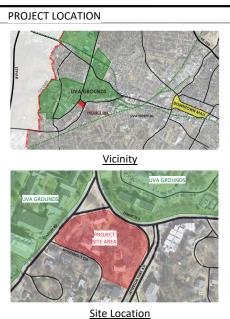
Charlottesville, VA

VERVE CHARLOTTESVILLE 100 Stadium Rd, Charlottesville VA





PROJECT TEAM

OWNER/DEVELOPER: Subtext Acquisitions, LLC

3000 Locust Street St. Louis, MO 63101 Ph: 314-502-1709

ESG Architecture & Design, Inc. 500 Washington Ave. South, Suite 1080 ARCHITECT:

Minneapolis, MN 55415 Ph: 612-339-5508 Fx: 612-339-5382

CIVIL ENGINEER:

Timmons Group 608 Preston Avenue Suite 200 Charlottesville, VA 22903 Ph: 434-295-5624

AJC Design Group, LLC 1991 Woodland Way LANDSCAPE ARCHITECT:

Dunwoody, GA 30338 Ph: 770-330-0814

LAND USE PLAN REGULATIONS Maximum Number of Dwelling Units: Maximum Number of Dwelling Units/Acre: 167 DUA 135 feet Maximum Height: 12 Stories Minimum Square Feet of Non-Residential: 1000 sf Minimum Setbacks: Front: Rear: 15' Minimum Open Space (Gross Area): 15% Off-Street Parking Requirements: Multifamily Dwelling: 0.5 Spaces per unit 1 space/500 sq. ft. of GFA 1 space/500 sq. ft. of GFA General Office Use: Convenience Store: General, Retail Sales: 1 space/500 sq. ft. of GFA

1 space/500 sq. ft. of GFA As Reqr by Ordinace Sec 34-984

IMPLEMENTATION OF PLANNED UNIT **DEVELOPMENT REGULATIONS**

Restaurants, Generally: All Other Uses:

The PUD shall be administered in accordance with Chapter 34 Article 5 Divisions 1-3 of the City of Charlottesville Zoning Ordinance in effect on Novermber 14, 2023

	DRAWING INDEX - PUD				
DRAWING NUMBER	DRAWING NAME	PUD - 8/15/2023	PUD - 11/09/2023	PUD - 11/17/2023	
GENERAL INFO		_	_	_	_
T1 T2	TITLE SHEET ZONING INFORMATION	:	:	:	⊢
		+-	ı.	-	H
T3	ZONING INFORMATION & METRICS CONCEPTUAL SITE DIAGRAMS	÷	•	÷	⊢
14	CONCEPTUAL SITE DIAGRAMS	•	٠	•	L
CIVIL					
C1.1	ALTA SURVEY				г
C1.2	ALTA SURVEY	٠.	÷	÷	Н
C1.3	ALTA SURVEY	٠.	÷	•	Н
C1.4	ALTA SURVEY		÷		Н
C2	PEDESTRIAN NETWORK PLAN		•	•	Н
C3	NATURAL ENVIRONMENTAL & CULTURAL FEATURE MAP	٠.	÷	•	Н
C4	CRITICAL SLOPE SITE OVERLAY	·	÷	÷	Н
C5	CONCEPTUAL PUD DEMOLITION PLAN		•	•	Н
C6	CONCEPTUAL PUD SITE DEVELOPMENT PLAN		•		Н
C7	CONCEPTUAL PUD UTILITY PLAN	•	·	•	Н
C8	CONCEPTUAL PUD GRADING AND STORMWATER				Н
	MANAGEMENT PLAN	1		1	
C9	CONCEPTUAL PUD ROAD SECTIONS		•	•	Н
		_	_	_	_
LANDSCAPE		,	_	_	_
L501	CONCEPTUAL LANDSCAPE PLAN	•	•	•	L
ARCHITECTURA					
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A0	CONCEPTUAL DEVELOPMENT PLAN CONCEPTUAL FLOOR PLANS		÷	÷	⊢
A1 A2		•	÷	-	H
A2 A3	CONCEPTUAL FLOOR PLANS CONCEPTUAL FLOOR PLANS	•	÷	:	H
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Α4	CONCEPTUAL EXTERIOR ELEVATIONS	÷	÷	÷	Н
A5 A6	CONCEPTUAL EXTERIOR ELEVATIONS CONCEPTUAL EXTERIOR ELEVATIONS	÷	÷	÷	Н
A6 A7	CONCEPTUAL EXTERIOR ELEVATIONS CONCEPTUAL BUILDING SECTIONS	÷	÷	÷	H
		+-	_	-	H
A8 A9	CONCEPTUAL BUILDING SECTIONS CONCEPTUAL EXTERIOR RENDERINGS	÷	÷	÷	H

500 Washington Avenue South, Suite 1080 Minneapolis, MN 55415 p 612.339.5508 | f 612.339.5382 www.esgarch.com

NOT FOR **CONSTRUCTION**

PUD 11/17/2023

ORIGINAL ISSUE:

REVISIONS

Description

222534

100 STADIUM ROAD

TITLE SHEET

T1

USE MATRIX

Use Matrix		
B = By-Right Use; () = Use Not Allowed; P = Provisional Temporary Use Permit; A = Ancillary Use; A/C =		
	R-3	Proposed PUD
RESIDENTIAL AND RELATED USES		
Accessory apartment, internal	В	
Accessory apartment, external	P	
Accessory buildings, structures and uses	В	В
Adult assisted livng		
1—8 residents	В	В
Greater than 8 residents	S	
Adult day care	S	
Amateur radio amennas, to a height of 75 ft.	В	В
Bed-and-breakfast:		
Homestay	В	В
B & B	В	В
Inn	S	
Boarding: fraternty and sorority house	S	
Boarding house (rooming house)	S	
Convent/monastery	S	
Dwellings:		
Multifamily	В	В
Single-family attached	В	
Single-family detached	В	
Townhouse	В	
Two-family	В	
Family day home		
1—5 children	В	
6—12 children	В	
Home occupation	P	В
Nursing homes	S	
Occupancy, residential		

Home occupation	P	В
Nursing homes	S	1
Occupancy, residential		
3 unrelated persons	В	В
4 unrelated persons	В	В
Residential density (developments)		
1—21 DUA	В	В
22—43 DUA	S	В
44—64 DUA	S	В
65—87 DUA	S	В
88—167 DUA		В
Residential treatment facility		
1—8 residents	В	В
8+ residents	S	
Shelter care facility	S	
Single room occupancy facility	S	
Temporary family health care structure	T	
NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL		
Access to adjacert multifamily, commercial, industrial or mxed-use development or use	В	В
Accessory buildings, structures and uses	В	В
Houses of worship	В	В
Temporary (outdoor church services, etc.)	T	
Cemetery	S	
Clinics:		
Health clinic (up to 4,000 SF, GFA)	В	В
Public health dinic	В	В
Clubs, private	S	
Communication facilities:		
Attached facilties utilizing utility poles as the attachment structure	В	В
Attached facilties not visible from any adjacent street orproperty	В	В
Daycare facility	В	В
Educational facilities (non-residential)		
Elementary	В	В
High schools	В	В

Colleges and universities	В	В
Funeral home (without crematory)		
GFA 4,000 SF or less	S	
GFA up to 10,000 SF	S	
Funeral homes (with crematory)		
GFA 4,000 SF or less	S	
GFA up to 10,000 SF	S	
Laundromats	A	А
Libraries	В	В
Municipal/governmental offices, buildings, courts	S	-
Offices:		
Business and professional		В
Medical		В
Philanthropic institutions/agencies		В
Property management	A	В
Other offices (non-specified)		В
Parking:		
Parking garage	A/S	A A
Surface parking lot	A	A
Surface parking lot (more than 20 spaces)	A	A
Temporary parking facilities		-
Recreational facilities:		
Indoor: health/sports clubs tennis club; swimming club; yoga studios; dance studios, skaing rinks, recreation centers, etc. (on City-owned, City School Eoard-owned, or other public property)	В	
Indoor: health/sports clubs tennis club; swimming club; yoga studios; dance studios, skaing rinks, recreation centers, etc. (on private property)		
GFA 4,000 SF or less	A	В
GFA up to 10,000 SF		В
GFA more than 10,000SF		В
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. icity owned), and related concession stands	В	В
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. private)	S	

Restaurants:		
Fast food		В
Full service		В
Utility facilities	S	
Utility lines	В	В
NON-RESIDENTIAL USES. RETAIL		
Consumer service businesses		
Up to 4,000 SF, GFA	A	В
Grocery stores:		
Convenience		В
General, up to 10,000 SF,GFA		В
Temporary sales, outdoor (fla markets, craft fairs, promotional sales, etc.)		Т
Other retail stores (non-specified):		
Up to 4,000 SF, GFA		В
Up to 20,000 SF GFA		В
NON-RESIDENTIAL: INDUSTRIAL		
Construction storage yard		Т

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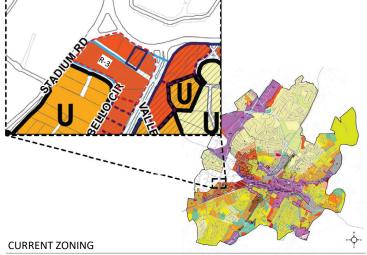
100 STADIUM ROAD

Charlottesville, VA



Minneapolis, MN 55415 p 612.339.5508 | f 612.339.538;

LAND USE MAP



NOT FOR CONSTRUCTION

PUD 11/17/2023

ORIGINAL ISSUE: 08/11/23
REVISIONS
No. Description

222534

T NUMBER NR

PLAN

100 STADIUM ROAD

ZONING INFORMATION

T2

Charlottesville, VA



500 Washington Avenue South, Suite 10 Minneapolis, MN 55415 p 612.339.5508 | f 612.339.5382

PROJECT METRICS ALL FIGURES ARE APPROXIMATE AND SUBJECT TO CHANGE

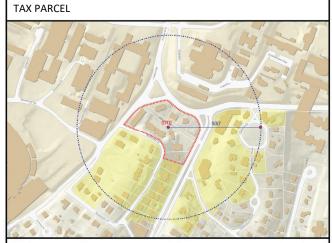
144,002
71,250
49.5%
50.5%

TOTAL BUILDING AREA (GSF)	716,000
EXTERIOR AMENITY GSF (APPROX, NOT INTOTAL)	25,000
PARKING GSF	153,600
NON-RESIDENTIAL GSF (APPROX.)	1,000
LEASING / AMENITY GSF	18,100
RESIDENTIAL GSF	543,300
FLOOR AREA SUMMARY	

UNIT MATRIX		
UNIT TYPE	# UNITS	% OF TOTAL
STUDIO	82	15%
ONE BEDROOM	86	16%
TWO BEDROOM	172	32%
THREE BEDROOM	44	8%
FOUR BEDROOM	147	28%
TOTAL TOTAL UNITS / ACRE APPROXIMATE BEDROOMS	531 161 1,200-1,500	100%
*TOTAL UNITS AND TOTAL UNITS / ACREREFI DEVELOPMENT PLAN. SEE LAND USE PLAN RE UNITS AND LINITS / ACRE		

PARKING	
TOTAL PROVIDED PARKING SPACES	411

Compariso	n of Proposed Land Use Plan Regul	lations with Zoning Ordinance
	Current R-3 Zoning: Consisting of medium-density residential areas in which medium- density residential developments, including multifamily uses, are encouraged.	PUD: To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern.
Physical Charac		
Height	45' Up to 101' by SUP	135'
Front Yard	25' min.	1' min.
Side Yard	1' per 2' height, 10' min.	1° min.
Rear Yard	25' min.	15' min.
Land Coverage	75% max.	75% max.
Density	Up to 21 DUA Up to 87 DUA by SUP	Up to 167 DUA
Parking	722 spaces (1 space per Efficiency-2BR unit; 2 spaces per 3BR-4BR unit)	411 spaces



arcel Number	Owner Name	Owner Address	City / State	Zip	Property Address
0001000	TENTH AND MAIN, LLC	110 OAKHURST CIR	CHARLOTTESVILLE VA	22943	100-104 OAKHURST CIR
0001100	OAKHURST CIRCLE COMMON AREA	110 OAKHURST CIR	CHARLOTTESVILLE VA	22942	0 OAKHURST CIR
0004000	JEFFERSON PARK PARTNERS LC	3GILDERSLEEVE WOOD	CHARLOTTESVILLE VA	22944	1600 JEFFERSON PARK A
0005000	106 OAKHURST CIRCLE LLC	61 W MEADOW RD	SETAUKET NY	22907	106 OAKHURST CIR
0006000	WILLIAMS, PEYTON R, JR & BOBBIE B, TRUSTEES	168 OAKHURST CIR	CHARLOTTESVILLE VA	22908	108 OAKHURST CIR
0007000	BREIT SH JEFFERSON COMMONS LLC	2:2 S RIVERSIDE PLZ STE 2000	CHICAGO IL	22909	1620 JEFFERSON PARK A
0008000	105 VALIEY, LLC	2/501 LENAH TRAILS PL	ALDIE VA	22914	105 VALLEY RD
0009000	STANLEY, RICHARD A & COURTENAY T	1 0 OAKHURST CIR	CHARLOTTESVILLE VA	22911	110 OAKHURST CIR
0010000	MC CALIUM, BENNETT T & SALLY H	140 D ST SE	WASHINGTON DC	22913	2 GILDERSLEEVE WOOD
0011000	PUSSER BRIAN & FOSTER, REBECA HART	3 60 DUNDEE RD	EARLYSVILLE VA	22936	6 GILDERSLEEVE WOOD
0012000	BISHOP KATHERINE L. TRUSTEE	P2 BOX 2534	CHARLOTTESVILLE VA	22902	8 GII DERSI EEVE WOOD
0014000	VELIKYC	211 15TH ST NW STE 1A	CHARLOTTESVILLE VA	22919	111 VALLEY RD
0016000	BARNES DENNIS W & NIMA S, TRUSTEES	1) OILDERSLEEVE WOOD	CHARLOTTESWILLE VA	22002	12 OIL DEBELEEVE WOOD
0020000	KEYSER ARTHUR B & HELEN S	1GILDERSLEEVE WOOD	CHARLOTTESVILLE VA	22903	1 GILDERSLEEVE WOOD
0022000	HAYNES NANCY J. TRUSTEE	1.4 OAKHURST CIR	CHARLOTTESVILLE VA	22903	114 OAKHURST CIR
0023000	REILLY, (EVIN M & BONNIE B	1 6 OAKHURST CIR	CHARLOTTESVILLE VA	22903	116 OAKHURST CIR
0026000	OSTEEN J MICHAEL, TRUSTEE	1IO OAKHURST CIR	CHARLOTTESVILLE VA	22903	122 OAKHURST CIR
0051000	MCNITT DOUGLAS & TOWNSEND	2) FRANKLIN ST	ANNAPOLIS MD	21401	550 VALLEY RD
0052000	TURNER COURTENAY M & KATHLEEN V	2/34 BROWNSTONE LN	CHARLOTTESVILLE VA	22924	552 VALLEY RD
0053000	MYERS, JAMES E & KAREN A	1'00 JEFFERSON PARK AVE	CHARLOTTESVILLE VA	22916	1700 JEFFERSON PARK
0053100	SNELL, VILLIAM B	1'08 JEFFERSON PARK AVE	CHARLOTTESVILLE VA	22918	1708 JEFFERSON PARK
1053200	WINCHESTER, JOHN R	54 VALLEY RD	CHARLOTTESVILLE VA	22922	554 VALLEY RD
0055000	DJLA-3 ILC	3 25 DUNDEE ROAD	EARLYSVILLE VA	22936	1714 JEFFERSON PARK
0001000	WOODRW TOO LLC	PO BOX 5306	CHARLOTTESVILLE VA	22906	409 STADIUM RD
1003000	WOODRW LLC	PO BOX 5306	CHARLOTTESVILLE VA	22925	102 STADIUM RD
1004000	STADIUN ROAD LIMITED PARTNERSHIP	MSC BOX 5186	CHARLOTTESVILLE VA	22905	100 STADIUM RD
0008000	1705 JP/, LLC	PO BOX 5186	CHARLOTTESVILLE VA	22931	1705 JEFFERSON PARK
2000000	TRACKSDE PROPERTIES II. LLC	40 LOCUST AVE STE 3	CHARLOTTESVILLE VA	22932	1707 JEFFERSON PARK
0010000	ALPHA HAPPA HOUSING CORPORATION	1'13 JEFFERSON PARK AVE	CHARLOTTESVILLE VA	22932	1713 JEFFERSON PARK
0010000	NEIGHBORHOOD INVESTMENTS, LLC	8 0 CATALPA CT	CHARLOTTESVILLE VA	22935	1709 JEFFERSON PARK
0010100	BLUE RIDGE PROPERTY MANAGEMENT LLC	2/15 WARWICK PL	FARLYSVILLE VA	22912	1715 JEFFERSON PARK
1011000	STULTZ LLC	2915 WARWICK PL P) BOX 1414	CHARLOTTESVILLE VA	22937	1715 JEFFERSON PARK
012000 1014100	DUNOVALIC	3/5 MALLARD LANE	EARLYSVILLE VA	22917	204 MONTEBELLO CIR
0015000	NEIGHBORHOOD INVESTMENTS LLC	8 0 GATALPA CT	CHARLOTTESVILLE VA	22903	1723 JEFFERSON PARK
017000	WARD, EENJAMIN T	11 ORCHARD RD	CHARLOTTESVILLE VA	22903	301 MONTEBELLO CIR
018000	WARD, BENJAMIN I WARD, FICHARD N & CAROL A	7DRCHARD RD	CHARLOTTESVILLE VA	22903	205 MONTEBELLO CIR
019000	THE RECTOR & VISITORS OF THE UNIVERSITY OF VIRGINIA	UOF VA	CHARLOTTESVILLE VA	22936	0 MONTEBELLO CIR
020000	KING, RELAN J. & JENNIFER I.	21 MONTERFLLO CIR	CHARLOTTESVILLE VA	22915	221 MONTEBELLO CIR
020000	MORAVA, JACK & ELLEN L CONTINI-MORA	25 MONTEBELLO CIR	CHARLOTTESVILLE VA	22930	225 MONTEBELLO CIR
021000		P) BOX 5603		22929	
	MONTEELLO CIRCLE, LLC		CHARLOTTESVILLE VA		233-235 MONTEBELLO C
1023000		1188 MARTIN FARM LN	CHARLOTTESVILLE VA	22928	333-335 STADIUM RD
1024000	THE RECTOR & VISITORS OF THE UNIVERSITY OF VIRGINIA	P) BOX 400726	CHARLOTTESVILLE VA	22910	1700 STADIUM RD
0025000	MORLEY, WILLIAM J & NANCY H	2i15 N UPLAND ST	ARLINGTON VA	22934	323 MONTEBELLO CIR
0025100	CAMPER, BETTY SUE H	3:1 COURTHOUSE MTN LN	MADISON VA	22933	325 MONTEBELLO CIR
1026000	TODAY'S PROPERTY MANAGEMENT II LLC	PO BOX 430	EARLYSVILLE VA	22936	311 MONTEBELLO CIR
027000	MINOR, STANLEY GILL	2i10 GUILFORD AVENUE	WILMINGTON NC	28403	315 MONTEBELLO CIR

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PUD 11/17/2023

ORIGINAL ISSUE: 08/11/23 REVISIONS

No. Description

222524

222534 PROJECT NUMBER

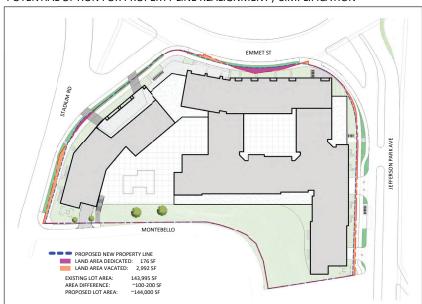
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100 STADIUM ROAD

ZONING INFORMATION &

T3

POTENTIAL OPTION FOR PROPERTY LINE REALIGNMENT / SIMPLIFICATION



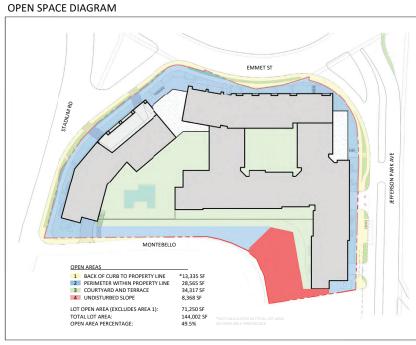
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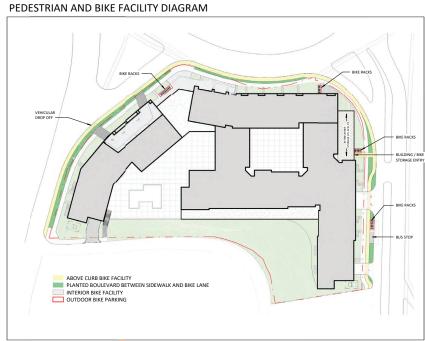
Charlottesville, VA



NOT FOR CONSTRUCTION







SUBJECT PROPERTY 1: OWNER:

SUBJECT PROPERTY 2: OWNER:

SUBJECT PROPERTY 3: OWNER: DROW TOO, LLC BOOK 720, PAGE 52*

SUEJECT PROPERTY 4: OWNER: VESTING DEEDS:

100 STADIUM ROAD 7.322 ACHES (AS SURVEYED)

SUBJECT PROPERTY 5: OWNER: IDROW APARTMENTS, LLC, SUCCESSOR BY VERSION TO STADIUM ROAD LIMITED PARTNERSHIP D BOOK 480, PAGE 740 VESTING DEEDS: TAX MAP NUMBER:

AREA: ZONED: SUBJECT PROPERTY 6: OWNER:

DIMENSIONAL ZONING REGULATIONS SPECIFIC TO ZONE R-3H ARE NOT PROVIDED IN THE CITY OF CHARLOTTESVILLE CODE.

I. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY TIMMONS GROUP COMPLETED ON DECEMBER 8, 2022. BEARINGS AND DISTANCES ARE SHOWN

7. (HIS PLAT WAS PREPARE) BASED ON THE FOLLOWING TITLE COMMITMENTS
PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:

- COMMITMENT NO. NCS-115400A-STLO DATED FEBRUARY 9, 2023 AT 8:00 AM
- COMMITMENT NO. NCS-1154000-STLO DATED FEBRUARY 9, 2023 AT 8:00 AM
- COMMITMENT NO. NCS-1154000-STLO DATED FEBRUARY 9, 2023 AT 8:00 AM
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- COMMITMENT NO. NCS-1154000-STLO DATED FEBRUARY 9, 2023 AT 8:00 AM
- COMMITMENT NO. NCS-1154000-STLO DATED FEBRUARY 8, 2023 AT 8:00 AM
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- COMM

HE LANDS SURVEYED ARE THE SAME AS DESCRIBED IN THE REFERENCED TITLE COMMITMENTS.

11, NO EVIDENCE OF CEMETERY OR BURIAL GROUNDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELD-WORK.

12. REGARDING TABLE A, ITEMS 11(a) AND 11(b), LOCATION OF UNDERGROUND LITUITIES SHOWN HEREON ARE DERIVED FROM THE FOLLOWING METHODS:

OESERVED EVIDENCE COLLECTED DURING FIELD PROCEDURES AND SURVEY OF SITE;
 ACCE QUALITY LEVEL "B" UNDERGROUND LITLITY INVESTIGATION BY THIS FIRM.

13, 'HERE ARE NO EVIDENT GAPS, OVERLAPS, OR GORES CONTIGUOUS WITH THE SUBJECT PROPERTIES' BOUNDARIES.

SUBSURFACE UTILITY DESIGNATION NOTES:

U/G UTILITY DESIGNATION PERFORMED BY TIMMONS GROUP AND COMPLETED IN DECEMBER OF 2022.

ALL U/G UTILITIES FCUND ON-SITE ARE DESIGNATED AS QUALITY LEVEL B UNLESS OTHERWISE NOTED.

 ALL SIZES AND TYPES OF UIG UTILITIES HAVE SEEN TAKEN FROM PLANS AND AS-BUILTS. EOI = END OF INFORMATION FOR CONDUCTIVE UTILITY FIELD SIGNALS.

AREA TABULATION:

302 SQ. FT.	OR	0.282 AC
		1.711 AC.
	OR	0.322 AC
85 SQ. FT.	OR	0.220 AC
	OR	0.235 AC
	OR	0.216 AC
	234 SQ. FT. 65 SQ. FT. 026 SQ. FT. 527 SQ. FT.	234 SQ. FT. OR 65 SQ. FT. OR 026 SQ. FT. OR 527 SQ. FT. OR

EXISTING WCODROW ST. ± 13,980 SQ. FT. OR 0.321 AC. (PROPOSED FOR VACATION)

TOTAL W/ WOODROW ST. 144,044 SQ. FT. OR 3.307 AC.

LEGAL DESCRIPTIONS

COMMITMENT NO. NCS-1151403A-STLO (TAX MAP #16-4)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF CHARLOTTESVILLE, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS

ALL THAT PARCEL OF LAND CONTAINING 0.322 ACRES, MORE OR LESS, AS SHOWN ON PLAT PREPARED BY ROGER W. RAY & ASSOC, .WC., ENTITLED PLAT SHOWING ALTA/ACSM, LAND TITLE SURVEY! .7.14 ACRES (7.4075 S.F.) AND 0.321 ACRES (14.019 S.F.) KNOWN AS WOODROW APARTMENTS, LOCATEO ON JEFFERSON PARK VARINEY, MONTEELLO CRICICE, STADUM LOCATED ON JEFFERSON PAPK AVENUE, MONTEELLO CIRCLE, STADIUM ROAD, & WOODROW STREET, I-HARLOTTESVILLE, VIRGINIA', JAFED JUNE 25, 1987, REWSED JULY 1, 1987, RSCORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, IN DEED BOOK 68E, PAGES 382-385.

COMMITMENT NO. NCS-1151403B-STLO (TAX MAP #16-3)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF CHARLOTTESVILLE, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 34, MONTEBELLO, AS SHOWN AND DESCRIBED ON PLAT THEREOF PREPARED BY ROOSE W. RAY & ASSOC, INC., DATED APPUL 23, THEREOF PREPARED BY ROOSE W. RAY & ASSOC, INC., DATED APPUL 23, THE SHOWN AS THE ASSOCIATION AS THE SHOWN AS THE STADUM ROOA, LOCATED ON EMMET STREET WOODDOWN STREET, CHARACTIESTULE, UPRIGNAY, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE GITY OF CHARACTIESTULE VIRGINAY, NEEDS STOTED STREET OF THE CIRCUIT COURT OF SHOWN AS THE CITY OF CHARACTIESTULE VIRGINAY, NO EEDS BOOK 720, PAGES 530 THROUGH 533.

COMMITMENT NO. NCS-1151403C-STLO (TAX MAP #16-2)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF

ALL OF LOT 35. AS SHOWN ON PLAT OF HOLLADAY'S MONTEBELLO ADDITION, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNTY, VIRGINIA, IN DEED BOOK 159, PAGE 293.

COMMITMENT NO. NCS-1151403D-STLO (TAX MAP #16-5)

ALL THAT PARCEL OF LAND CONTAINING 1.714 ACRES, MORE OR LESS, AS SHOWN ON PLAT PREPARED BY ROGER W, RAY & ASSOC. INC., ENTITLED ITS SHOWN OF LANGEAST WAY ASSOCIATED ON LEFT-RESOLD PARK AVENUE, MONTERELLO GRACE, ESTADUM RACO, & NOVODEROW TREET, INABILITE SHILLE, WORKING, ATREE JAMES, 2107. REVISED JULY 1, 1907. RECORDED BY THE CURRYS OFFICE OF THE CRICKLY CONTROL CONTROL OF THE CITY OF CAMBOLITES WILLE WORKING, AND DEED RECORD OF THE CRICKLY CONTROL HE CONTROL OF THE CITY OF CAMBOLITIES WILLE WORKING, AND DEED RESOLUTION OF THE CITY OF CAMBOLITIES WILLE WORKING, AND DEED RESOLUTION OF THE CITY OF CAMBOLITIES WILLE WORKING, AND DEED RESOLUTION OF THE CITY OF CAMBOLITIES WILLE WORKING, AND DEED RESOLUTION OF THE CITY OF CAMBOLITIES WILLE WORKING, AND DEED RESOLUTION OF THE CITY OF CAMBOLITIES WILLE WORKING, AND DEED RESOLUTION OF THE CITY OF CAMBOLITIES WILLE WORKING, AND DEED RESOLUTION OF THE CITY OF CAMBOLITIES WILLE WORKING, AND DEED RESOLUTION OF THE CITY OF CAMBOLITIES WILLE WORKING, AND DEED RESOLUTION OF THE CITY OF CAMBOLITIES WILLE WORKING, AND DEED RESOLUTION OF THE CITY OF CAMBOLITIES WILLE WORK OF THE CITY OF THE CITY OF CAMBOLITY OF THE CITY BOOK 698, PAGES 382-385.

*NOTE: SEE SCHEDULE B. PART I. ITEM 8.

COMMITMENT NO. NCS-1151403E-STLO (TAX MAP #16-1)

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CHARLOTTESVILLE CITY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NO. THIRTY-SIX (36, AS SHOWN ON THE MAP OF THE SUBDIVISION OF MONTEBELLO, OF RECORD IN THE CLERK'S DIFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNT! IN DEED BOOK 159, PAGE 293.

COMMITMENT NO. NCS-1151403F-STLO (TAX MAP #16-8)

ALL OF THOSE LOTS OF PARCELS OF LAND LOCATED IN CITY OF CHARLOTTESVILLE, VIRSINIA, AND MORE PARTICULARLY DESCRIBED AS

ALL OF LOT 23 OF MONTERFLLO SURDIVISION ON A PLAT BY B. ALIBREY ALL OF LOT 20 OF MONTEBELLO SUBDIVISION, ON A PLAT BY B. AUBREY, HEFMAN AS ASSOCIATES, LTD, LATED DAWN 4: 1984, AND RECORDED IN THE CLERKS OFFICE OF THE CHICATO COUNT OF THE CHI



'ALTA/NSPS LAND TITLE SURVEY'

OF 2.986 ACRES

FRONTING

STADIUM ROAD JEFFERSON PARK AVENUE EMMET STREET BEING TAX MAP NUMBERS 16-1, 16-2, 16-3,

16-4, 16-5, 16-8

IN THE CITY OF CHARLOTTESVILLE, VIRGINIA

J.N.: 56566

Checked by: JCM

CITY OF CHARLOTTESVILLE ALBEMARLE COUNTY, VA

Date: December 16, 2022 | Scale: N/A

Sheet 1 of 4

Drawn by: DGT/TEB

Last Revised: April 14, 2023

104 STADIUM ROAD

Charlottesville, VA



ARCHITECTURE & DESIGN 500 Washington Avenue South, Suite 1080 Minneapolis, MN 55415 p 612.339.5508 | f 612.339.5382

PUD 11/17/2023

ORIGINAL ISSUE: 08/15/23

REVISIONS

58108 TIMM TIMM
DRAWN BY CHECKED BY

104 STADIUM ROAD

ALTA SURVEY (1 OF 4)

C1.1

ALTA/NSFS SURVEYOR'S CERTIFICATION



- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IS POSSESSION THEREOF.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
- ANY LIEN OR KIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE
- ROADS, WAYS, STREAMS OR EASENENTS, IF ANY, NOT SHOWN BY THE PUBLIC RECORDS, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED-IN
- LANDS.
 DEFECTS, LIENS, ENCLMBRANCES, ADVERSE CLAMIS OR OTHER
 MATTERS, B' ANY, CREATED, PIRES APPEARING IN THE PUBLIC
 MATTERS, B' ANY, CREATED, PIRES APPEARING IN THE VIDEL
 HEREOF BUT PRORY TO THE DATE THE PROPOSED INSURED ACQUIRES
 OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE
 THEREON COMPRED BY THIS COMMITMENT.

COMMITMENT NO. NCS-1151403A-STLO (TAX MAP #16-4)

- A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE. B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF.
- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. NOT A SURVEY MATTER.
- ANY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGHTE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, OIL, OR UNDER THE LAVO OR PRODUCED PROM THE LAND. WHETHER SUGO OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, WHET HER SUCH CONNERSHIP OR RIGHTS ANISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE, AND (B) ANY RIGHTS, PRIVILEGES, MIMUNITIES, PIGHTS OF WAY, AND EASEMENTS ASSOCIATED INTERRIMIN OF APPUNETMENT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.

NOT A SURVEY MATTER.

- RESTRICTION FROHIBITING USE OF THE LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED, DATED FEBRUARY 14, 1917, RECORDED FEBRUARY 16, 1917, IN DEED BOOK 30, PAGE 15 AND IN DEED DATED SEPTEMBER 17, 1921, RECORDED OCTOBER 7, 1921, IN DEED BOOK 39, PAGE 107
- NOT A SURVEY MATTER.
- EASEMENT GRANTED TO THE CITY OF CHARLOTTESVILLE, VIRGINIA, A MUNICIPAL CORPORATION, DATED AUGUST 12, 1937, RESORDED APRIL 6, 1938, IN DEED BOOK 94, PAGE 398.
- AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
- MATTERS AS SHOWN ON PLAT ATTACHED WITH DEED RECORDED IN DEED BOOK 159, PAGE 292. THE PLOTTABLE SURVEY-RELATED MATTERS ARE REFLECTED HEREON.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- RIGHTS OF OTHERS IN AND TO THE USE OF THAT PORTION OF THE LAND LOCATED WITHIN ANY ROADWAY.
- NOT A SURVEY MATTER. MULTIFAMILY DEED OF TRUST DEED OF TRUST, ASSIGNMENT OF
- MULTIPAMILY DEED OF TRUST DEED OF TRUST, ASSIGNMENT OF LEASES AND PRINTS, SECURITY AGREEMENT AND EXTITLE FRUNG (DEED OF TRUST) GRATTED BY WOODCOM APARTMENTS, LLC TO LISA MO GRAZIANO, AS TRUSTEE, FOR THE BENEFIT OF BANKENTS. (LT TO LISA MULTIPAMILY CAPTAL, CLI, IN THE PRINCIPAL AMOUNT OF \$3,225,000.00, DATED JULY 10, 2018, AND RECORDED ON JULY 10, 2018, AS INSTRUMENT NO. 20160000201, AS ASSIGNED TO FANNE BARE BY ASSIGNMENT MULTIPAMILY DEED "FIRST DEED OF TRUST, SASSIGNMENT MULTIPAMILY DEED "FIRST DEED OF TRUST, THE SASSIGNMENT MULTIPAMILY DEED "FIRST DEED OF TRUST. ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND

ASSIGNMENT OF LEASES & RENTS, UNDER A RE-RECORDING OF THE ASSISTMENT OF LEADES & KENTS, JANUER A RE-RECORDING OF THE AFORESAID DEED OF TRUST ON JULY 10, 2018, AS INSTRUMENT NO. 20180002688, AS ASSIGNED TO FANNIE MAE UNDER A RE-RECORDING OF THE AFORESAID ASSIGNMENT ON JULY 10, 2018, AS INSTRUMENT NO. 20180002671.

NOTICE-DIENTIFICTURE FILING, UNDER A RE-RECORDED OF THE AFORESAID DEED OF TRUST ON JULY 10, 2018, AS INSTRUMENT NO. 20180000289, AS ASSIGNED TO FANNIE MAE LINDER A RE-RECORDING OF THE AFORESAID ASSIGNMENT ON JULY 10, 2018, AS INSTRUMENT NO. 2018000289. AGREEMENT/EXTURE FILING LINDER A RE-RECORDED OF THE

NOT A SURVEY MATTER

COMMITMENT NO. NCS-11514038-STLO (TAX MAP 16-3)

- A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE. B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF 2022. NOT A SURVEY MATTER.
- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES NOT A SURVEY MATTER.
- ANY CLAM TO (A) OWNERSHP OF OR RIGHTS TOMMERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ONES, METALS, COAL, LIGHTE, CO., GAS, LIGATUM, CALY, ROCK, SAND, AND GRAVEL LOCATED IN. ON, OR LINDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARRISE BY LESS, GRAVIT, EXCEPTION, CONNEYANCE, RESERVATION, OR OTHERWISE, AND (B) JAY RIGHTS, PRIZE LOSS, MIMILITIES, RIGHTS OF WIZE, AND ESSEMBLY SERVED. ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS. NOT A SURVEY MATTER.
- MATTERS AS SHOWN ON PLAT ATTACHED WITH DEED RECORDED IN DEED BOOK 159, PAGE 292.
- THE PLOTTABLE SURVEY-RELATED MATTERS ARE REFLECTED HEREON.
- THIS ITEM HAS REEN INTENTIONALLY DELETED MATTERS AS SHOWN ON PLAT ATTACHED WITH DEED RECORDED IN DEED BCOK 720, PAGE 527.

THE FOLLOWING PLOTTABLE MATTERS ARE NOTED AND REFLECTED

- PAVED DRIVE POTENTIALLY ENCROACHES ONTO ADJOINING PROPERTY WESTERLY CORNER OF PROPERTY EXTENDS INTO EXISTING CONCRETE
- OVERHEAD TELEPHONE, TELEVISION, POWER LINES AND ASSOCIATED POLES SERVING THE PREMISES CROSSING AND/OR LOCATED ON THE
- WATER AND GAS METERS
- BUILDING AND VARIOUS PHYSICAL IMPROVEMENTS
- DEED OF TRUST FROM WOODROW TOO, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO JAMES H. HUDSON, III, THOMAS F. CHERRY JASON E. LONG AND JOHN A. SEAMAN, III, TRUSTEE(S), DATED ONSON E. LUNG HAD JOHN A. SEARMAN, III, TROSTEE(S), DATED NOVEMBER 9, 2021, RECORDED NOVEMBER 9, 2021, AS INSTRUMENT NO. 202100005540, SECURING CITZENS AND FARMERS BANK, AN INDEBTEDNESS IN THE ORIGIIAL PRINCIPAL SUM OF \$400,000.00.
- ASSIGNMENT OF RENTS FROM WOODROW TOO, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO CITIZENS AND FARMERS BANK, DATED NOVEMBER 9, 2021, RECORDED NOVEMBER 9, 2021, AS
- THIS ITEM HAS BEEN INTENTIONALLY DELETED
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.

COMMITMENT NO. NCS-1151403C-STLO (TAX MAP #16-2)

- A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF 2022.
- RIGHTS OF TENANTS IN POSSESSION LINDER LINRECORDED LEASES. NOT A SURVEY MATTER.
- RESTRICTION PROHIBITING USE OF THE LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED DATED JULY 24, 1921, RECORDED MAY 9, 1922, IN DEED BOOK 40 PAGE 217. THE MATTERS ARE BLANKET IN NATURE; NOT PLOTTABLE...
- USE AND BUILDING COST RESTRICTIONS AS SET FORTH IN DEED DATED JUNE 25, 1927, RECORDED JULY 13, 1927, IN DEED BOOK 57, PAGE 312 AND IN DEED DATED SEPTEMBER 20, 1584, RECORDED OCTOBER 1, 1984, IN DEED BCOK 179, PAGE 282.
 - THERE ARE NO PLOTTABLE SURVEY-RELATED MATTERS.
- THIS ITEM HAS REEN INTENTIONALLY DELETED.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- MATTERS SHOWN ON A PLAT RECORDED IN PLAT BOOK 159 PAGE 293.
- THE PLOITABLE SURVEY-RELATED MATTERS ARE REFLECTED HEREON. AS SHOWN ON THE INCLUDED PLAT, LOT 35 MAY EXTEND NTO THE CURRENT RIGHT OF WAY OF CURRENT ADJOINING STREETS.
- CREDIT LINE DEED OF TRUST FROM WOODROW TOO LLC. A CREDIT LUB DEED OF TRUST FROM WOOD KON TO D.L.C. VIRGINIAL LIMITED LIBILITY COMPAVOY TO RESOURCE SERVICE CORPORATION, A UNITED STATES OR VIRGINIA-CHARTES CORPORATION, TRUSTEE(S), SATE VIOTEDER ATZOER, RECORDED OCTOBER 7, 2008, A SINSTRUMENT NO. 200800498, SECURION FUNDAMENTAL TO CONTINUE PRINCIPAL LITOR MAN INDESTEDIESS IN THE ORIGINAL PRINCIPAL. SUM OF \$340,000.00, AS ADDITIONALLY SECURED BY
 - ASSIGNMENT OF RENTS FROM WOODROW TOO LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO FULTON BANK, DATED OCTOBER 7, 2008, RECORDED OCTOBER 7, 2008, AS INSTRUMENT NO.

NOT A SURVEY MATTER.

THIS ITEM HAS BEEN INTENTIONALLY DELETED

- 11. AMY CLAIM TO: (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, NCLUDING BUT NOT LIMITED TO ORES, METLAS, COAL, LIONITE OIL, GAS, URANIM, CLAY, ROCK, SAND, AND GRAVIEL LOCATED IN, ON, OR LINDER THE LAND OR PRODUCED FROM THE LAND, WHETERER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE
- RIGHT 3 ANISE OF LEASE, INFANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE, AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO; WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN TIEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
- NOT A SURVEY MATTER. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

COMMITMENT NO. NCS-1151403D-STLO (TAX MAP 16-5)

- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED. A. TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE. B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF 2022
- NOT SURVEY MATTERS
- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.

 AMY CLAIM TO, OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, NCLUDING BUT NOT LIMITED TO GRES, HETALS, COLOL, LICHITE, OR, GAS, DURANUM, CLAY, FOCK, SAND, AND GRAVEL.

 LOCATED N. ON, OR HADER THE LAND OR PRODUCED PROBE THE LAND CREATED CONTROLLED FROM THE LAND CREATED CONTROLLED FROM THE LAND CREATED CONTROLLED FROM THE LAND THE LAND THE RESERVE SAND (S) ANY RIGHTS, PRIVILE GES, MIMINITES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THESE WITH OR APPEAR HOT THE PUREL THE OR ON THE HETERS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.

NOT A SURVEY MATTER.

RESTRICTION PROHIBITING USE OF THE LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED, DATED FEBRUARY 14, 1917. RECORDED FEBRUARY 16, 1917, IN DEED BOOK 30, PAGE 15, DEED, DATED JANUARY 23, 1921, RECORDED JANUARY 8, 1922, IN DEEL BOOK 39 PAGE 434 AND DEED DATED JANUARY 5, 1949, RECORDED JANUARY 6, 1949, IN DEED BOOK '42, PAGE 294.

THERE ARE NO PLOTTABLE MATTERS AFFECTING THE SUBJECT

- THIS ITEM HAS REEN INTENTIONALLY DELETED. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMFANY, DATED AUGUST 16, 1960, RECORDED SEPTEMBER 2, 1960, IN DEED BOOK 22 PAGE 371.

AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT GRANTED TO CITY OF CHARLOTTESVILLE, VIRGINIA, DATED JULY 30, 1990, RECORDED AUGUST 7, 1990, IN DEED BOOK 546 FAGE 754

AFFECTS SUBJECT PROPERTY AS SHOWN HEREON

- MATTERS AS SHOWN ON PLAT ATTACHED WITH DEED RECORDED IN DEED BOOK 159 PAGE 292.
- THE PLOTTABLE SURVEY-RELATED MATTERS ARE REFLECTED HEREON.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED. TITLE TO THAT PORTION OF LOT 24 DESIGNATED AS "SEE CITY COUNCIL ORDINANCE VACATING 10" ALLEY DATED SEPT. 15, 1975" ON PLAT ATTACHED TO CERTIFICATE OF PLAT RECORDED IN DEED 300K
- 69¢ PAGE 576. NOTE REFERENCED ORDINANCE IS NOT OF RECORD AND DEEDS OF RECORD FOR LOT 24 DO NOT PURPORT TO CONVEY ANY PORTION OF SAID 31 FEY THE FOLLOWING SURVEY-RELATED ITEMS SHOWN ON THE PLAT ARE REFLECTED HEREON:
- COMBINING OF LOTS 24, 25, 26A, 26B, 27A, 27B & 28
- VACATION OF 10' ALLEY
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- MILTIFAMILY DEED OF TRUST DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING ('DEED OF TRUST') GRANTED BY WOODROW APARTMENTS, LLC TO LISA M. GRAZIANO, AS TRUSTEE, FOR THE BENEFIT OF BARINGS M. SPOZJANO, AS TRUSTEE, FOR THE BENEFIT OF BARRINGS 7,225,000.00, MINLTFRAME, VEATTAL LLC, B. THE PRINCIPIA AMOUNT OF 57,225,000.00, DATED JULY '10, 2018, AUD RECORDED ON JULY '10, 2018, AND RECORDED ON JULY '10, 2018 AMOUNT OF AND RECORDED ON JULY '10, 2018 AMOUNT OF AND RECORDED ON JULY '10, 2018 AMOUNT OF AND RECORDED ON TRUST, ASSIGNMENT MULTERAMELY DEED OF TRUST, SECURITY AGREEMENT AND RECORDED OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING ("ASSIGNMENT") RECORDED ON JULY 10, 2018, AS INSTRUMENT NO. 20180/3002670, AS FURTHER SECURED BY:

INGTRUMENT NO LEASES & RENTS, UNDER A RE-RECORDING OF THE AFORESAID DEED OF TRUST ON JULY 10, 2018, AS INSTRUMENT NO 201800002668, AS ASSIGNED TO FANNIE MAE UNDER A RE-RECORDING OF THE AFORESAID ASSIGNMENT ON JULY 10, 2018, AS INSTRUMENT

NO. 201000002011.

AGREEMENT/FIXTURE FILING, UNDER A RE-RECORDED OF THE AFORESAID DEED OF TRUST ON JULY 10, 2018, AS INSTRUMENT NO. 20180002069, AS ASSISNED TO FANNIE MAE UNDER A RE-RECORDING OF THE AFORESAID ASSISMMENT ON JULY 10, 2018, AS INSTRUMENT

COMMITMENT NO. NCS-1151403E-STLO (TAX MAP #16-1)

- TAXES SUBSEQUENT TO SECOND HALF OF 2022 AND ANY AND ALL SUPPLEMENTAL TAXES, A LIEN NOT YET DUE AND PAYABLE. NOT A SURVEY NATTER.
- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. NOT A SURVEY MATTER
- NOT A SURVEY MATTER
 ANY CLAME TO, IN OWNERSHIP OF OR RICHTS TO MINERALS AND
 SIMILAR SUBSTANCES, INCLUDING BIL THOT LIMITED TO CRES, METALS,
 COLL, LIGHTED, CO, AS, URANIUM, CAY, POCK, SAND, AND GRAVEL
 LOCATED IN, ON, OR HORSE THE LAND OR PRODUCED PROJET THE LAND
 EXCEPTION, CONVEYENCE, RESERVANCE OR OTHER LAND,
 RICHTS, PRIVILE CRES, MIMILITIES, RICHTS OF WAY, AND EASEMENTS,
 ASSOCIATED THESE THOR AND PROJETS OF WAY, AND EASEMENTS
 OF WITH THE STORY OF THE THE OR AND THE WITHER OR
 AND THE WITHERS OR RICHTS EXCEPTED IN ITEMS (A) OR (B)
 APPEAR IN THE PRICE CRECORS.

NOT A SURVEY MATTER.

RESTRICTION PROHIBITING USE OF LAND FOR COMMERCIAL PURPOSES AS SET FORTH IN DEED, DATED FEBRUARY 14, 1917, RECORDED FEBRUARY 16, 1917. IN DEED BOOK 3C, PAGE 15.

THERE ARE NO PLOTTABLE MATTERS AFFECTING THE SUBJECT

- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- RESTRICTIVE COVENANTS AS SET FORTH IN DEED, DATED SEPTEMBER 20, 2011, RECORDED SEPTEMBER 22, 2011, AS INSTRUMENT NO. 2011003378.

THERE ARE NO PLOTTARLE MATTERS AFFECTING THE SUBJECT THERE ARE NO P-LOTTABLE MATTERS AFFECTING THE SUBJECT PROPERTY. THE AGREEMENT INCLUDES RESTRICTIONS OF DEVELOPMENT OF THE PROPERTY. VARIOUS PARKING-RELATED IMPROVEMENTS WHICH ARE APPURTENANT TO THE ADJOINING LOT (104 STADIUM RD.). INCLUDING A RETAINING WALL AND SIDEWALK, EXTEND ONTO THE SUBJECT PROPERTY.

THIS ITEM HAS BEEN INTENTIONALLY DELETED.

COMMITMENT NO. NCS-1151403F-STLO (TAX MAP 16-8)

- B. STORMWATER FEES SUBSEQUENT TO SECOND HALF OF 2022.
- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES NOT A SURVEY MATTER.
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED AS OF JUNE 16, 2015, RECORDED JULY 2, 2015, AS INSTRUMENT NO. 201500002381.
- AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- THIS TIEM HAS BEEN INTENTIONALLY DELETED.

 ANY CLAMT FOR COMMERSHIP OF OR FORTHS TO MINERALS AND
 SIMLAR SUBSTANCES INCLUDING BLT NOT LIMITED TO CRES, METALS,
 COCAL, LIGHTE CO, LOS LORMANIM, ANY FORCY, SAND, AND FORMER
 WETHER SUCH SYMMETRY OR RIGHTS ARISE BY LEASE, GRANT,
 EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE, SAND, BAY
 RIGHTS, PRIVILEGES, MAINITIES, RIGHTS OF HAY, AND EASEMENTS
 ASSOCIALED TREEWY FOR A PROPERTY OF THE PROPERTY OF TH NOT THE INTERESTS OR RIGHTS EXCEPTED IN ITEMS (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
- NOT A SURVEY MATTER.
- THIS ITEM HAS REEN INTENTIONALLY DELETED
- RESTRICTION PROHIBITING USE OF THE LAND FOR COMMERCIA PURPOSES AS SET FORTH IN DEED, DATED FEBRUARY 14, 1917. RECORDED FEBRUARY 18, 1917. IN DEED BOOK 30, PAGE 15.

NOT A SURVEY MATTER.

USE AND BUILDING COST RESTRICTICNS AS SET FORTH III DEED DATED SEPTEMBER 17, 321, RECORDED JANUARY 7, 1922, IN DEED BOOK 39, PAGE 349, IN CEDE TOOK 34, IN DEED TOOK 35, PAGE 411.

104 STADIUM ROAD

Charlottesville, VA



500 Washington Avenue South, Suite 1080 Minneapolis, MN 55415 p 612.339.5508 | f 612.339.5382

104 STADIUM ROAD

'ALTA/NSPS LAND TITLE SURVEY' OF 2.986 ACRES FRONTING

> STADIUM ROAD JEFFERSON PARK AVENUE EMMET STREET BEING

TAX MAP NUMBERS 16-1, 16-2, 16-3, 16-4, 16-5, 16-8

IN THE CITY OF CHARLOTTESVILLE, VIRGINIA	
CITY OF CHARLOTTESVILLE	ALBEMARLE COUNTY, VA
Date: December 16, 2022	Scale: N/A
Sheet 2 of 4	J.N.: 56566
Drawn by: DGT/TEB	Checked by: JCM
are than as in the territory destroys	

Charlottesville, VA





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PUD 11/17/2023

ORIGINAL ISSUE: 08/15/23 REVISIONS

TIMM TIMM
DRAWN BY CHECKED BY

104 STADIUM ROAD

ALTA SURVEY (3 OF 4)

C1.3

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PUD 11/17/2023

ORIGINAL ISSUE: 08/15/23

REVISIONS

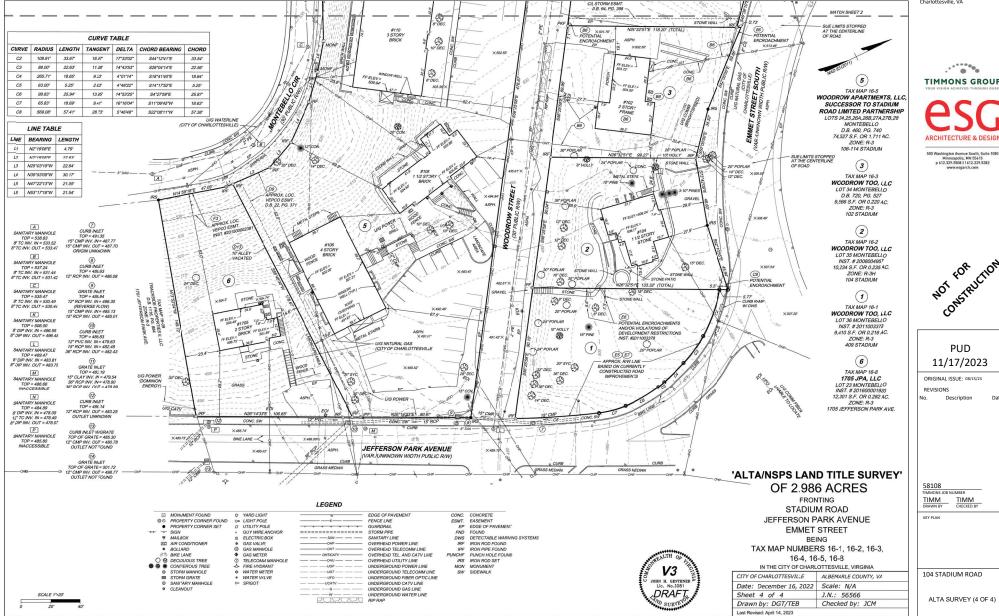
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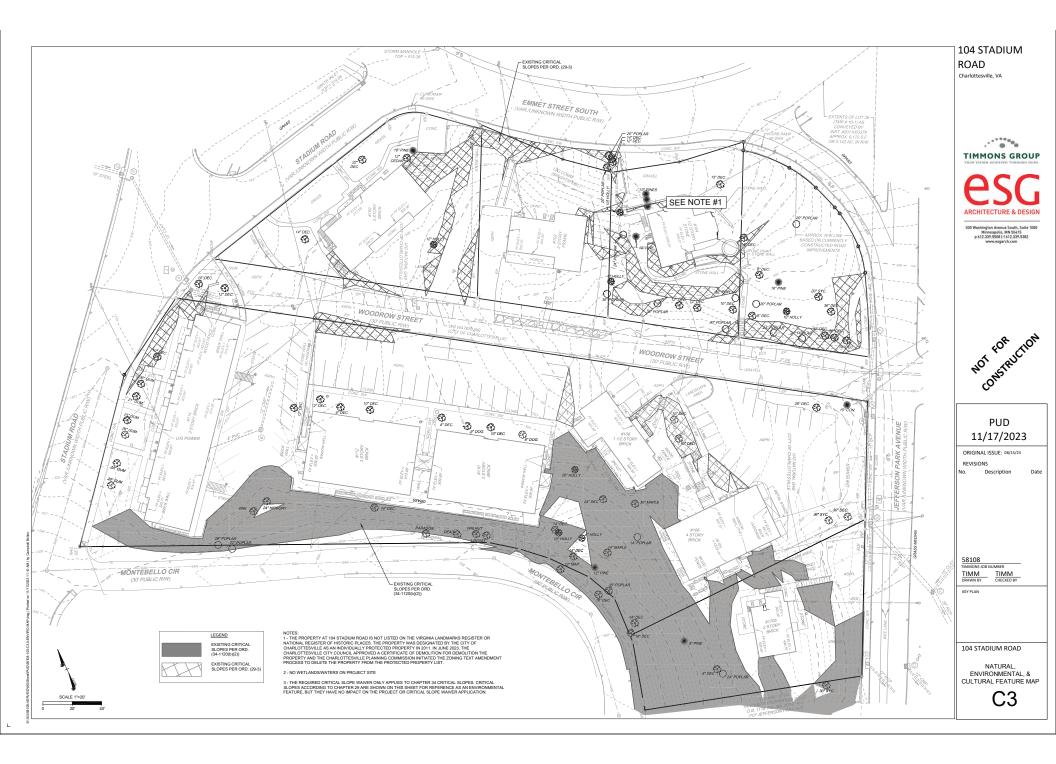
104 STADIUM ROAD

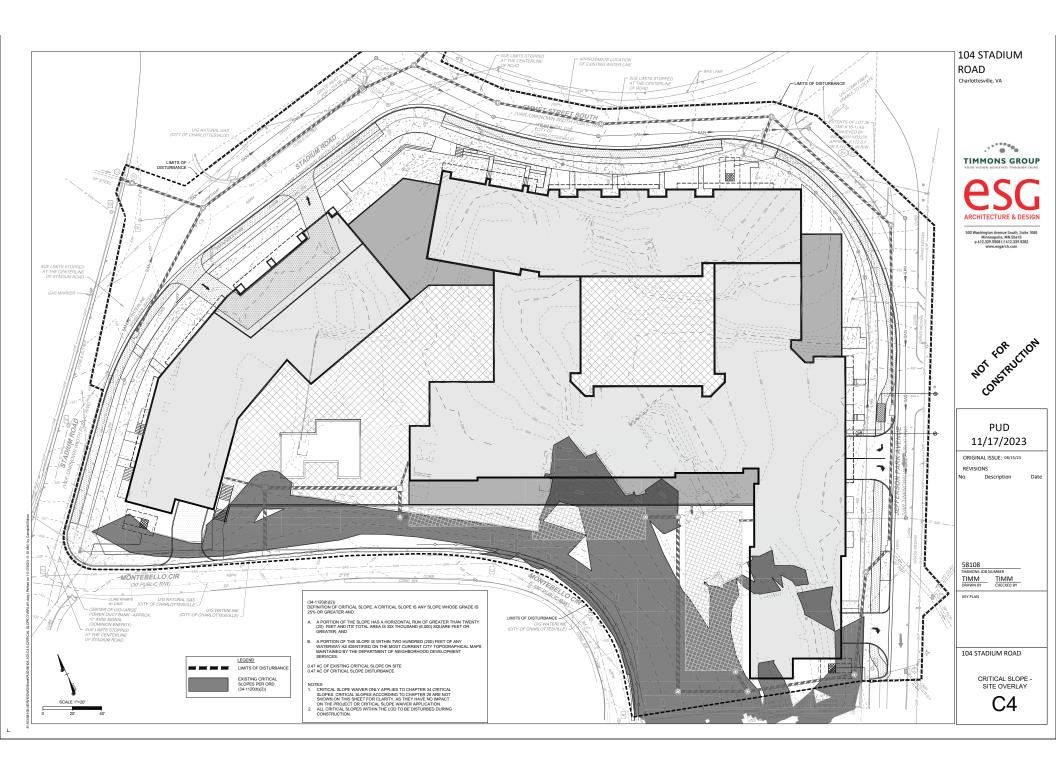
ALTA SURVEY (4 OF 4)

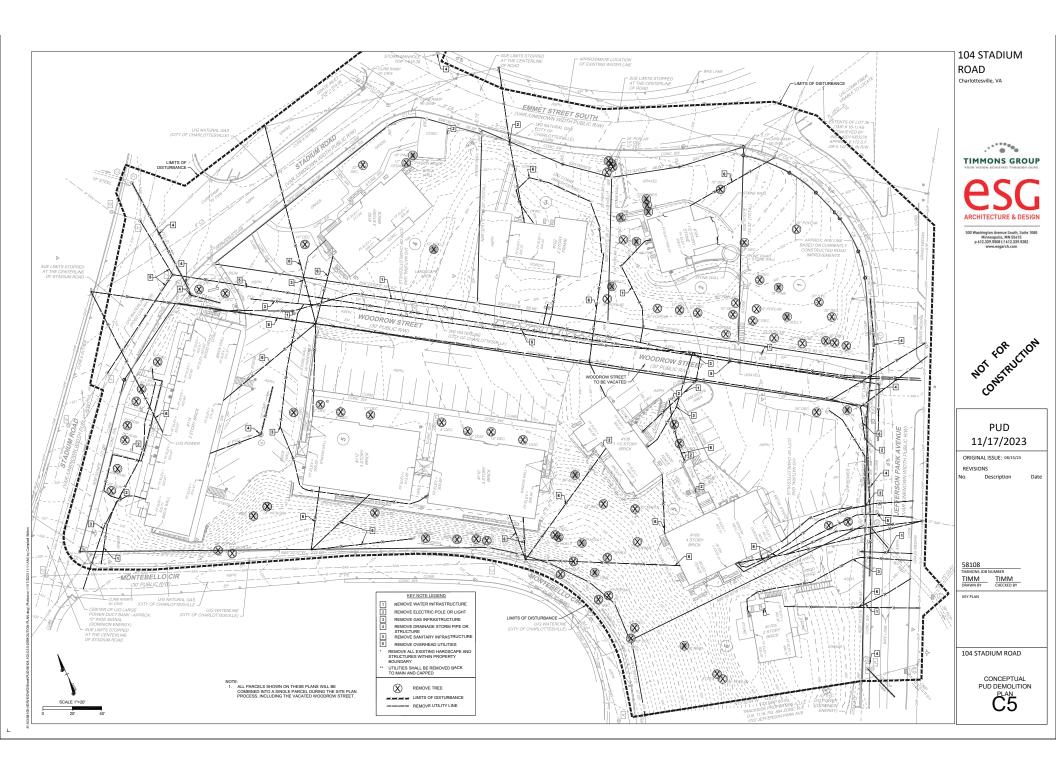
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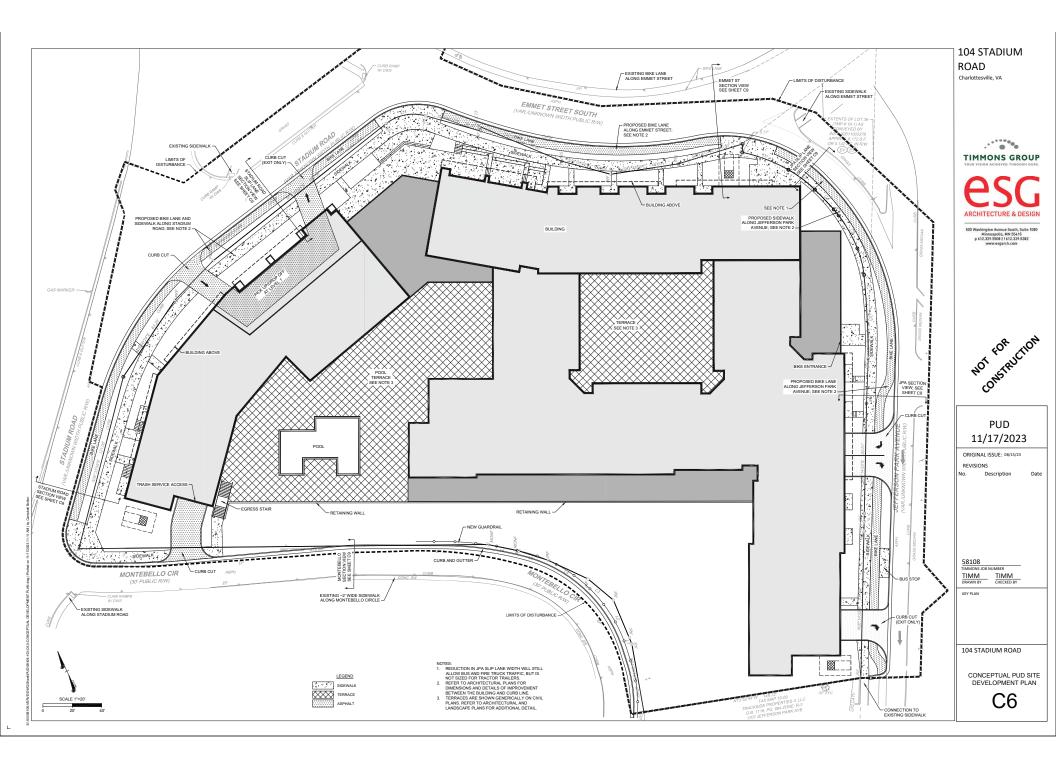


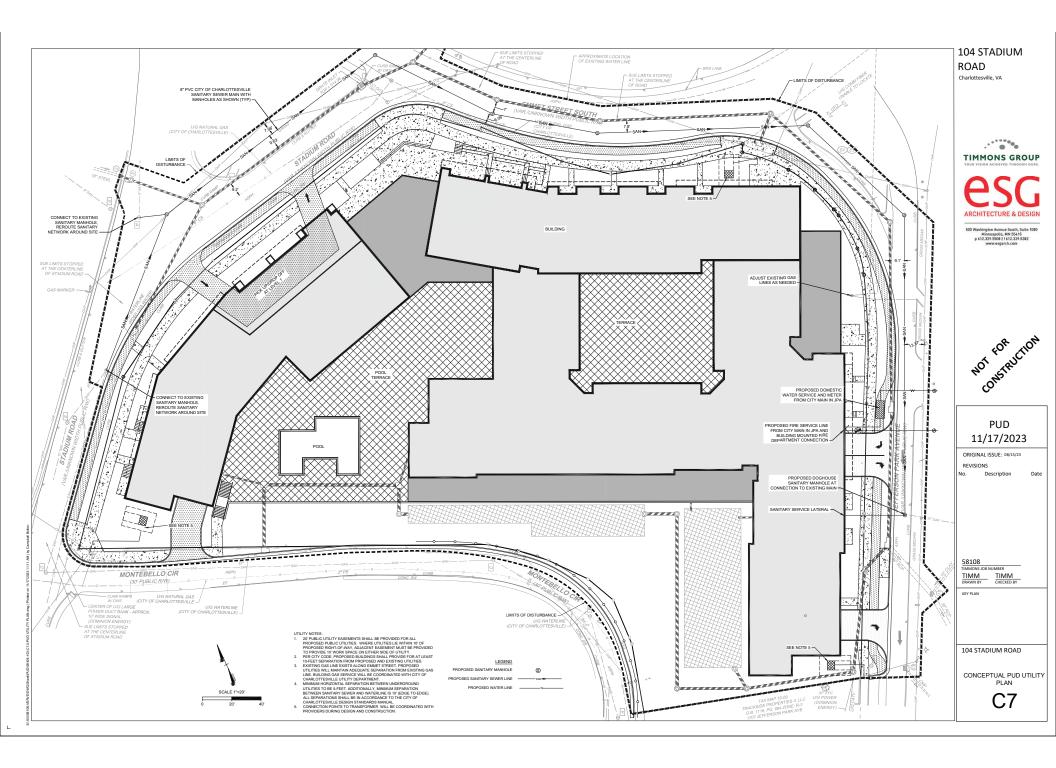


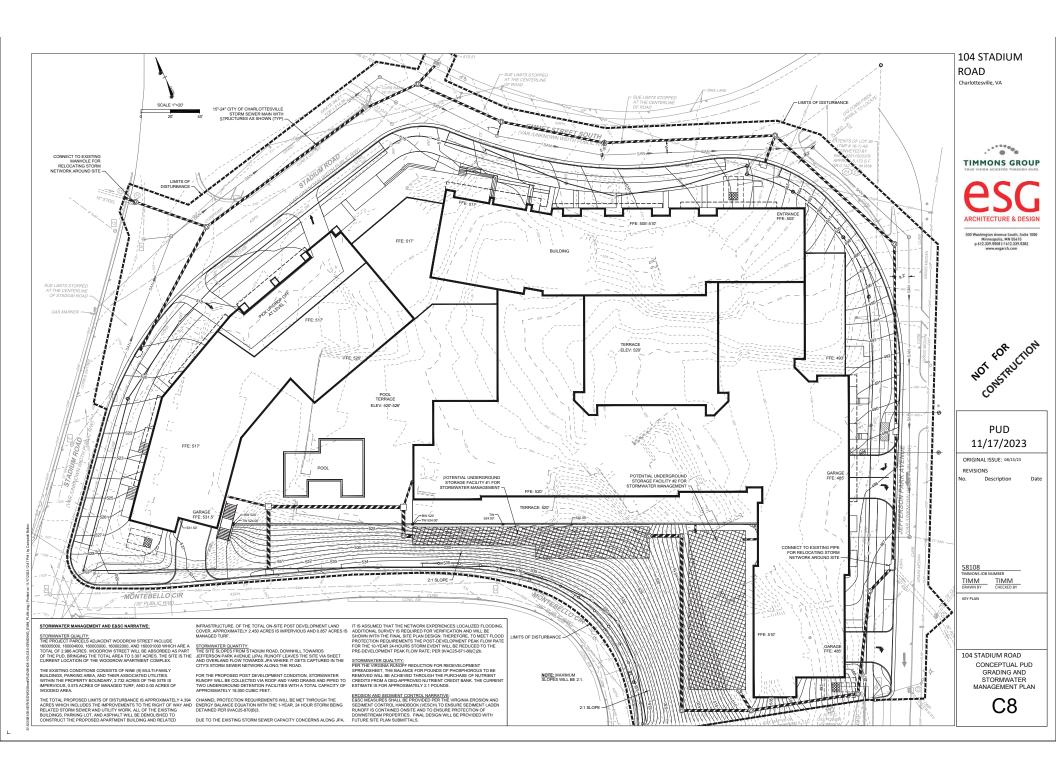












REVISIONS

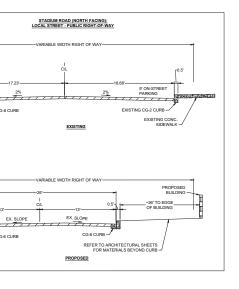
58108

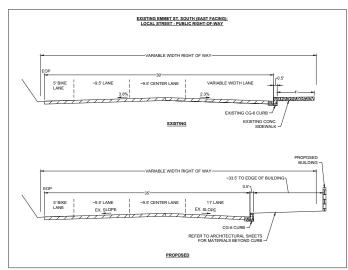
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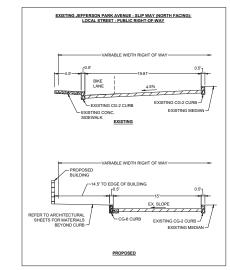
104 STADIUM ROAD

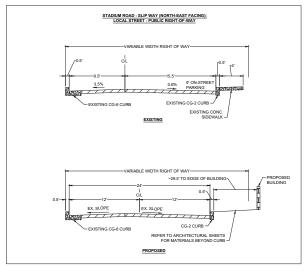
CONCEPTUAL PUD ROAD SECTIONS

C9

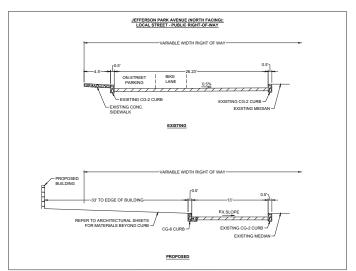


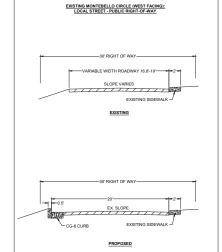


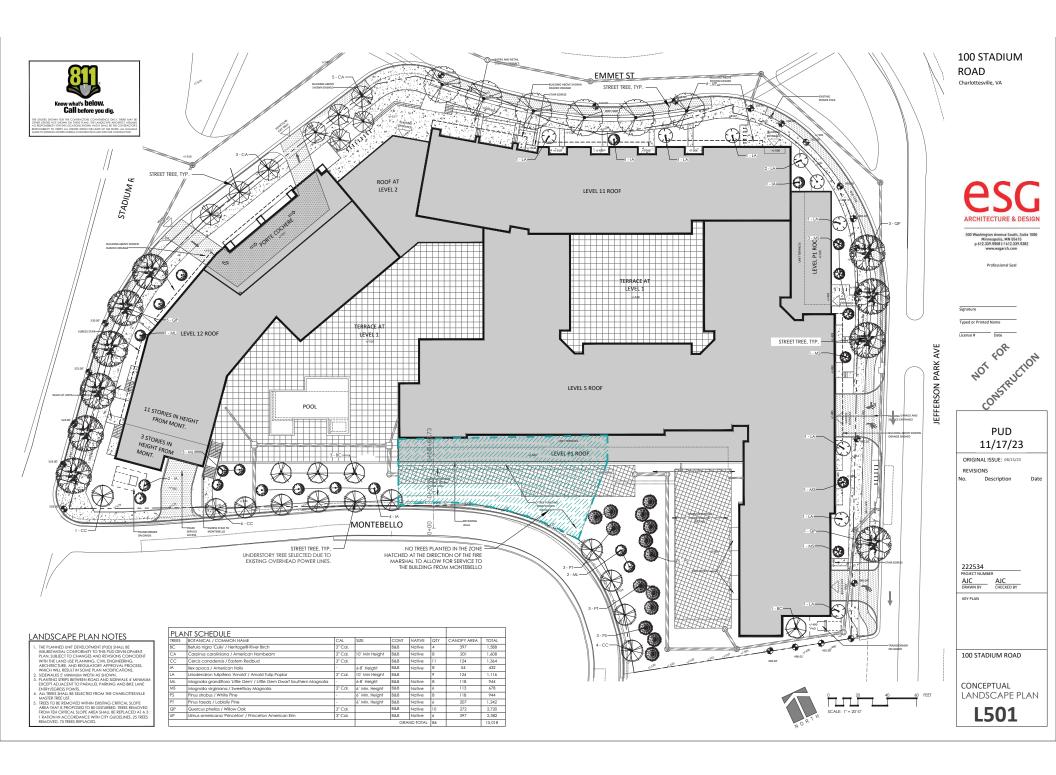




EXISTING CG-6 CLIPE











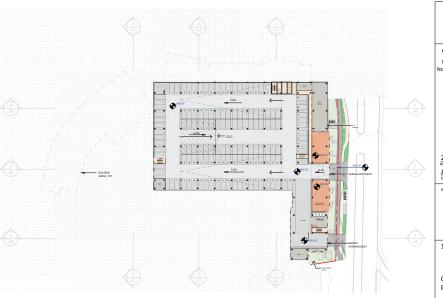
Charlottesville, VA

ESGARCHITECTURE & DESIGN

500 Washington Avenue South, St Minneapolis, MN 55415 p 612.339.5508 | f 612.339.55

2 LEVEL P2 - PUD
A1 1" = 50'-0"





PUD 11/17/2023 ORIGINAL ISSUE: 07/26/23

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REVISIONS
Description

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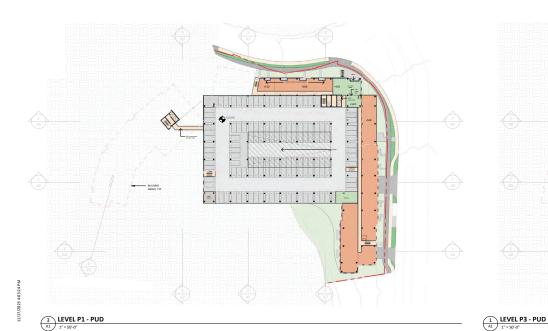
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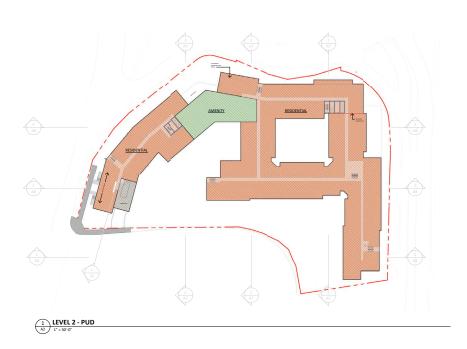
PLAN

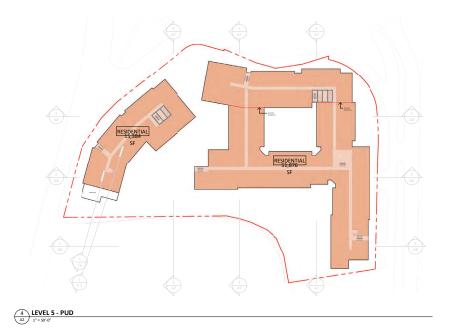
100 STADIUM ROAD

CONCEPTUAL FLOOR PLANS

A1



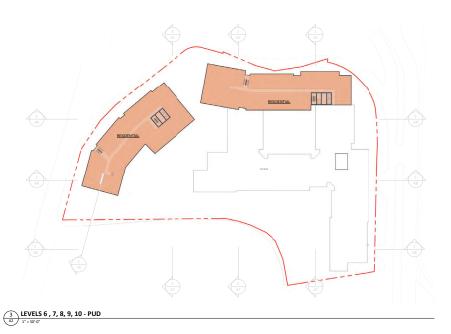


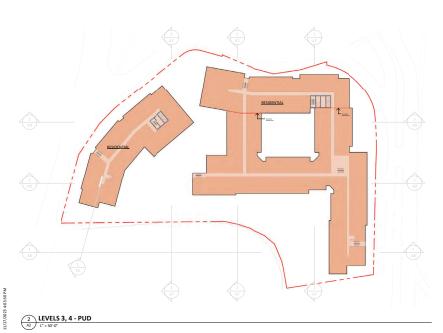


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1 LEVEL 11 - PUD

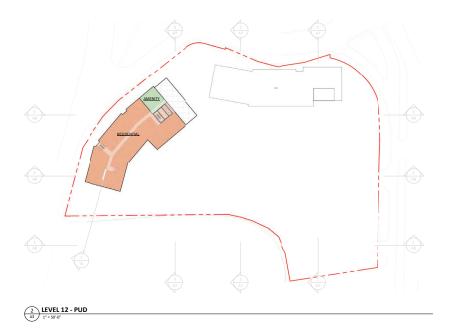
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2 EAST ELEVATION
3/64" = 1'-0"



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100 STADIUM ROAD

CONCEPTUAL EXTERIOR ELEVATIONS

A4



Charlottesville, VA

ROOF LEVEL 649' - 4"

LEVEL 9 LEVEL 8 596' - 0" LEVEL 7 585' - 4" 574' · 8" 564' - 0" 553' · 4" LEVEL 3 532' · 0" LEVEL 1 0" 510' · 0" 500' - 0"



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100 STADIUM ROAD

CONCEPTUAL EXTERIOR

A5



WEST ELEVATION

NORTHWEST ELEVATION

3/64" = 1'-0"

EXTERIOR MATERIALS LEGEND 1A MASONRY - COLOR #1 6A METAL PANEL - COLOR #1 6B METAL PANEL - COLOR #2 6C METAL PANEL - COLOR #3

6D METAL PANEL - COLOR #4 8A STOREFRONT GLAZING 16A OVERHEAD GARAGE DOORS

AVE SKAPE 12 VEL PT 510' - 0" LEVEL P2 500' - 0"

LEVEL P3 489' - 0"

ELEVATIONS

Charlottesville, VA



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222534

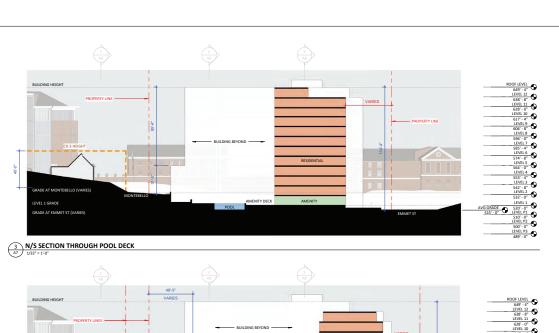
100 STADIUM ROAD

CONCEPTUAL EXTERIOR ELEVATIONS

A6

EXTERIOR MATERIALS LEGEND 1A MASONRY - COLOR #1 6A METAL PANEL - COLOR #1 6B METAL PANEL - COLOR #2 6C METAL PANEL - COLOR #3 6D METAL PANEL - COLOR #4 8A STOREFRONT GLAZING 16A OVERHEAD GARAGE DOORS



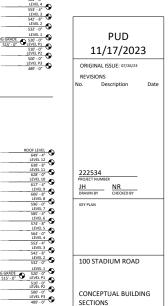




Charlottesville, VA

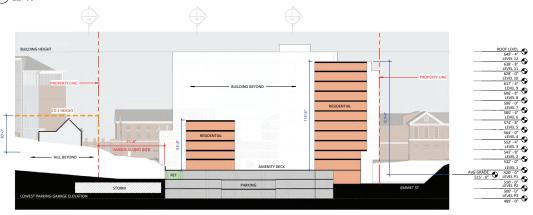


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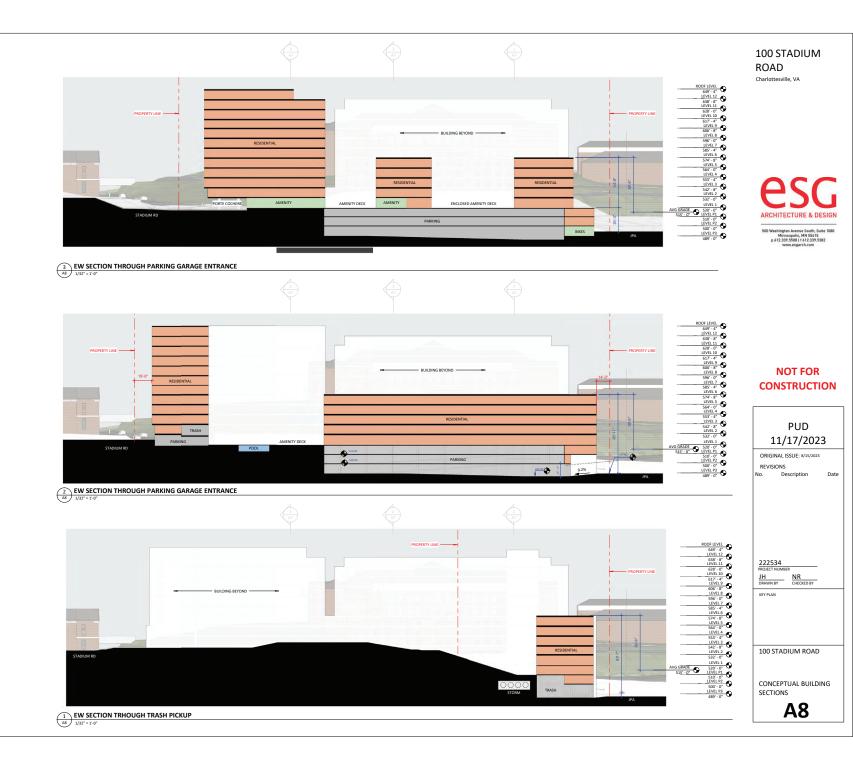


A7





1 N/S SECTION THROUGH WEST GARDEN
1/32" = 1'-0"



Charlottesville, VA



VIEW FROM MONTEBELLO & STADIUM ROAD



VIEW LOOKING TO SECONDARY ENTRY FROM NEAR JPA & EMMET STREET



MAIN ENTRY VIEW FROM STADIUM ROAD & EMMET STREET





VIEW FROM EAST AT JEFFERSON PARK AVE





NORTHWEST CORNER AT STADIUM ROAD & EMMET STREET





NORTHEAST CORNER AT JEFFERSON PARK AVE & EMMET STREET



VIEW OF THE MAIN ENTRANCE AND MARKET ENTRY TERRACE FROM EMMET STREET



BIRDS EYE VIEW FROM NORTHWEST AT STADIUM ROAD & EMMET STREET INTERSECTION

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PUD 11/17/2023

ORIGINAL ISSUE: 08/03/23

222534

100 STADIUM ROAD

CONCEPTUAL EXTERIOR RENDERINGS

A9