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PROPERTY NO. 19—RICHMOND, VIRGINIA

AGGREGATE AMOUNT OF NET RENT: \$158,017.60

QUARTERLY INSTALLMENT OF NET RENT: \$1,975.22

PROPERTY VALUE: \$65,230



DESCRIPTION OF PROPERTY

All those certain lots or parcels of land with all improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, and more particularly described as follows:

PARCEL I:

Beginning at a point marking the intersection of the western line of Roane Street and the southern line of North Dale Avenue; thence northwestwardly along the southern line of North Dale Avenue along the arc of a curve to the right having a radius of 375 feet, a distance of 49.68 feet; thence continuing along the southern line of North Dale Avenue N. 57° 00' 48" W. 57.34 feet; thence N. 89° 07' W. 142.51 feet to a point on the eastern line of 20-foot alley; thence along the eastern line of said 20-foot alley S. 00° 44' 53" W. 121.53 feet; thence S. 88° 54' 15" E. 233.67 feet to a point on the western line of Roane Street; thence along the western line of Roane Street N. 1° 34' 00" E. 68.72 feet to the point and place of beginning.

PARCEL II:

Beginning at a point on the eastern line of Tazewell Street 230 feet northwardly from the intersection of the eastern line of Tazewell Street and the northern line of Dawn Street; thence along the eastern line of Tazewell Street N. 00° 44' 53" E. 100.50 feet; thence S. 89° 15' 07" E. 150 feet to a point on the western line of a 20-foot alley; thence along the western line of said 20-foot alley S. 00° 44' 53" W. 101.41 feet; thence N. 88° 54' 15" W. 150 feet to the point and place of beginning.

Being the same real estate conveyed to Hertz Realty Corporation, a Delaware corporation, by deed from Olander L. Boshier, widower, dated February 5, 1968, recorded February 9, 1968, Clerk's Office, Chancery Court, City of Richmond, Virginia, in Deed Book 650-A, page 711.

Subject to:

1. Rights reserved by the City of Richmond in deed of exchange between Mamie Catherine Briel, City of Richmond and G. Merle Luck, et als, dated May 28, 1951, recorded in Deed Book 545-C, page 195, Richmond Chancery Court.

2. The effects of a deed dated December 14, 1954 and recorded in Book 561-D, page 412, Clerk's Office, Chancery Court, City of Richmond, Virginia, wherein the City of Richmond, as Grantor, released and quitclaimed unto C. Porter Vaughan, C. Porter Vaughan, Jr. and T. Preston Turner, Grantees, the rights and easements shown in green in Plat Book 14, page 56, which easement affects Lots 1 and 2, in Block B, Briel's Addition, as to disposing of water on surface, reserving the right to dispose storm water and sewerage under the land, in which deed the Grantees covenanted that the rights and easements for disposing storm water and sewerage under the land will not be interfered with or impaired in any manner, having joined in the execution of said deed for that purpose.

3. Easement: C. Porter Vaughan, C. Porter Vaughan, Jr., and T. Preston Turner, trading as Turner and Vaughan, a partnership, to Virginia Electric and Power Company. Dated November 21, 1955, recorded January 23, 1956, in Deed Book 568-D, page 495, Clerk's Office, Chancery Court, City of Richmond, Virginia. Grants easement for transmission of electricity per plat attached. Plat shows line across rear of Lots 4, 5, 6 and 7, Block B, Briel's Addition.

4. Restrictive covenants set forth in deed from C. Porter Vaughan, et. al., recorded March 28, 1955, Deed Book 562-C, page 356, Richmond Chancery Court.

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