

FRANCISCUS HOMES, INC.

TITLE CERTIFICATION AND LIEN DISCLOSURE

The undersigned, attorney for the owner of the property located at **1018 Big Bethel Road, Hampton, Virginia 23666, RPC 4001448** (the "Property") to be rezoned, hereby certifies, as required by § 24-3(5) of the Zoning Ordinance of the City of Hampton, Virginia, as follows:

1. Current title to the Property is in the name of Pamela Taylor Gregory.
2. The Property was acquired by Pamela Taylor Gregory as follows: The Property was acquired by Earl S. Morris, Jr. and Clarice F. Morris, husband and wife, as tenants by the entireties, from Earl S. Morris and Gladys Morris, his wife, by deed dated August 17, 1953 and recorded in the Hampton Clerk's Office in Deed Book 209, page 369. Clarice F. Morris died on May 29, 1998, as evidenced by Real Estate Affidavit recorded in the Hampton Clerk's Office as Instrument Number 150000474, and by operation of law full title to the Property vested in Earl S. Morris, Jr. Earl S. Morris, Jr. died on October 26, 2010 and pursuant to the terms of his Last Will and Testament, recorded in the Hampton Clerk's Office in Will Instrument Number 100002376, the Property passed to Pamela Taylor Gregory.
3. The legal description of the Property is as follows:

All that certain lot, piece or parcel of land located in the City of Hampton, Virginia, fronting one hundred feet (100') on the easterly side of Big Bethel Road (formerly Sawyer Swamp Road) and running back therefrom between parallel lines a distance of three hundred feet (300'), which said property is more particularly described as follows:

Beginning at a point on the easterly side of Big Bethel Road a distance of 75 feet in a northerly direction from the point where the northerly line of the right-of-way created by deed dated September 12, 1946 between E. S. Morris, et ux, which deed is recorded in the Clerk's Office of the Circuit Court of Hampton, Virginia in Deed Book 138, page 224, intersects the easterly line of Big Bethel Road, which said point of beginning is marked by an iron pipe, and from the point of beginning thus established running thence in an easterly direction a distance of 300 feet to a point marked by an iron pipe along a straight line approximately parallel with the northerly line of the above mentioned right-of-way and approximately at right angles with Big Bethel Road, running thence in a northerly direction along a straight line approximately parallel with the southerly line of Big Bethel Road a distance of 100 feet to a point marked by an iron pipe; running thence in a westerly direction in a straight line parallel with the line

constituting the southerly line of the property herein described, a distance of 300 feet to a point in the easterly line of Big Bethel Road marked by an iron pipe; running thence in a southerly direction along a line coincident with the easterly line of Big Bethel Road a distance of 100 feet to the point of beginning.

Less and excepting all that certain property conveyed to the City of Hampton, Virginia by deed dated March 14, 1968 and recorded in the Hampton Clerk's Office in Deed Book 404, page 285 and more particularly described therein.

4. I further certify that as of the date of this certification, the following is a list of the deed restrictions or covenants of record, title defects, deeds of trust, liens or encumbrances affecting, or potentially affecting, any portion of the Property proposed to rezoned:
 - a. Typical utility easements.

Date: July 5, 2015

KAUFMAN & CANOLES
Attorneys at Law

By: 

Lawrence G. Cumming
2236 Cunningham Drive, Hampton, VA 23666
Telephone: (757) 224-2900

FRANCISCUS HOMES, INC.

TITLE CERTIFICATION AND LIEN DISCLOSURE

The undersigned, attorney for the owner of the property located at **1020 Big Bethel Road, Hampton, Virginia 23666, RPC 4001447** (the "Property") to be rezoned, hereby certifies, as required by § 24-3(5) of the Zoning Ordinance of the City of Hampton, Virginia, as follows:

1. Current title to the Property is in the name of Pamela Taylor Gregory.
2. The Property was acquired by Pamela Taylor Gregory as follows: The Property was purchased by Earl S. Morris from Maud H. Morris, et als by deed dated October 6, 1927, recorded in the Hampton Clerk's Office in Deed Book 81, page 5. Earl S. Morris died on March 19, 1964 and pursuant to the terms of his Last Will and Testament, recorded in the Hampton Clerk's Office in Will Book 20, page 70, the Property was inherited by his surviving wife, Gladys Morris. Gladys Morris died on July 10, 1967 and pursuant to the terms of her Last Will and Testament, recorded in the Hampton Clerk's Office in Will Book 23, page 318, the Property was inherited by her children, Earl S. Morris, Jr. and Willadean Morris Taylor, in equal shares. Willadean Morris Taylor died on November 30, 2002 and pursuant to the terms of her Last Will and Testament, recorded in the Hampton Clerk's Office on January 20, 2015 as Fiduciary Instrument Number 150000081, her one-half interest in the Property passed to her daughter, Pamela Taylor Gregory. Earl S. Morris, Jr. died on October 26, 2010 and pursuant to the terms of his Last Will and Testament, recorded in the Hampton Clerk's Office in Will Instrument Number 100002376, his one-half interest in the Property passed to his niece, Pamela Taylor Gregory.
3. The legal description of the Property is as follows:

All that certain lot, piece or parcel of land located in the City of Hampton, Virginia (formerly Wythe District, Elizabeth City County) and bounded on the North by other land now or formerly of Maud H. Morris, et als, on the East by the land now of formerly of Johnson, on the South by the land now or formerly of T. L. Saunders, and on the West by the land now or formerly of Maud H. Morris.

Less and excepting all that certain property conveyed to Earl S. Morris, Jr. and Clarice F. Morris, husband and wife, as tenants by the entireties, from Earl S. Morris and Gladys Morris, his wife, by deed dated August 17, 1953 and recorded in the Hampton Clerk's Office in Deed Book 209, page 369 and more particularly described therein.

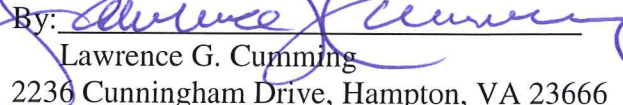
Less and excepting all that certain property conveyed to the City of Hampton, Virginia by deed dated March 20, 1968 and recorded in

the Hampton's Clerk's Office in Deed 404, page 486 and more particularly described therein.

4. I further certify that as of the date of this certification, the following is a list of the deed restrictions or covenants of record, title defects, deeds of trust, liens or encumbrances affecting, or potentially affecting, any portion of the Property proposed to rezoned:
- a. Twenty foot (20') wide right-of-way, created by easement dated September 12, 1946 and recorded in the Hampton Clerk's Office in Deed Book 138, page 224.
 - b. Typical utility easements.

Date: July 5, 2015

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FRANCISCUS HOMES, INC.

TITLE CERTIFICATION AND LIEN DISCLOSURE

The undersigned, attorney for the owner of the property located at **960 Big Bethel Road, Hampton, Virginia 23666, RPC 4001445** (the "Property") to be rezoned, hereby certifies, as required by § 24-3(5) of the Zoning Ordinance of the City of Hampton, Virginia, as follows:

1. Current title to the Property is in the name of SLL Properties, LLC.
2. The Property was acquired by SLL Properties, LLC from Hester Saunders Ward, individually, Hester Saunders Ward, surviving Trustee under the Saunders Inter Vivos Trust dated December 14, 1990, Hester Saunders Ward, surviving executor of the estate of Violet Saunders, David Neil Chandler and Lisa Gail Grimm by deed dated May 10, 2006 and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia as Instrument Number 060014401.
3. The legal description of the Property is as follows:

All that certain lot, piece or parcel of land located in the City of Hampton, Virginia, known, designated and described as "121,162 S.F., 2.78 Ac." as shown on that certain plat entitled, "SURVEY OF PROPERTY PREPARED FOR MARIO BUFFA, BEING A PARCEL OF LAND CONTAINING 2.78 ACRES, LYING ALONG BIG BETHEL ROAD, CITY OF HAMPTON, VIRGINIA", dated November 26, 2005, made by Peninsula Engineering & Surveying, a copy of which said plat is attached to that deed from Hester Saunders Ward et als to SLL Properties, LLC dated May 10, 2006 and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia as Instrument Number 060014401.

4. I further certify that as of the date of this certification, the following is a list of the deed restrictions or covenants of record, title defects, deeds of trust, liens or encumbrances affecting, or potentially affecting, any portion of the Property proposed to be rezoned:
 - a. Credit Line Deed of Trust made by SLL Properties, LLC, dated September 9, 2010 to Philip M. Rudisill, Trustee and Brian K. Skinner, Trustee to secure a loan in the original principal amount of \$798,329.46 to TowneBank, recorded in the Hampton Clerk's Office as Instrument Number 100011474.
 - b. Proffer Agreement dated August 21, 2013 and recorded in the Hampton Clerk's Office as Instrument Number 130014631 by SLL Properties, LLC as the property owner and TR Development Hampton, LLC as the contract purchaser regarding a former rezoning attempt of the property for use as a funeral home.

- c. Deed of Easement Dedication dated January 9, 2009 and recorded in the Hampton Clerk's Office as Instrument Number 090003196 from SLL Properties, LLC to the City of Hampton for two permanent variable traffic control easements.
- d. Typical utility easements.

Date: July 5, 2015

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FRANCISCUS HOMES, INC.

TITLE CERTIFICATION AND LIEN DISCLOSURE

The undersigned, attorney for the owner of the property located at **1014 Big Bethel Road, Hampton, Virginia 23666, RPC 4001446** (the "Property") to be rezoned, hereby certifies, as required by § 24-3(5) of the Zoning Ordinance of the City of Hampton, Virginia, as follows:

1. Current title to the Property is in the name of SLL Properties, LLC.
2. The Property was acquired by SLL Properties, LLC from Patricia A. Mainor by deed dated March 22, 2006 and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia as Instrument Number 060007717.
3. The legal description of the Property is as follows:

All that certain lot, piece or parcel of land located in the City of Hampton, Virginia and being more particularly bounded and described as follows: Beginning at an iron pin situate in the southern edge of an existing dirt road at its intersection point with Royce Drive, thence in a line common with property now or formerly of Kenneth R. Miller and Sandra S. McKeen, South 20 degrees 00' 00" West a distance of 126.80 feet to an iron pin; thence North 79 degrees 39' 13" West a distance of 458.90 feet to an iron pin situate in the eastern right-of-way line of Big Bethel Road; thence following the eastern right-of-way line of Big Bethel Road in a northerly direction, which curve has a radius of 6.1514 feet and a length of 124.50 feet to an iron pin, which iron pin is situate at the intersection point between the aforesaid dirt road and Big Bethel Road; thence following the southern line of said dirt road South 79 degrees 54' 30" East a distance of 499.45 feet to an iron pin, all as shown on a certain plat made by Miller-Stephenson & Associates, P.C., Engineers, Surveyors and Planners, 5033 Rouse Drive, Virginia Beach, Virginia 23462, a copy of which plat is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Deed Book 958, page 1563.

4. I further certify that as of the date of this certification, the following is a list of the deed restrictions or covenants of record, title defects, deeds of trust, liens or encumbrances affecting, or potentially affecting, any portion of the Property proposed to be rezoned:
 - a. Deed of Trust made by SLL Properties, LLC, dated March 24, 2006 to William T. Hodsdon, Trustee and Gerald L. Passaro, Trustee to secure a loan in the original principal amount of \$100,000.00 to TowneBank, recorded in the Hampton Clerk's Office as Instrument Number 060007718.

- b. Credit Line Deed of Trust made by SLL Properties, LLC, dated September 9, 2010 to Philip M. Rudisill, Trustee and Brian K. Skinner, Trustee to secure a loan in the original principal amount of \$798,329.46 to TowneBank, recorded in the Hampton Clerk's Office as Instrument Number 100011474.
- c. Typical utility easements.

Date: July 5, 2015

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