

FENCE

5601 WEST CARY STREET
OFFICE BUILDING

TUCKAHOE

RIO VISTA LANE

RESIDENTIAL
HOMES

DISCLAIMER

The items contained within this Phase 2 Environmental Site Assessment (ESA) Report are statements of fact based upon a site inspection, soil and ground water sampling and analysis, and previous phase 1 site assessment activities. Conclusions reached in this report are objectively based upon the information available at the time the work was performed. Reasonable effort has been made to obtain accurate facts upon which to base opinions, no responsibilities are accepted by Environmental Restoration Company for any actions taken as a consequence of this report.

ATTACHMENT B Certificates of Analysis & Chain of Custody's

SCHNEIDER LABORATORIES**INCORPORATED**

2512 WEST CARY STREET • RICHMOND, VA • 23220-5117
804-353-6778 • 800-7115-LABS (5227) • (FAX) 804-353-6928

Excellence in Service and Technology

AIHA 8936, ELLAP 8936, AVLAP 1150, NYELAP 11413, CAELAP 2078

LABORATORY ANALYSIS REPORT

BTEX Analysis, SW-846 Method 8020

ACCOUNT:	616-97-243	DATE COLLECTED:	4/25/97
CLIENT:	Dominion Environmental Group	DATE RECEIVED:	4/25/97
ADDRESS:	5001 W Broad Street, Ste. 311	DATE ANALYZED:	5/1/97
	Richmond VA 23230	DATE REPORTED:	5/2/97
P.O.#		SAMPLE TYPE:	Aqueous
PROJECT NAME:	5601 West Cary	CLIENT SAMPLE NO.:	01
PROJECT NO.:		SAMPLE DESCRIPTION:	Water Sample B-01
JOB LOCATION:		SLI SAMPLE NO.:	1050758

Laboratory Analysis for Client's Sample Number 01

TARGET ANALYTE	ANALYTE CONC. (mg/L)	PQL (mg/L)
Benzene	<0.002	0.002
Toluene	<0.002	0.002
Ethylbenzene	<0.002	0.002
Total Xylenes	<0.006	0.006

ANALYST: STEPHEN FITTON


REVIEWED BY:

Quality Control Data available upon request. *For true values, assume 2 significant figures.
Sample concentrations below the Minimum Reporting Limit are indicated with a "less than" (<) sign.
All testing is done in strict accordance with Schneider Laboratories, Inc. protocol.

Apr-29-97 03:14P Schneider Laboratories

SCHNEIDER LABORATORIES INCORPORATED

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-8778 • 800-715-LABS (5227) • (FAX) 804-353-6928

Excellence in Service and Technology
AIHA 8936, ELLAP 8936, NVLAP 1150, NYELAP 11413, CAELAP 2078

LABORATORY ANALYSIS REPORT

Total Petroleum Hydrocarbons By EPA Method 418.1

ACCOUNT: 616-97-244
CLIENT: DOMINION ENVIRONMENTAL GROUP
ADDRESS: 5001 W BROAD STREET, SUITE 37
RICHMOND VA 23230

Date Collected: 4/25/97
Date Received: 4/25/97
Date Analyzed: 4/29/97
Date Reported: 4/29/97

PO NO.:
PROJECT NAME: 5601 West Cary
PROJECT NO.:
JOB LOCATION:

SAMPLE MATRIX: Soil

SLI Sample No.	Client Sample No.	Sample Description	TPH Conc. (mg/kg)	PQL (mg/kg)	QC % Recovery
1050759	1	Soil Sample B-11	20	10	

QC Report
Laboratory Blank
Spike

expected 20.8 mg/kg

< 10
23
10
109%

Sample results at or below SOLVENT BLANK results should be considered negligible.

ANALYST: BERNARD H. HOWARD

REVIEWED BY

Standard and spike values are reported as percent recovery for QC purposes.
*For true values, assume two (2) significant figures. ** PQL: Practical Quantitation Limit is defined as the minimum reporting limit for the sample, as determined by instrument sensitivity, dilution factor and methods used to extract and clean up the sample to isolate target compounds. All testing is done in strict accordance with Schneider Laboratories, Inc. protocol.

ATTACHMENT C Staff Resumes

Michael S. Bott
Senior Project Manager
Site Assessor

EDUCATION

College Degree: B.A. Geography, Mary Washington College,
Fredericksburg, VA
Environmental Courses: McCrone Research Institute, Chicago, IL

CERTIFICATIONS/REGISTRATIONS

AHERA Asbestos Inspector - VA License #3303-002114
Member of the National Ground Water Association
Principles of Environmental Site Assessment and Auditing
RMD LPA-1 XRF Trained

EXPERIENCE

Mr. Bott is a senior environmental project manager for Dominion Environmental Group, Inc. Michael is directly responsible for coordinating and conducting Phase I and Phase II Environmental Site Assessments throughout the Eastern United States. Mr. Bott is additionally responsible for client liaison services and comprehensive report writing.

Mr. Bott was formerly employed by MicroBac Laboratories and has in-depth knowledge of analytical methodologies and techniques. Having additionally worked with Commonwealth Environmental Associates in Richmond, Virginia, Mr. Bott has considerable experience in conducting environmental site assessments to include asbestos surveys, wetland delineations, rare species studies, underground storage tank investigations, and geotechnical nuclear density testing.

Mr. Bott has worked on projects involving the identification of hazardous wastes, hazardous building materials, asbestos identification, asbestos remediation monitoring, and lead-based paint identification projects. Specific projects have included:

AMRESO & First Union National Bank

Conducted numerous Phase I Environmental Site Assessments throughout MD, VA & NC. Properties ranged in size from single office condominiums to large manufacturing facilities. Many of the sites required extensive Phase II soil and groundwater investigations.

VA Dept. of Game & Inland Fisheries

Conducted extensive asbestos survey and quantification of the newly acquired Fish & Game facility in Richmond, VA.

Robert E. Hazelton
President
Director of Environmental Services

EDUCATION

College Degree: B.A. in Env. Science, Bucknell University
Environmental Courses: Georgia Institute of Technology
University of North Carolina, Chapel Hill

CERTIFICATIONS/REGISTRATIONS

Licensed Lead-Based Paint Inspector / XRF Radiation Safety Certification
AHERA Asbestos Inspector/Management Planner
Asbestos Project Designer, Project Manager, NIOSH 582 Analysis
Certified Hazards Materials Manager (CHMM)
Certified Environmental Auditor (CEA) by the NREP
Registered Environmental Property Assessor (REPA) by the NREP
Certified Environmental Inspector (CEI) by the EAA
ESA Course Instructor at the Institute for Environmental Education (IEE)

EXPERIENCE

Mr. Hazelton has experience and training in environmental site assessment, lead-based paint identification, asbestos project management, hazardous materials management, and indoor air quality monitoring. Formerly employed with Hygienetics, Inc. (Boston, MA) and LTS, Inc. (Richmond, VA) he has investigated, managed, monitored, and designed remediation plans for large scale hazardous waste abatement projects. As the principal of Dominion Environmental Group, Inc., Mr. Hazelton's duties include supervision of field projects, client contact, management of client accounts, and comprehensive report writing. Specific projects have included:

5th Corps Military Com. Project Manager of a 6-month Environmental
Survey of US facilities in Central Europe

JCF Partners/RTC Project Manager for 30 ESAs and 15 Phase II ESAs
throughout the United States on foreclosed and
distressed real estate.

AMRESO Project Manager for ESA and Phase II ESA services
throughout the Mid-Atlantic States. Today have
performed 27 Phase I and 8 Phase II ESAs.

ATTACHMENT D ERC Findings Report

ERC
ENVIRONMENTAL
RESTORATION
COMPANY

PL # 45-3135
PHASE 2 ASSESSMENT

PRIME ADVISORS ←

522-5022

2nd & Maury Streets • Richmond, Virginia 23224 • (804) 230-4195 • FAX (804) 231-9203

May 20, 1993

Ms. Patty Fleming
Asset Manager
Graimark Realty Advisors, Inc.
5310 Markel Rd, Suite 202
Richmond, VA 23230

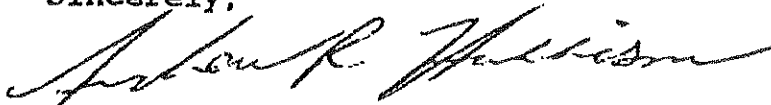
Re: Phase 2 Environmental Site Assessment
5601 W. Cary Street, Richmond, VA
Asset #502045

Dear Ms. Fleming:

Included with this letter are three copies of the Phase 2 Environmental Site Assessment completed by ERC for the referenced property. Elevated concentrations of petroleum hydrocarbons were found in the soil and ground water samples collected from the subsurface of the subject property. Additional site assessment work would be needed to determine if the subsurface contamination present at the subject property is the result of a release from an underground storage tank (UST) system previously located on the subject property.

It was a pleasure working with you and Bill Greenleaf on this project. If you need any additional information about the site or have any questions, please call me at (804) 232-5292.

Sincerely,



Andrew R. Harrison
Environmental Scientist/Senior Geologist

Enclosures

PHASE 2 ENVIRONMENTAL SITE ASSESSMENT

RECEIVED

MAY 20 1993

IO/G

SITE LOCATION:

5601 West Cary Street
Richmond, Virginia
S.O.S. #719-91-0140-001-0422 - John Wesley Gray
Asset #502045

PREPARED FOR:

Grainmark Realty Advisors, Inc.
as Asset Manager for Resolution Trust Corporation
300 River Place, Suite 2050
Detroit, MI 48207

PREPARED BY:

Environmental Restoration Company
Second and Maury Streets
Richmond, VA 23224
(804)232-5292

May 18, 1993

Table of Contents

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2.0	CONTAMINATION INVESTIGATION	3
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Appendix B - Certificates of Analysis

Figures

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Figure 2 - Site Plan with Soil Boring Locations	4
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1.0 INTRODUCTION

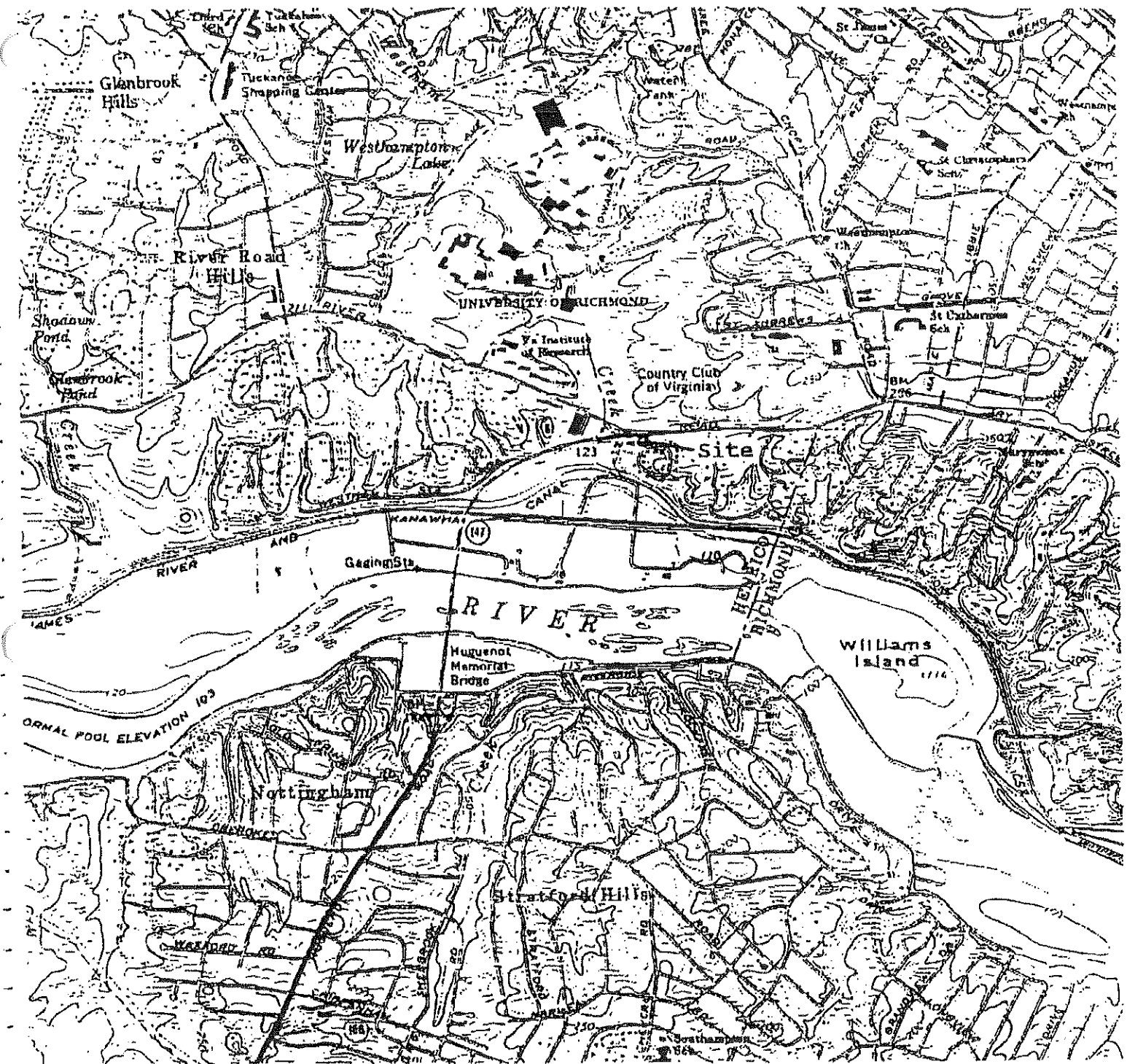
In July, 1991, a Phase 1 Environmental Site Assessment (Phase 1 ESA) was completed for the subject property which recommended that additional environmental investigations be conducted. Environmental Restoration Company (ERC) was contracted by Graimark Realty Advisors, Inc. (Graimark) in April, 1993, to conduct a Phase 2 Environmental Site Assessment (Phase 2 ESA) on the property located at 5601 West Cary Street, Richmond, Virginia. The purpose of the Phase 2 ESA was to: 1) determine if subsurface contamination (soil and water) existed at the subject property, and 2) attempt to determine if any underground storage tanks (USTs) were still located on the subject property.

The Phase 2 ESA scope of work included advancing soil borings into the former UST bed areas, description of soil conditions, collection of soil samples, collection of a ground water sample, analysis of soil and ground water samples for petroleum hydrocarbons, and probing the subsurface for any remaining USTs.

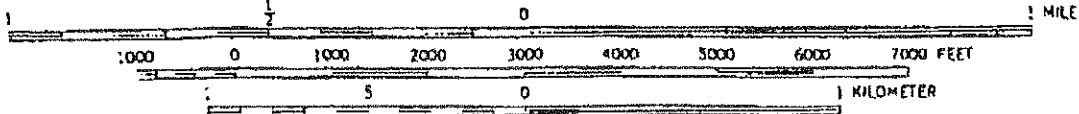
A site location map is included as Figure 1.

DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

BON AIR QUADRANGLE
VIRGINIA
7.5 MINUTE SERIES (TOPOGRAPHIC)



SCALE 1:24000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

FIGURE 1

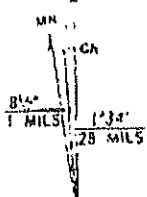
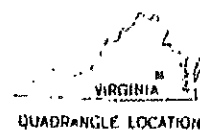
BON AIR, VA.

37077-E5-TF-024

1964

PHOTOREVISED 1987

DMA 5439 II SE-SERIES V034



2.0 CONTAMINATION INVESTIGATION

The contamination investigation was conducted by an experienced ERC field team which consisted of a Senior Geologist and an Environmental Scientist.

2.1 Soil Borings

Soil borings B-1 and B-2 were advanced into the subsurface of the site by a drill rig equipped with hollow stem augers. All down hole equipment was steam cleaned prior to use. Soil samples were collected with a split spoon sampling tool at five foot intervals. Boring B-2 was advanced into the subsurface of the subject property in the area designated as the 1,000 gallon fuel oil UST bed (southeastern corner). Boring B-1 was advanced into the subsurface thirty feet north (downgradient) of B-2.

Soil borings B-3 and B-4 were advanced into the subsurface of the site by a hand auger with a stainless steel bucket. The auger and bucket were decontaminated prior to use. Soil samples were collected by hand from the bucket of the auger. Boring B-3 was advanced into the subsurface in the area of the subject property designated as the Exxon gasoline UST bed (northwest corner). Boring B-4 was advanced into the subsurface of the subject property in the area designated as the grease pit (southwest corner).

The depths of the soil borings and the depths that soil samples were collected from are shown in Table 1. The soil boring logs are included in Appendix A. A site plan depicting the soil boring locations is included as Figure 2.

TABLE 1

<u>Boring</u>	<u>Total Depth</u>	<u>Sample Depth</u>
B-1	10.0 ft	10.0 ft
B-2	15.0 ft	10.0 ft
B-3	4.4 ft	***
B-4	11.5 ft	10.0 ft
*** no sample collected		

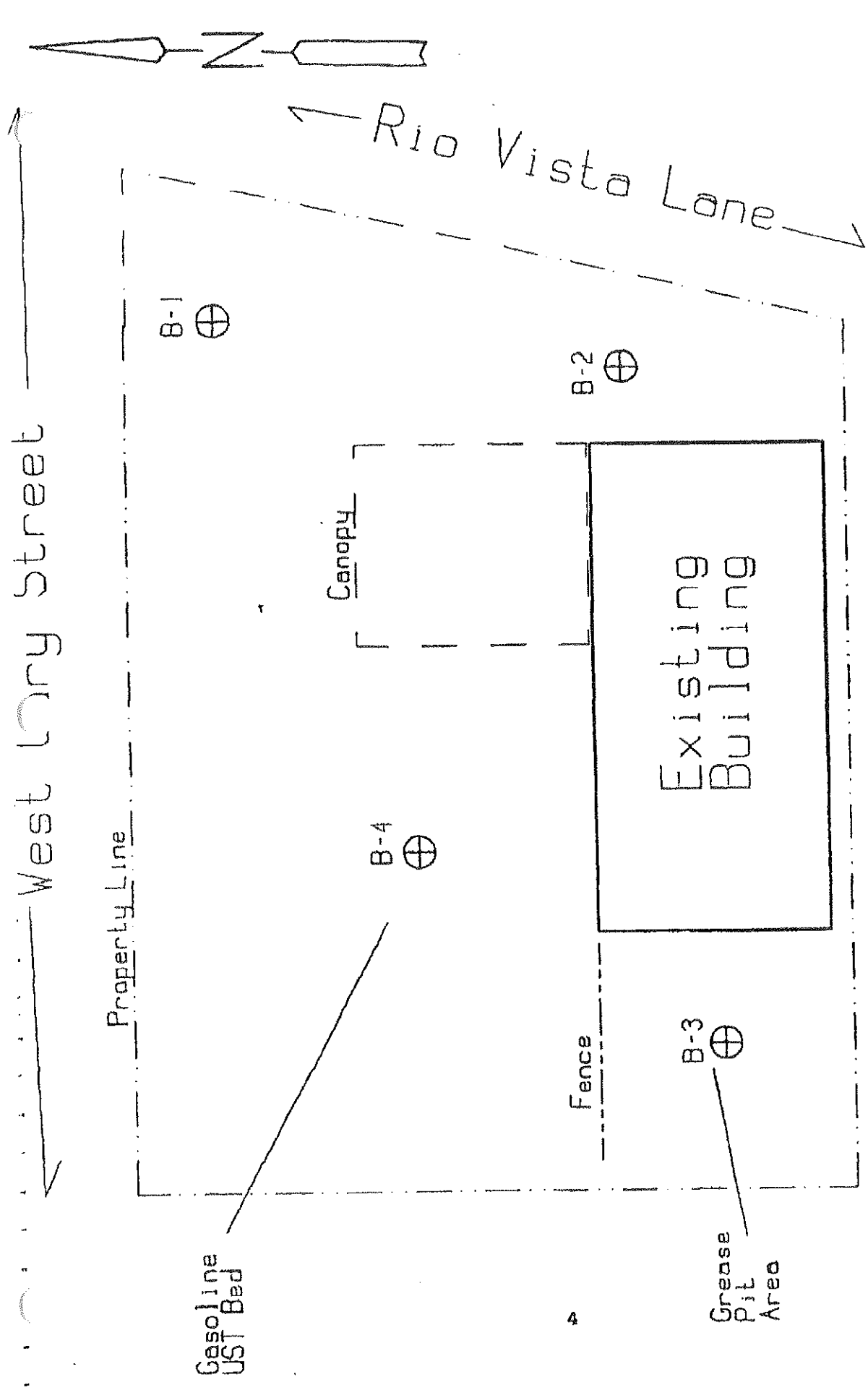


FIGURE 2
SOIL BORING LOCATIONS

ERC
ENVIRONMENTAL RESTORATION COMPANY
SITE: 5601 W. Cary Street
Richmond, VA

“NOT TO SCALE”

2.2 Soil Descriptions

Soil descriptions are according to the Unified Soil Classification System (USCS ASTM 2487). The descriptions of the soils found in the subsurface of the site are listed below in Table 2.

TABLE 2

<u>Boring</u>	<u>Depth</u>	<u>Description</u>
B-1	10.0 ft	fine to course SANDY LEAN CLAY with gravel (CL), moist - mottled gray and brown
B-2	10.0 ft	fine to course SANDY LEAN CLAY with gravel (CL), moist - mottled gray and brown
B-4	11.5 ft	fine to course clayey sand (FILL), moist - gray

2.3 Soil Sampling

Soil samples collected from borings B-1 and B-2 were recovered from an eighteen inch split spoon sampling tool. The samples were collected by hand (using latex sampling gloves) and placed into a clean four ounce glass sample jar.

The soil sample collected from B-4 was collected by hand (wearing latex gloves) and placed into a clean four ounce glass sample jar.

All soil samples were placed into a cooler for transportation to an independent laboratory for analysis.

2.4 Ground Water Sampling

The ground water sample was collected from B-2 after the hollow stem augers were removed. The ground water contact was approximately twelve feet below the ground surface. A clean disposable plastic bailer was used to collect the ground water sample from the boring. The ground water recovered by the bailer was immediately placed into clean glass sample containers and placed into a cooler for transport to the laboratory.

2.5 Analytical Results

The analytical results indicate that the soils and the ground water in the subsurface of the subject property are contaminated with petroleum hydrocarbons. The concentrations detected in the soil and ground water samples exceed the action levels set by the Virginia Department of Environmental Quality's Water Division (DEQ). A table listing the analytical results in comparison to the action levels is included as Table 3.

TABLE 3

<u>Sample</u>	<u>Concentration</u>	<u>Action Level</u>	<u>Parameter</u>
B-1	18.4 mg/kg	100 mg/kg	TPH
B-2*	1,359 mg/kg	100 mg/kg	TPH
B-4*	78,942 mg/kg	100 mg/kg	TPH
B-2/MW-1*	685.5 ug/l	5.0 ug/l	Benzene
B-2/MW-1	92.1 ug/l	2,000 ug/l	Toluene
B-2/MW-1*	1,057 ug/l	70 ug/l	Ethyl Benzene
B-2/MW-1	3,899 ug/l	10,000 ug/l	Xylenes
B-2/MW-1*	5.73 mg/l	1.0 mg/l	Total BTEX

mg/kg = parts per million (ppm) soil

mg/l = parts per million (ppm) water

ug/l = parts per billion (ppb) water

TPH = total petroleum hydrocarbons

methods of analysis:

TPH - MCAWW Method 418.1

BTEX - SW-846 Method 8020

* = Exceeds regulatory action level

The regulatory action levels listed in Table 3 are standards set by the DEQ as a guideline to follow in the determination of whether or not a specific site will require additional investigations and/or remediation.

The certificates of analysis are included in Appendix B.

Certificate of Analysis

Project No. : 771
Project Name : Graimark
Submitted By : Andrew Harrison
Date Received: May 13, 1993
Date Issued : May 18, 1993

Reference Method: MCAWW Method 418.1

Three soil samples labeled B-1 10.0', B-2 10.0', and B-4 10.0' were analyzed for TPH.

<u>Sample ID</u>	<u>TPH</u> <u>mg/kg</u>
B-1 10.0'	18.4
B-2 10.0'	1359
B-4 10.0'	78942

Detection Limit' 25.0

BDL = Below Detection Limit

Carmela Tombes

Carmela Tombes
Laboratory Manager

93053833

Certificate of Analysis

Project No. : 771
Project Name : Graimark
Submitted By : Andrew Harrison
Date Received: May 13, 1993
Date Issued : May 18, 1993

Reference Method: MCAWW Method 418.1

One water sample labeled B-2/MW-1 was analyzed for TPH.


<u>Sample ID</u>	<u>TPH</u> <u>mg/l</u>
B-2/MW-1	3.9
Detection Limit	0.5

Reference Method: SW-846 Method 8020

One water sample labeled B-2/MW-1 was analyzed for BTEX.

<u>sample ID</u>	<u>Benzene</u> <u>ug/l</u>	<u>Toluene</u> <u>ug/l</u>	<u>Ethyl Benzene</u> <u>ug/l</u>	<u>Xylenes</u> <u>ug/l</u>
B-2/MW-1	685.5	92.1	1057	3899
Detection Limit	2.0	5.0	5.0	10.0

BDL = Below Detection Limit


Carmela Tombes
Laboratory Manager

3053833



DOMINION
ENVIRONMENTAL
GROUP™

JUL 28 1997
[Handwritten signature]

FAX COVER SHEET

To: Wes Gray
Company: JER
Phone:
Fax: (703) 714-8101

From: Robert Hazelton
Company: Dominion Environmental Group, Inc.
Phone: (804) 288-6040
Fax: (804) 282-9233

Date: July 28, 1997

Pages including this cover: 2 Pages

Comments:

Wes;

Attached is the NFA letter from DEQ. Please give me a call if you have any questions upon review of the attached letter.

- Rob Hazelton

5001 WEST BROAD STREET, SUITE 31
RICHMOND, VIRGINIA 23230
804.288.6040 • FAX 804.282.9233

4 OFFICE PARK CIRCLE, SUITE 103
BIRMINGHAM, ALABAMA 35223
205.870.5215 • FAX 205.870.5216

DIVISION 2. R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 30-402.1. Permitted principal uses.

The following uses of buildings and premises shall be permitted in the R-1 district:

- (1) Single-family detached dwellings;
- (2) Libraries, museums, schools, parks and recreational facilities owned or operated by any governmental agency, and other uses required for the performance of governmental functions and primarily intended to serve residents of adjoining neighborhoods, provided that a plan of development shall be required as set forth in article X of this chapter for any such use that is not subject to location, character and extent approval by the city planning commission in accordance with section 17.07 of the City Charter;
- (3) Churches and other places of worship, which may include the serving of food as a charitable or fellowship use within the church or place of worship, provided that a plan of development shall be required as set forth in article X of this chapter for any church or other place of worship;
- (4) Propagation and cultivation of crops, flowers, trees and shrubs which are not offered for sale on the premises;
- (5) Public and private noncommercial forests, wildlife preserves and conservation areas;
- (6) Private noncommercial parks, recreational facilities, country clubs, swimming pools, athletic fields, community center buildings and uses incidental thereto, operated by associations or organizations not organized for profit, the exclusive use of which is limited to members of such associations or organizations and their guests, provided that the following conditions are met:
 - a. Principal points of vehicular access to the premises shall be located on arterial or collector streets as designated in the city's master plan, except that this provision shall not apply to premises exclusively serving the residents of an adjoining neighborhood;
 - b. Portions of the premises devoted to outdoor activities shall be effectively screened from view from abutting properties in R and RO districts by evergreen vegetative or structural screens not less than six feet in height;
 - c. No building shall be located within 50 feet of an adjoining lot in an R and RO district;
 - d. Swimming pools and adjoining deck areas shall be completely enclosed with a fence or wall not less than four feet in height, and no swimming pool or adjoining deck area shall be located within 50 feet of an adjoining lot in an R or RO district;
 - e. A plan of development shall be required as set forth in article X of this chapter.
- (7) Private elementary and secondary schools having curricula substantially the same as that offered in public schools, provided that a plan of development shall be required as set forth in article X of this chapter;
- (8) Rights-of-way, easements and appurtenances necessary for the provision and maintenance of public utilities and public transportation, including streets, rail lines, power lines, cables, poles, pipes, meters, transformers and similar devices, but not including railroad yards, freight or passenger depots, loading platforms, generating plants, transformer stations, electric substations, wastewater treatment plants, water treatment plants, utility storage yards and similar uses;

(9) Antennas and support structures for communications systems operated by or for the city;

(10) Wireless communications facilities and microwave relay facilities, including support structures, on property owned by the city, subject to the requirements for location, character and extent approval by the city planning commission in accordance with the requirements of section 17.07 of the City Charter.

(Code 1993, § 32-402.1; Ord. No. 2004-180-167, § 1, 6-28-2004)

Sec. 30-402.2. Permitted accessory uses and structures.

Accessory uses and structures, including the following, which are customarily incidental and clearly subordinate to permitted principal uses, shall be permitted in the R-1 district (see section 30-680):

- (1) Private garages, garden, tool and storage buildings, boathouses, piers and docks;
- (2) Home occupations;
- (3) Day nurseries when located within churches, or other places of worship, community centers or school buildings, provided:
 - a. A minimum outdoor play area of 100 square feet for each child enrolled shall be furnished on the premises, but not within a required front yard;
 - b. The play area shall be enclosed with a continuous opaque structural fence or wall not less than four feet in height, and such fence or wall shall not be located within a required front yard;
 - c. No play equipment or structure shall be located within a front yard or a required side yard;
- (4) Parking areas;
- (5) **Reserved** [NOTE: Accessory lodging units removed.] (No. 2012-74-84, § 1, 6-11-2012)
- (6) Swimming pools, tennis courts and similar recreational facilities;
- (7) Temporary structures, trailers and storage of equipment and materials incidental to construction activities taking place on the premises, provided that such shall be removed upon completion or abandonment of construction. In the case of public improvements construction taking place within a public right-of-way, such construction related activities shall be permitted on property abutting the construction site when approved by the director of public works and when operated and maintained in accordance with standards established by said director;
- (8) Raising or keeping of domestic animals for noncommercial purposes on lots occupied by single-family dwellings, provided that all pens, runs, out-buildings and other facilities for the housing or enclosure of such animals shall be located not less than 200 feet from all property lines. The restrictions set forth in this subsection shall not apply to the keeping of dogs, cats or other household pets or to the keeping of not more than four female chickens in residential districts. In addition, with regard to the keeping of not more than four female chickens, (i) no fenced area, pen or structure for the keeping of such chickens shall be located closer than 15 feet to any dwelling on an adjacent lot, (ii) no fenced area or pen for the keeping of such chickens shall be located within any required front yard or street side yard and (iii) no structure for the keeping of such chickens shall be located within any required yard (see Chapter 10 of this Code); (Ord. No. 2013-47-47, § 1, 4-8-2013)
- (9) Temporary housing of not more than 30 homeless individuals within churches or other places of worship, subject to meeting applicable building code and fire code requirements, for up to a total of seven days and only within the time period beginning on October 1 of any year and ending on April 1 of the following year;
- (10) Adult day care facilities when located within churches, other places of worship or community centers;

(11) Wireless communications facilities, microwave relay facilities, and radio broadcast antennas, on alternative support structures, provided that a plan of development shall be required in accordance with the requirements of article X of this chapter and in accordance with the additional requirements of sections 30-692.1-30-692.6.

(Code 1993, § 32-402.2; Ord. No. 2004-180-167, § 1, 6-28-2004; Ord. No. 2013-47-47, § 1, 4-8-2013)

Sec. 30-402.4. Lot area and width.

Single-family dwellings in the R-1 single-family residential district shall be located on lots of not less than 20,000 square feet in area with a width of not less than 100 feet (see article VI, division 3, of this chapter).

Sec. 30-402.5. Yards.

Yard regulations in the R-1 single-family residential district shall be as follows:

- (1) *Front yard.* There shall be a front yard with a depth of not less than 35 feet (see article VI, division 4, of this chapter).
- (2) *Side yards.* There shall be side yards of not less than ten feet in width (see article VI, division 4, of this chapter).
- (3) *Rear yard.* There shall be a rear yard with a depth of not less than ten feet (see article VI, division 4, of this chapter).

Sec. 30-402.6. Lot coverage.

Maximum lot coverage in the R-1 single-family residential district shall not exceed 20 percent of the area of the lot.

Sec. 30-402.7. Height.

No building or structure in the R-1 single-family residential district shall exceed 35 feet in height (see article VI, division 6, of this chapter).



BIDDER REGISTRATION FORM



Property Address _____ Bidder # _____

Full Name _____

If Purchasing for a Company, Give Company Name _____

FOR CURRENT AUCTION INFORMATION: e-mail address: _____

Street Address _____

City & State _____ Zip Code _____

Area Code & Telephone: _____

Daytime _____ Home _____ Cell _____ Fax _____

Driver's License # _____ Sales Tax Exemption # _____

How did you hear about our sale?

Currently on List		Flyer		Friend		Walk In/Drive By	
Newspaper		Trade Publication		E-mail		Internet	
Sign		Radio		Other			

Mailing List Interests

CURRENTLY ON LIST		CONSTRUCTION		AUTOMOBILES		SURPLUS	
ANTIQUE/ART		TRUCKS		MARINE EQUIPMENT		RESTAURANT	
HOUSEHOLD		MACHINERY		UTILITY EQUIPMENT		OFFICE SUPPLY	
COLLECTIBLES		WOODWORKING		DRILLING EQUIPMENT		REAL ESTATE	

I personally guarantee payment and personally agree to and understand all of the terms and conditions of this auction as set forth in the Bid Package or from the auction stand. Prior to the start of bidding, I have had the opportunity to inspect the Property and all public records related thereto, and to review with an attorney all documents related to the Property, including this Bidder Registration Form. I further understand that I am liable for payment of all real estate purchased on my Bidder Number and that Motley's Auctions, Inc. has the right to pursue the legal means necessary to collect any funds due and that I am personally liable for any costs incurred in the collection of said funds (i.e., expenses of re-auctioning the property, any deficit realized on a re-sale from the original selling price, any commission to Motley's Auctions, Inc., the original sales price, Buyer's Premium, and deposits paid plus any attorney's fees, court costs, and all incidental damages or charges involved). I irrevocably submit to the jurisdiction of the Circuit Court of the County of Henrico, Virginia, for all actions brought by Motley's Auctions, Inc. to collect any sum due under this agreement. I agree that any other dispute arising out of this auction sale shall be resolved solely by final and binding arbitration held in the City of Richmond, Virginia, under the Real Estate Industry Arbitration Rules of the American Arbitration Association. Bidders and purchaser acknowledge that disclosure of the brokerage relationship, if any was made to them by the signing of this form. Motley's Auctions, Inc. and Motleys Asset Disposition Group are agents for the Seller. Payment must be in the form of Cash, Money Order, Cashier's Check or Personal/Company Check, accompanied by Bank Letter of Guarantee, in order to register.

Print Name: _____ Sign Name: _____ (Date) _____

*If represented by a Broker, Broker must sign below on the day of Auction with Client.*Buyer's Agent
Print Name: _____ Buyer's Agent
Sign Name: _____ (Date) _____

PRINT NAME (S) AS IT IS TO APPEAR ON THE "PURCHASE AGREEMENT OF SALE": _____

REMIT TO: rbryan@svn.com

BROKER PARTICIPATION ACKNOWLEDGMENT FORM

REMIT TO: MOTLEYS ASSET DISPOSITION GROUP
3600 Deepwater Terminal Road
Richmond, VA 23234

Phone: (804) 655-2412
Email: rbryan@svn.com
Fax: (804) 232-3301

AUCTION DATE _____

AUCTION PROPERTY ADDRESS _____

BUYER NAME _____

BUYER ADDRESS _____

BUYER PHONE # _____

It is understood and agreed that the Broker commission structure will be based on the stated Terms and Conditions of sale of the above referenced auction and that said commission will be based on the successful high bid (the Hammer Price)* on the property. Commission is to be paid only to the licensed Real Estate Broker named herein upon closing, where permitted by law, if the above named Buyer is the high bidder at auction and the subject property is sold to the same buyer. Only the first registration of a prospective bidder received will be honored. Brokers/Real Estate Agents may not represent themselves as a buyer. The intent of this broker co-op arrangement is to encourage Realtors to find potential purchasers for the auction. Persons not originally represented by a Broker who have contacted the auction and requested information will be ineligible for subsequent broker co-op. **BROKER PARTICIPATION FORMS MUST BE RECEIVED 24 HOURS PRIOR TO AUCTION!** A 3% Broker Participation Fee will be paid to brokers who represent the winning bidder on the property, if broker complies with all the terms and conditions of this agreement and the sale. In the event a commission reduction is required to consummate a sale, Motley's reserves the right to proportionately reduce the commission. For a Broker Participation fee to be paid & be qualified, the high bid of the property must be \$20,000.00 or higher.

Brokers must be present at the auction and assist their Buyers during the auction, in which their Buyers are the successful bidders, and in the preparation of the agreement of sale to receive said commission. No commission will be paid to Brokers on any sale to an entity of which (or any affiliate of which) they are principals, employees or affiliates, or immediate family members. No Broker Acknowledgment Forms will be accepted at the auction site.

Broker Name Printed _____ Agent Name Printed _____

Broker Signature _____ Date _____ Agent Signature _____ Date _____

Broker License No. _____ Agent License No. _____

Real Estate Agency _____

Real Estate Agency's Address _____

Phone: _____ Fax: _____

Prospective Buyer(s) Signature _____ Date _____

RECEIVED BY: MOTLEYS ASSET DISPOSITION GROUP

Motley's Representative: _____ Date: _____ Time: _____

*High bid is defined as purchase price less Buyer's Premium, if applicable, or the Hammer Price.

BROKER PARTICIPATION FORMS MUST BE RECEIVED 24 HOURS PRIOR TO AUCTION!

TERMS AND CONDITIONS FOR THIS AUCTION SALE

Deposit Amount:

Live Bidding: Registered live bidders must present on sale day an initial deposit of \$10,000.00. Deposit must be cash, certified or cashier's check made payable to Motleys Asset Disposition Group.

Online Bidding, when available: PRIOR TO BIDDING, bidders must do one of the following:

- Provide a MasterCard, Visa or Discover credit card with open credit of \$10,000.00, done 24 hours prior to end of sale.
- Agreeing to the terms is authorization to place a hold on a major credit card. A 3% handling charge is to be added.
- Deliver cash, certified or cashier's check \$10,000.00 made payable to Motleys Asset Disposition Group; or
- Wire funds to Motleys Asset Disposition Group

If initial deposit is less than 10% of the high bid, then winning bidder's deposit MUST be increased to 10% of the high bid by cashier's check or wired funds within 3 business days.

Buyer's Premium:

A Buyer's Premium of ten percent (10%), will be added to the high bid for the real property and included in the total selling price paid by the buyer. For example, if the successful bid on a given property is \$100,000, the ten percent buyer's premium will equal \$10,000, and the purchase price for the property will be \$110,000.

Broker Co-op:

Broker Co-op: Motleys will pay up to a three percent (3%) Broker Participation Fee (based on successful bid and not including applicable buyer's premium) to broker representing the winning bidder on the real property. Broker participation forms must be received 24 hours prior to sale.

Live Bidding: In addition to the required registration, agent/broker must also attend with and register their prospects at the sale.

Online Bidding, when available: To qualify for a Broker Participation Fee, the licensed broker/agent must first register the prospective bidder online and include the broker's and agent's license number, identification of the property, and any agency disclosure statements.

To qualify for a Broker Participation Fee, the licensed broker/agent must first register the prospective bidder by mail, email (rbryan@svn.com) or fax, (804) 232-3301 on Motley's Broker Participation Acknowledgment Form, with MOTLEYS ASSET DISPOSITION GROUP, 3600 Deepwater Terminal Rd Richmond, VA 23234. Registration letters must be countersigned by the prospect and include the broker's and agent's or Motleys license number, identification of the property, any agency disclosure statements, the letter and participation acknowledgment form. Please see Broker Participation Form for full details.

SPECIAL NOTE:

Brokers must be present at the sale and assist their Buyers during the sale (if applicable), in which their Buyers are the successful bidders, and in the preparation of the agreement of sale to receive said commission. No commission will be paid to Brokers on any sale to an entity of which (or any affiliate of which) they are principals, employees or affiliates, or immediate family members. No Broker Acknowledgment Forms will be accepted at the sale site.

Closing: TIME IS OF THE ESSENCE WITH RESPECT TO ALL CLOSINGS!

The successful buyer must sign all documents and contracts in the time referenced below and will be required to make an appointment with the closing agent to pay the balance of the purchase price and receive the deed to the property. All closings must occur within 30 days, unless otherwise specified in the Purchase Agreement. Buyer acknowledges and agrees that time is of the essence. Said premises are to be conveyed by Marketable Deed from all owners of record and free and clear of all liens. If you are the successful bidder, you will be required to sign a purchase and sale agreement or similar agreement or document and other necessary documents in the form established by Motleys, within 1 hour after the close of sale. The terms of the Purchase Contract are expressly not negotiable and the Purchase Contract must be signed in the name of the high bidder and, except as may specifically be permitted by the terms of the Purchase Contract or expressly agreed upon in writing by the Seller or Motleys in their

sole discretion, may not be assigned to any other person or party. The Purchase Contract and such other documents will set forth the specific terms and conditions of the sale, including the time by which the high bidder's sale of the property must be completed. Copies of some or all of these documents are available on Motleys website or may be obtained from Motleys, and it is your responsibility to obtain, read, and understand the provisions of any such documents before bidding at this sale.

Closing Costs: The deed shall be prepared and acknowledged by Seller at Seller's expense and recorded at the expense of Buyer. The buyer shall pay all title searches, title insurance charges, survey expenses, usual conveyance expenses, and recordation taxes, including the Grantor's and Grantee's Tax. Real estate taxes, rents, water and sewer charges, if any, will be prorated as of the date of closing. Successful bidders must pay all wire transfer fees. Sale of the property is not contingent upon the buyer obtaining financing.

Bidding:

All Bidding is open to the public without regard to race, color, sex, religion, or national origin. As used in these conditions of sale, the term "the final bid" means the highest bid acknowledged by Auctioneer, and the term "purchase price" means the sum of the final bid and the applicable buyer's premium. The highest bidder acknowledged by the Auctioneer at the end of the bidding on a given lot shall be the buyer of that lot. The Auctioneer has the right to reject any bid or raise any bid which, in his opinion, is not commensurate with the value of the property being offered. The Auctioneer may advance the bidding at his absolute discretion and, in the event of any dispute between bidders, may determine the successful bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale; the record of final sale shall be conclusive. Please be advised there is a gravesite on the property and family of the deceased does have access to the gravesite.

Bidding Intervals:

To be Determined by the Auctioneer

Extended Bidding Time Online Bidding, when available:

Notwithstanding the scheduled closing time for this sale, if a bid is made at any time during the final five (5) minutes of the scheduled bidding time, the bidding time will automatically be extended. Subsequent and additional extensions shall be applied to any and all bids placed during any such extension period until an extension period has expired without additional bids being placed, at which time the bidding time, as extended, shall be closed.

Bidder's Number: All Bidders are required to have a Bidder's Number to bid.

Live Bidding: To obtain a Bidder's Number, a registration form must be filled out giving full name, address and phone number. This information must be verified by proper identification. Evidence of correct form of deposit must be made in order to obtain a Bidder's Number.

Online Bidding, when available: To obtain a Bidder's Number, a registration form must be filled out giving full name, address and phone number (and deposit must be received as described above).

Bid Execution:

Live Bidding: Bids which are submitted to Motleys in writing or otherwise left with Motleys prior to an sale (Order Bids) for execution at or below a specified price shall be entertained and executed by Motleys for the convenience of bidders. Motleys shall not be responsible for failing to execute such bids or for errors relating to the execution of such bids.

Online Bidding, when available: Bids are also accepted online. Motleys is not responsible for failing to execute bids due to bidder's technological difficulties.

Technical Problems:

Online Bidding, when available: Motleys has made reasonable efforts to provide for online bidding for this sale. You recognize and acknowledge, however, that technical problems with hardware, software, or internet connectivity, as well as human errors, may arise and may affect, without limitation, the sale website, our online bidding program and process, your or our internet service and access, and your connection to this sale bidding program and process. You further acknowledge that these and other technical problems may develop at any time and with or without notice. You acknowledge and agree that neither we nor the Seller is in anyway responsible for any such technical problems, and that you have no absolute or other right to be able to bid on this sale in the event of any such technical problems. Notwithstanding the foregoing, you further acknowledge and agree

that, in the event of any such technical problems, we reserve the right to postpone or cancel the sale and/or extend the bidding time for this sale and/or relist the property for sale at another time, in our sole discretion, and that our decision with regard to any such actions is and will be final. Bidders must take care in entering bids, and each Bidder will be responsible for all bids placed under the Bidder's approved registration. Once entered and recorded online, a bid is deemed to be final on behalf of the registered Bidder and may not be modified, retracted or rescinded in whole or in part.

Offer Acceptance:

All offers/high bids are subject to Seller Approval. Motleys will inform the high bidder once the offer/high bid has been considered.

Conditions of Default:

If successful bidder defaults in making settlement, the deposit paid by that defaulting successful bidder shall be forfeited and applied to the costs and expenses of the sale and then to the balance due under the applicable note, and the property purchased by such defaulting successful bidder may either be resold at the risk and expense of such party, or Trustee may accept the next highest available bid at the sale. Such defaulting successful bidder shall be liable personally for any deficiency resulting from the resale of the property it purchased at a lower price as well as for all costs, expenses, and attorneys' fees in connection with such resale. The forfeiture of such deposit shall not limit any rights or remedies of Trustee with respect to any such default.

Controlling Law:

The respective rights and obligations of the parties with respect to the Conditions of Sale and the conduct of the sale shall be governed and interpreted by the laws of the Commonwealth of Virginia. By bidding at the sale, whether present in person or by agent, written bid, telephone, online or other means, the bidder shall be deemed to have consented to the jurisdiction of the state and federal courts of the Commonwealth of Virginia.

Inspection:

All property is being sold "where is," "as is," "with all faults," with no representations or warranties of any sort except the special warranty to be included in the deed to the real property. Descriptions are provided as a service to customers only and do not constitute a warranty, either expressed or implied. Motleys disclaim all responsibility for physical condition. All buyers are responsible for prior inspection of properties on which they bid, and by bidding are deemed to have so inspected the property to their satisfaction. Placing a bid on the offered property, whether in person, or by agent, by written bid, telephone bid or other means, constitutes an agreement by bidder to these conditions of sale. Motleys and their agents and subagents assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials. Although information has been obtained from sources deemed reliable, Motleys makes no guarantee as to the accuracy of the information herein contained or in any other property listing or advertising or promotional/publicity statements and materials.

Release:

The successful bidder must agree to release any and all claims or causes of action it may have against beneficiary and Motleys (or the employees or agents of either of them) relating in any way to (a) the sale, (b) the property offered for sale, (c) any condition or aspect of such property that may not be in compliance with any federal, state, or local law, regulation, or ruling including, without limitation, any laws, regulations, and rulings relating to environmental contamination or hazardous waste, and/or (d) any documents, reports, complications, financial statements, projections, surveys, or any other documents delivered to such successful bidder by Motleys, and/or the beneficiary, or the agents or employees of either of them (collectively, the "Accommodation Documents"). The successful bidder must acknowledge and agree that the beneficiary, Motleys, and the agents or employees of any of them have not made and do not make and have disclaimed any and all representations or warranties regarding the truth, accuracy, or completeness of any of the documents provided the successful bidder relating to the property purchased or the sources thereof and that such documents were provided solely as an accommodation to such successful bidder.

Governmental Authorizations:

The successful bidder for the real property will be responsible for obtaining, at its expense, the approval for any license, privilege, permit, or right necessary to improve, renovate, and/or develop the real property, or to construct, improve, and/or alter any improvements on the real property, and such successful bidder will be responsible for the fulfillment of any conditions imposed or

required for such approvals. The sale will be final whether or not any such approvals are obtained of any necessary or desirable licenses, permits, privileges, or rights.

Megan's Law Disclosure:

Interested parties should exercise whatever due diligence they deem necessary with respect to information on registered sexual offenders who might live near a property being offered for sale. Such information may be obtained by contacting your local police department or the Department of State Police.

Disclaimer

Disclaimer | Confidentiality

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of SVN or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to SVN.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by SVN with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations

and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.