



Amended
Application for
Conditional Privilege



Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

1. PROPERTY INFORMATION

Address or Location (1) 978 Big Bethel Road, Hampton, Virginia
(2) 1014 Big Bethel Road, Hampton, Virginia
 LRSN (1) 4001445 (1) C-1
(2) 4001446 (2) R-11
 Zoning District

Current Land Use Vacant Land

Proposed Land Use Funeral Home and Crematorium

The proposed use will be in: an existing building a new addition a new building
 The lot line between Parcel 1 and Parcel 2 will be vacated.

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name SLL Properties, LLC, J. Robert Harris, III, Manager
 Address 34 Queens Way City Hampton State VA Zip 23669
 Phone (757) 722-2131 Email JRobertHarris@justice.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name TR Development Hampton, LLC
 Address 5900 E Virginia Beach Blvd. City Norfolk State VA Zip 23502
 Phone (757) 459-2374 Email ChrisS@CDSI-VA.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name Michael G. Sweeney, Esq.
 Address 1105 Madison Plaza, Suite 120 City Chesapeake State VA Zip 23320
 Phone (757) 819-6980 Email msweeney@alo.hrcocmail.com

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is not an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity SLL Properties, LLC

Signed by:

Name (printed) J. Robert Harris, III, Its (title) Manager

Signature [Signature] Date 2/25/13

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

<small>OFFICE USE ONLY</small>		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Supplemental Form (if required)
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)

AMENDED NARRATIVE STATEMENT

Amended Application for Conditional Privilege
978 Big Bethel Road, Hampton, Virginia, PIN/LRSN No. 4001445
1014 Big Bethel Road, Hampton, Virginia, PIN/LRSN No. 4001446

I. Need For Conditional Privilege.

Current Condition of Parcel I.

Parcel No. 04C038 00 00000, LRSN No. 4001445
978 Big Bethel Road, Hampton, Virginia
Acres: 2.7815 acres
Current Zoning: C-1, vacant lot
Proposed Zoning: C-2
Proposed Use: Funeral Home and Crematorium

Current Condition of Parcel II.

Parcel No. 04C039 00 00000, LRSN No. 4001446
1014 Big Bethel Road, Hampton, Virginia
Acres: 1.86 acres
Current Zoning: R-11, vacant lot
Proposed Zoning: C-2
Proposed Use: Parking area and storm water facility to serve funeral home and crematorium

II. Proposed Use Of The Site.

Parcel I

The applicant proposes a Conditional Privilege so as to construct and operate a funeral home and crematorium.

Parcel II

The applicant proposes a Conditional Privilege so as to construct a parking area and storm water facility to serve the funeral home and the crematorium.

III. Description of the New Structures and Square Footage.

Parcel I

The applicant plans to construct a single-story a funeral home and crematorium at Parcel I. The building materials and roof line shall consist of upscale, quality building

materials and shall be constructed so as to be compatible with the surrounding area. Please see the attached site plan, floor plan, and elevation of the proposed structures.

Parcel II

The applicant plans to construct a parking area and a storm water facility to serve the funeral home and the crematorium. Please see the attached site plan.

IV. Operational Details of the Funeral Home and Crematorium.

Parcel I

Description of the Funeral Home and Crematorium Business.

The name of the business shall be Taylor-Robinson Funeral & Cremation Services ("Taylor-Robinson"). Taylor-Robinson shall assist families with all of the arrangements which must be addressed upon the passing of a loved one. Such arrangements shall include the selection of the type of funeral or memorial service desired by the family as well as all other details and arrangements. A family may select a religious, military, non-denominational, or fraternal memorial service. Taylor Robinson shall assist families with cremation and embalming services. Taylor-Robinson shall also assist families with such decisions as the selection of a casket or cremation urn. It will assist families with the selection of a cemetery and a burial location as well as the transportation to the cemetery. It will also assist families with whether to have their loved one placed in a vault or crept. Taylor-Robinson shall assist families with a well-thought plan for the memorial service including the selection of speakers for the eulogy, flowers, scripture readings, music, pallbearers, obituary, and such other details involved in a funeral service.

Number of Employees.

Taylor-Robinson anticipates employing 4 full-time employees and 2 part-time employees at the funeral home. Taylor-Robinson shall employ a business manager and an operations manager. The business manager shall manage the day-to-day affairs of the business and assist with funeral arrangements. The operations manager shall assist with embalming and cremation services and also assist with funeral arrangements. Both the business manager and the operations manager shall be licensed funeral home providers. Taylor-Robinson shall also employ a full-time administrative assistant and a part-time administrative assistant. The administrative assistants shall support the business manager and the operations manager with their clerical needs. Taylor-Robinson shall also employ a full-time driver and a part-time driver to assist with the transportation needs of the funeral home.

Hours of Operation.

The hours of operation for the funeral home/crematory shall consist of Monday through Friday, 9 a.m. to 8 p.m., Saturday from 9 a.m. to 5 p.m. All other hours of operation shall be by appointment only so as to meet the needs of families.

V. Number of Proposed Parking Spaces.

Please see the attached site plan for the number of parking spaces.

VI. Circulation of Vehicular Traffic on Site and To and From the Site.

Please see the attached site plan for the circulation of vehicular traffic on site and to and from the site.

VII. Description of Ownership/Management of the Business.

Taylor Robinson Development Hampton, LLC is a Virginia limited liability company and it shall own the land and buildings at the site. The members of Taylor Robinson Development Hampton, LLC are Roselyn Taylor, Michael Robinson and Christopher Suber. The funeral home and crematorium facility shall be operating by Taylor Robinson Funeral and Cremation Services, Inc. It shall be a Virginia corporation and the stockholders of the corporation shall be Roselyn Taylor, Michael Robinson and Christopher Suber.

Roselyn Taylor shall act as the Business Manager for Taylor-Robinson. Ms. Taylor holds an Associate Degree in Applied Science and she is a licensed funeral home provider. Ms. Taylor has assisted families with funeral home services for over seven years. Ms. Taylor has a sincere desire to assist families who have suffered the loss of a loved one and need the assistance of a funeral home. She will strive to maintain the highest level of integrity and professionalism as demanded in the operation of a funeral home.

Michael Robinson shall act as the Operations Manager for Taylor-Robinson. Mr. Robinson is a licensed funeral home provider and he has over 16 years of experience in assisting families in their time of need with funeral arrangements. Mr. Robinson believes that it is a privilege to serve and assist families in Hampton at such a difficult time such as the loss of a family member or friend. Utilizing his extensive knowledge and experience in the operation of a funeral home, Mr. Robinson shall provide families with guidance and input for a memorial service of a loved one. Mr. Robinson has a compassion for families who have suffered the loss of a loved one. He desires to maintain the highest amount of integrity and professionalism as demanded in the operation of a funeral home.

Christopher R. Suber shall act in an advisory role with regard to the operation of Taylor-Robinson Funeral Home. Mr. Suber is the founder and president of Construction Development Services, Inc. ("CDSI"). CDSI is a minority-owned general contracting

firm which has received 8(a) approval from the Small Business Administration. CDSI has experienced steady growth since its inception in the year 2000. CDSI is a Class A general contractor and has developed a strong reputation for its skill and workmanship in the construction industry. Mr. Suber shall lend his talent and business experience to insure that Taylor Robinson funeral home is a success.

VIII. CONCLUSION

Parcel I

Parcel I is currently zoned C-1 and consist of a vacant lot. The applicant proposes to rezone the parcel from C-1 to C-2 and seeks a conditional privilege to construct and operate a funeral home and crematorium.

Parcel II

Parcel II is currently zoned R-11 and consists of a vacant lot. The applicant proposes to rezone the parcel from R-11 to C-2 and seeks a conditional privilege to construct a parking area and storm water facility to serve the funeral home and the crematorium.

The applicant shall vacate the lot line between Parcel 1 and Parcel 2.

One of the goals of The Hampton Community Plan is to attract private business to Hampton and a healthy business climate.

"A strong business environment is the backbone of a community. Jobs and private investment fuel the local economy and also provide the resources that pay for many community services and quality of life projects. If Hampton is to achieve its vision of being the most livable city in Virginia, it must have a healthy business climate." Please see the Hampton Community Plan, Article II, Vision and Goals, VG-2.

Economic Development policy 1 states as follows:

"Retain, expand, and attract businesses that provide jobs with family supporting wages." Please see the Hampton Community Plan, Article VIII, Economic Development, ED-23.

Economic Development policy 4 states as follows:

Nurture small and start-up businesses" Please see the Hampton Community Plan, Article VIII, Economic Development, ED-23.

Economic Development policy 10 states as follows:

"Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties within the city. " Please see the Hampton Community Plan, Article VIII, Economic Development, ED-23.

The applicant desires to utilize the parcels located at 978 and 1014 Big Bethel Road, Hampton, Virginia, to construct and operate a funeral home and crematorium. The applicant will be making a substantial investment in the community, creating a new business and creating new jobs for the citizens of Hampton. Based upon the applicants proven experience in the funeral home business, the new facility is sure to be a successful venture. The applicant's proposed use of the property is consistent with the goals, objectives, and policies of the Hampton Community Plan. The applicants proposed use of the property is compatible with the surrounding area and shall enhance the community.

LEGEND

- IRON ROD/PIPE FOUND
 - R.R. SPIKE FOUND
 - P.K. NAIL FOUND
 - FENCE POST FOUND & USED
 - DRILL HOLE FOUND
 - ★ LIGHT POLE
 - DRAIN INLET
 - CONCRETE ACCENT LIGHTING BASE
 - 4" LAMP POST
 - LIGHT POLE ON CONCRETE BASE
 - CURB DROP INLET
 - S.C.O. SANITARY CLEAN OUT
 - SPRINKLER CONTROL VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - HANDICAPPED PARKING SIGN
 - DIRECTION OF FLOW
- IRON ROD/PIPE SET
 - R.R. SPIKE SET
 - P.K. NAIL SET
 - X— BREAK POINT
 - X— FENCE LINE
 - O/E— OVERHEAD POWERLINE
 - BLDG. BUILDING
 - ELEC. TRANS. ELECTRIC TRANSFORMER
 - STM. M.H. STORM MANHOLE
 - M.H. MANHOLE
 - R.O.W. RIGHT OF WAY
 - M.B. MAP BOOK
 - D.B. DEED BOOK
 - P.I. POINT OF INTERSECTION
 - N/F NOW OR FORMERLY
 - RCP REINFORCED CONCRETE PIPE

STATEMENT OF ENCROACHMENTS:

NO ENCROACHMENTS

SCHEDULE "B" ITEMS PER COMMITMENT FOR TITLE

INSURANCE DATED: AUGUST 2, 2012
ISSUED UNDER FILE NO. CT-725-S

3. EASEMENTS AND DEDICATION TO THE CITY OF HAMPTON AS RECORDED INSTRUMENT NUMBER 090003196. (AS SHOWN)
4. EASEMENTS GRANTED THE CITY OF HAMPTON BY DOCUMENT RECORDED IN DEED BOOK 1193, PAGE 617. (DOES NOT APPLY TO SUBJECT PROPERTY)
5. EASEMENTS GRANTED THE CITY OF HAMPTON BY DOCUMENT RECORDED IN DEED BOOK 472, PAGE 188. (DOES NOT APPLY TO SUBJECT PROPERTY)
6. EASEMENTS GRANTED THE CITY OF HAMPTON BY DOCUMENT RECORDED IN DEED BOOK 472 PAGE 192. (AS SHOWN)
7. TITLE TO AND RIGHTS OF OTHERS IN AND TO THE ROAD REFERENCED IN DOCUMENTS IN THE CHAIN OF TITLE INCLUDING DEED BOOK 314 PAGE 221 AND DEED BOOK 314, PAGE 219. (DOES NOT APPLY TO SUBJECT PROPERTY)
8. INGRESS EGRESS EASEMENT REFERENCED IN THE CHAIN OF TITLE INCLUDING DEED BOOK 138, PAGE 224. (AS SHOWN)
9. EASEMENTS, OLD ROAD AND ALL MATTERS AS DOCUMENTED AND SHOWN IN DEED BOOK 314, PAGE 221 AND DEED BOOK 314, PAGE 219. (DOES NOT APPLY TO SUBJECT PROPERTY)
10. INGRESS EGRESS EASEMENT REFERENCED AND/OR SHOWN IN DEED BOOK 472, PAGE 188. (AS SHOWN)

CERTIFICATION

TO: T R DEVELOPMENT HAMPTON LLC, SLL PROPERTIES, L.L.C., FIDELITY NATIONAL TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 8, 11(c), 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPT. 19, 2012.



SIGNED: _____

DATE: _____

LEGAL DESCRIPTION

PARCEL I:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA, KNOWN, DESIGNATED AND DESCRIBED AS "121,162 S.F., 2.78 AC." AS SHOWN ON THAT CERTAIN SURVEY 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 SURVEY IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA WITH INSTRUMENT RECORDED AS INSTRUMENT NUMBER 060014401. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE WESTERN BOUNDARY LINE OF THE SUBDIVISION OF NORTHAMPTON, SECTION FOUR; SAID POINT BEING 126.80' FROM THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF ROYCE DRIVE AND THE WESTERN BOUNDARY LINE OF THE SUBDIVISION OF NORTHAMPTON, SECTION FOUR; THENCE ALONG THE WESTERN BOUNDARY LINE OF THE SUBDIVISION OF NORTHAMPTON, SECTION FOUR S 19°10'00" W A DISTANCE OF 362.81' TO A POINT; THENCE S 81°21'20" W A DISTANCE OF 105.38' TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF BIG BETHEL ROAD; THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF BIG BETHEL ROAD N 42°04'35" W, A DISTANCE OF 108.89' TO A POINT; THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY LINE OF BIG BETHEL ROAD ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 615.14', AN ARC LENGTH OF 393.28' TO A POINT; THENCE S 80°28'27" W, A DISTANCE OF 458.82' TO THE POINT OF BEGINNING.

PARCEL II:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING 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 THE PROPERTY NOW OR FORMERLY OF KENNETH R. MILLER AND SANDRA S. MCKEEN, S 19°10'00" W 124.43 FEET TO AN IRON PIN; THENCE N 80°28'27" W 458.82 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 615.14 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 80°28'27" E 499.63 FEET TO AN IRON PIN, ALL AS SHOWN ON A CERTAIN PLAT MADE BY MILLER-STEPHENSON & ASSOCIATES, P.C., ENGINEERS, SURVEYORS AND PLANNERS, A COPY OF WHICH IS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA IN DEED BOOK 958, PAGE 1563.

GENERAL NOTES

1. SUBJECT PROPERTY CONTAINS 180,215 SQ. FT. OR 4.14 ACRES (INCLUDING EASEMENTS AND RESERVATIONS).
2. ALL UTILITIES SERVING PROPERTY ARE UNDERGROUND UNLESS OTHERWISE NOTED.
3. BEARING SYSTEM BASED ON RECORDED PLAT, INSTRUMENT NUMBER 090003196.
4. PROPERTY ZONED C-1(PARCEL I) & R-11(PARCEL II).
5. BUILDING SETBACKS FOR R-11 ZONING: FRONT YARD: THIRTY (30) FEET; SIDE YARD: THE SUM OF THE SIDES THEREOF SHALL BE NOT LESS THAN TWENTY-FIVE (25) PERCENT OF THE LOT'S WIDTH MEASURED AT THE BUILDING SETBACK LINES; REAR YARD: TWENTY (20) FEET. BUILDING SETBACKS FOR C-1 ZONING: FRONT YARD: NONE; SIDE YARD: WHERE A LOT IN A C-1 DISTRICT ADJOINS A LOT IN ANY RESIDENTIAL DISTRICT, AT THAT LINE, A SIDE YARD OF TEN (10) PERCENT OF THE LOT'S WIDTH SHALL BE PROVIDED, BUT IN NO CASE LESS THAN TEN (10) FEET; REAR YARD: TEN (10) PERCENT OF THE DEPTH OF THE LOT, BUT SUCH REAR YARD NEED NOT EXCEED THIRTY (30) FEET.
6. ALL UTILITIES ENTER/EXIT THE PROPERTY EITHER THROUGH RECORDED EASEMENTS OR PUBLIC RIGHTS-OF-WAY.
7. NO BUILDING IN AN R-11 DISTRICT SHALL EXCEED THIRTY-FIVE (35) FEET IN HEIGHT; NO BUILDING IN A C-1 DISTRICT SHALL EXCEED TWO AND ONE-HALF (2½) STORIES OR THIRTY-FIVE (35) FEET IN HEIGHT.

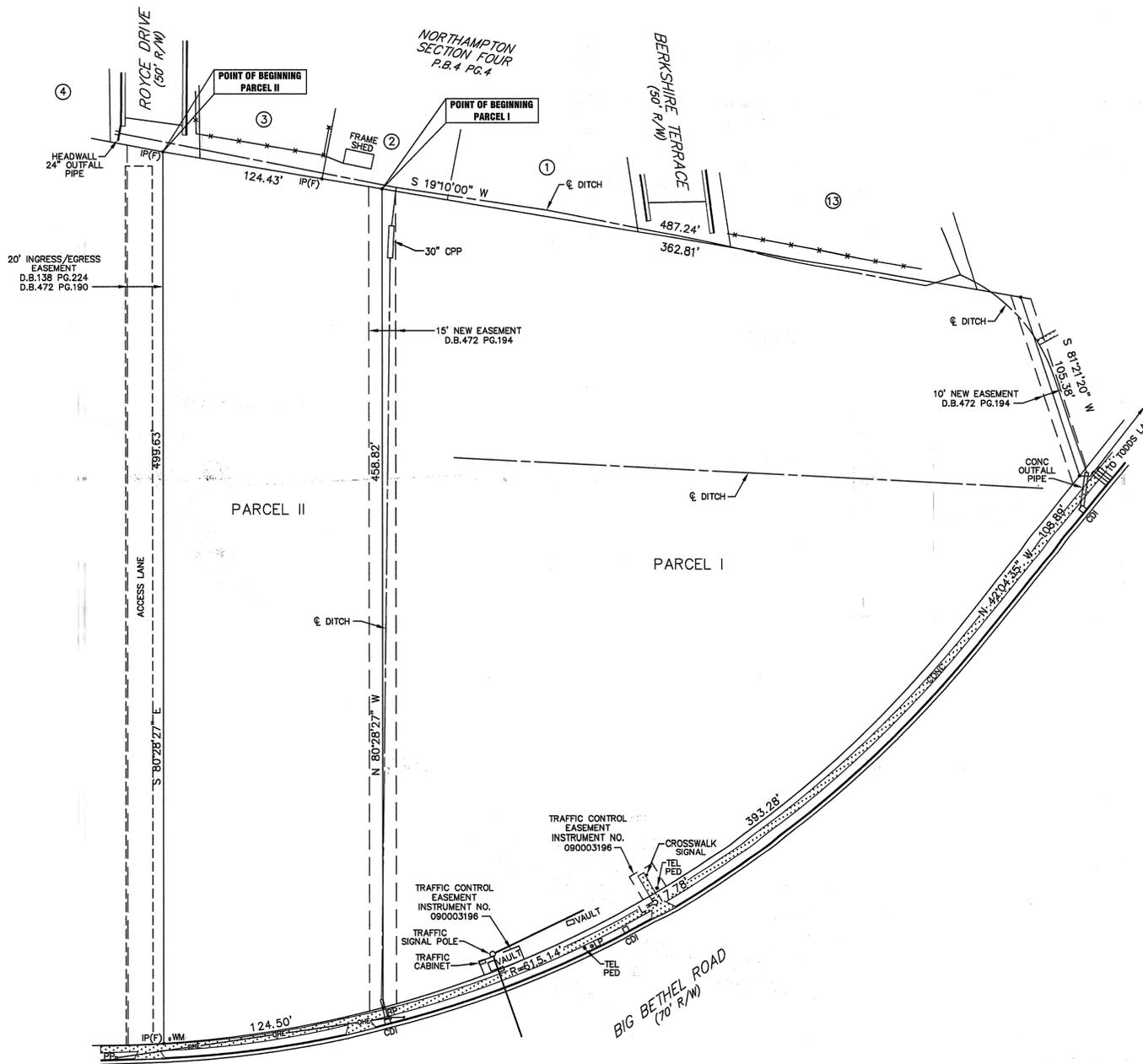
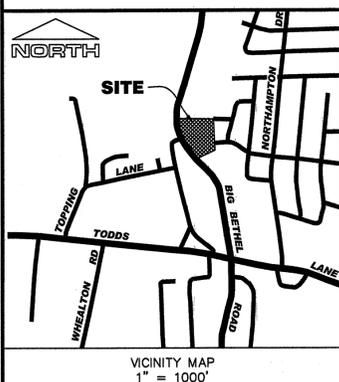
FLOOD NOTE

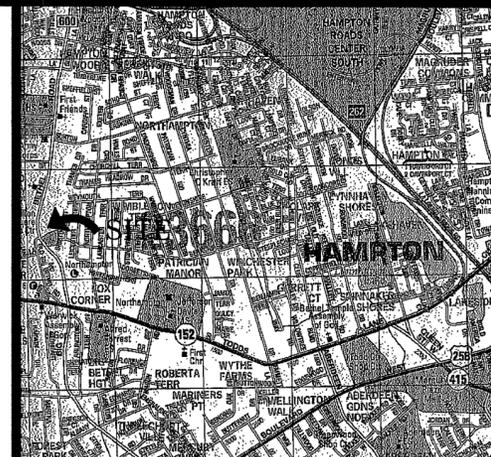
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (UN-SHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 515527-0116G, REVISED DATE OF AUGUST 16, 2011. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

**ALTA/ACSM LAND TITLE SURVEY
OF
978 & 1014 BIG BETHEL ROAD
HAMPTON, VIRGINIA**

WARD M. HOLMES
LAND SURVEYOR, P.C.
9225 GRANBY STREET
NORFOLK, VIRGINIA 23503
P: 757-480-1230 FAX: 757-583-7390
EMAIL: wmls@verizon.net

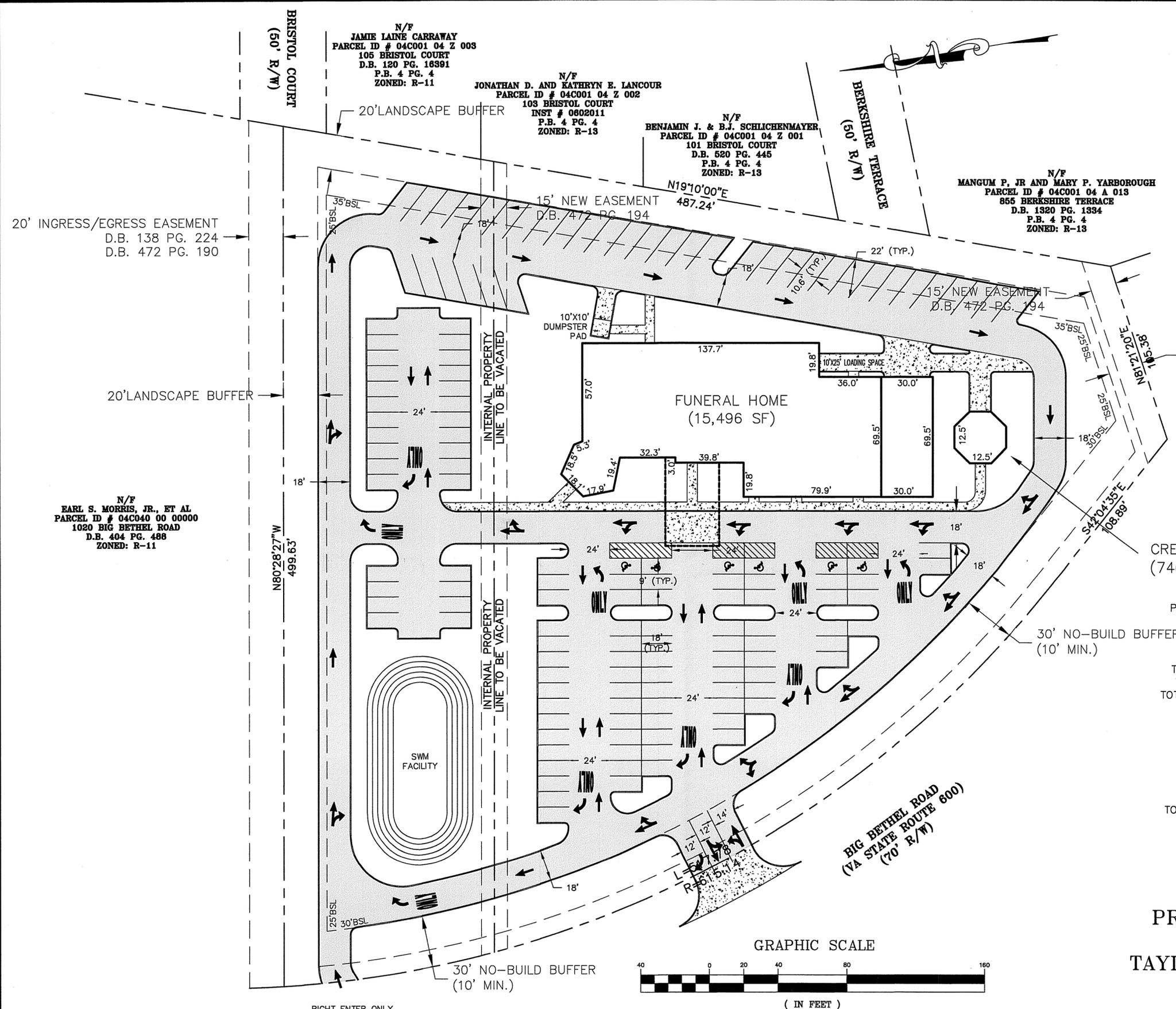
DATE: SEPTEMBER 19, 2012 REVISED: OCT. 4, 2012
SCALE: 1" = 40'
DRAWN BY: DHH CHECKED BY: WMH
JOB NO. 12-774-ALTA SHEET 1 OF 1





VICINITY MAP - SCALE 1"=2000'

ADC PERMIT # - 20299647



20' LANDSCAPE BUFFER
 N/F
PAVILION SQUARE I LLC ETAL
 PARCEL ID # 04C037 B00 00000PCA
 936 BIG BETHEL ROAD
 INST # 050013820
 ZONED: C-1
 ROSELYN TAYLOR AND MICHAEL ROBINSON
 5900 EAST VIRGINIA BEACH BLVD, SUITE 602
 JANAF OFFICE BUILDING
 NORFOLK, VIRGINIA 23502
 757-719-8489

SITE ADDRESS: 1014 BIG BETHEL ROAD
 TAX MAP NUMBER(S):
 04C038 00 00000
 04C039 00 00000
 EXISTING ZONING:
 04C038 00 00000: C-1
 04C039 00 00000: R-11
 PROPOSED ZONING: C-2
 PROPOSED USE: FUNERAL HOME AND CREMATORIUM

TOTAL SITE AREA: 180,288 SF (4.14 ACRES)
 TOTAL AREA OF BUILDING: 16,242 SF (0.37 ACRE)
 TOTAL AREA OF PARKING: 78,548 SF (1.80 ACRES)
 TOTAL AREA OF CONCRETE: 5,064 SF (0.12 ACRE)
 TOTAL AREA OF IMPERVIOUS: 99,854 SF (2.29 ACRE)

REQUIRED PARKING:
 FUNERAL HOME: 1 SPACE PER 3 SEATS
 + 1 SPACE PER EMPLOYEE
 NUMBER OF SEATS: 400
 NUMBER OF EMPLOYEES: 7
 NUMBER OF SPACES REQUIRED: 141
 TOTAL NUMBER OF REGULAR SPACES REQUIRED: 135
 TOTAL NUMBER OF VAN ACCESSIBLE SPACES: 6
 PROVIDED PARKING:
 TOTAL NUMBER OF PARKING SPACES: 141
 REGULAR SPACES: 135 SPACES
 VAN ACCESSIBLE HANDICAP SPACES: 6

**PRELIMINARY SITE PLAN
 FOR
 TAYLOR-ROBINSON FUNERAL
 HOME**

**HAMPTON, VIRGINIA
 JANUARY 31, 2013
 CAE, INC.**

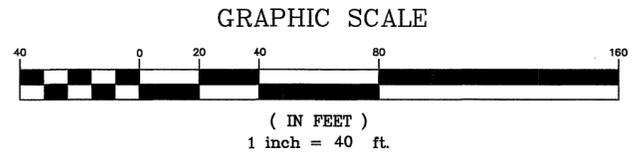
ENGINEERS, PLANNERS, AND CONSTRUCTION CONSULTANTS

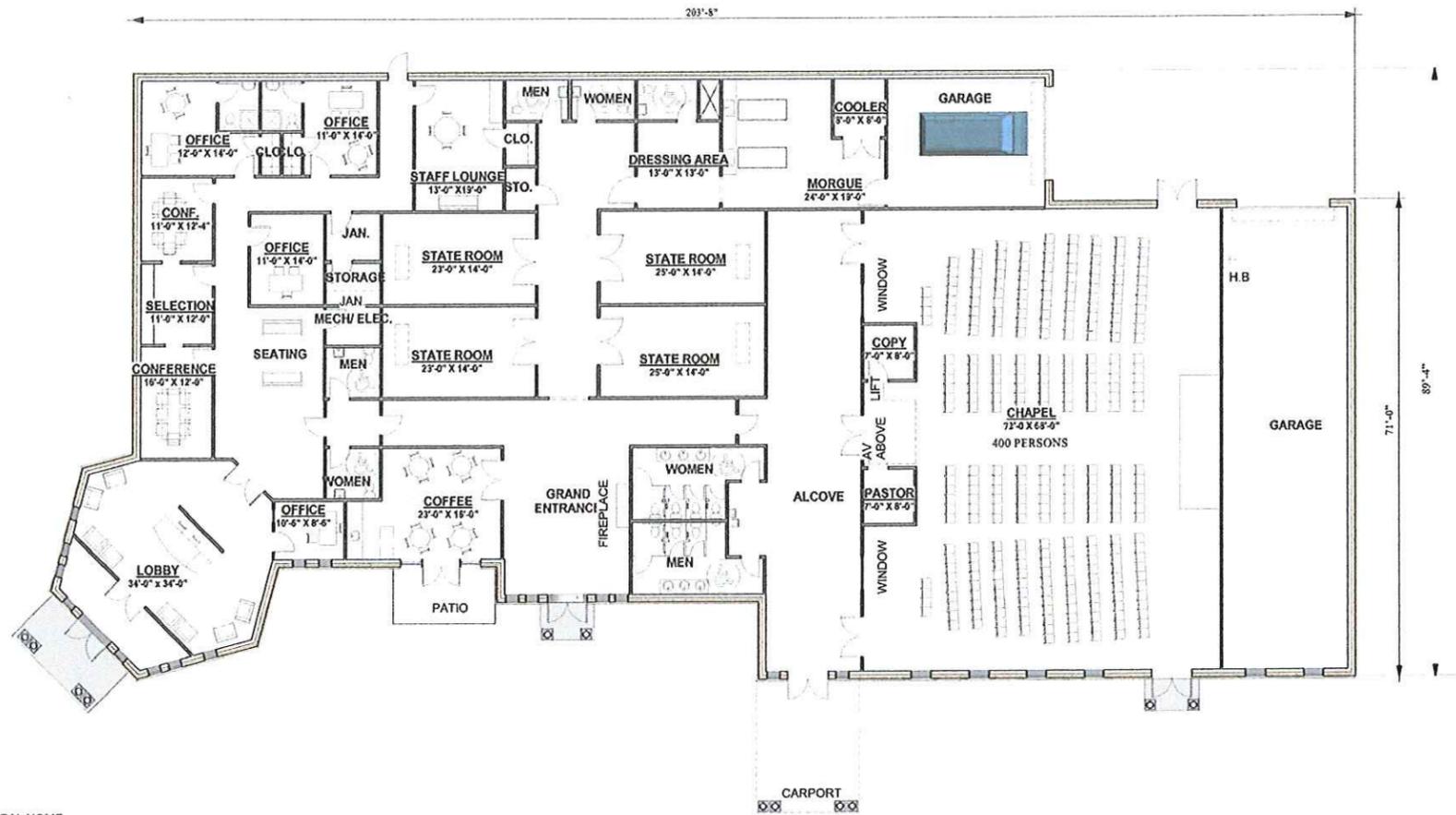
321 OFFICE SQUARE LANE, SUITE 101A
 VIRGINIA BEACH, VIRGINIA 23462-3655
 TELEPHONE: (757) 271-1576 (757) 271-1009 FAX

RECEIVED

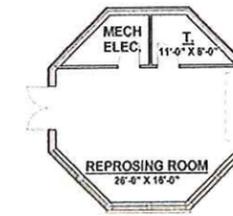
FEB 25 2013

PLANNING DEPT.





① FUNERAL HOME
3/32" = 1'-0"



③ CREMATORIUM
3/32" = 1'-0"



TAYLOR ROBINSION FUNERAL HOME

Date: 11/12

Scale: 3/32" = 1'-0"

WTG Design
ARCHITECTS, LLC

860 GREENBRIER CIRCLE SUITE 412, TOWER 1 CHESAPEAKE, VA 23320
PHONE: 757-578-7500 FAX: 757-578-7502

RECEIVED

FEB 25 2013

PLANNING DEPT.

CERTIFICATE OF ATTORNEY OPINION OF TITLE

I. TITLE VESTED IN:

SLL Properties, LLC, a Virginia limited liability company

II. PROPERTY ADDRESS:

Parcel I: 978 Big Bethel Road, Hampton, Virginia

Parcel II. 1014 Big Bethel Road, Hampton, Virginia

III. SOURCE DEED:

Parcel I. Deed dated May 10, 2006 and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument No. 060014401.

Parcel II. Deed dated March 22, 2006 and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument No. 06007717.

IV. LEGAL DESCRIPTION

Parcel I:

All that certain lot, piece or parcel of land situate lying and being in the City of Hampton, Virginia, known, designated and described as "121,162 S.F., 2.78 Ac." as shown on that certain survey 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 survey is recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia with Instrument recorded as *Instrument Number 060014401.

*Note: request surveyor to confirm proper recordation - copy from the title examiner shows the survey title cut off and incomplete. Note: same copy also appears to identify parcel point of beginning by n/f Pavilion Square L.L. C., et al - no footage cited for point of beginning. Also, note: this is a portion of a larger tract of property no Plat signed off by City; possible issues with subdivision of this parcel.

It being the property conveyed to SLL Properties, L.L.C. by deed dated 05/10/2006 and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 060014401.

Parcel II:

ALL THAT certain lot, piece or parcel of land, situate, lying and being 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, S 20 degrees 00' 00" W 126.80 feet to an iron pin; thence N 79 degrees 39' 13" W 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 Beth Road; thence following the southern line of said dirt road S 79 degrees 54'30"E 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, a copy of which is duly recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 958, page 1563.

It being the property conveyed to SLL Properties, L.L.C. by deed dated 03/22/2006 and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 060007717.

V. DEEDS OF TRUST:

Deed of Trust dated March 24, 2006 from SLL Properties, LLC to William T. Hodsen and Gerald L. Passaro, Trustees securing \$100,000 and payable to Townebank and recorded with the Clerk's Office for the Circuit Court of the City of Hampton Virginia as Instrument No. 060007718.

Deed of Trust dated September 9, 2010 from SLL Properties, LLC to Phillip M. Rudisil and Brian K. Skinner, Trustees securing \$798,329.46 and payable to Townebank and recorded with the Clerk's Office for the Circuit Court of the City of Hampton Virginia as Instrument No. 0100011474.

VI. JUDGMENTS/LIENS: None.

VII. PENDING LAWSUITS: None.

VIII. TAXES:

Parcel I.

City of Hampton Treasurer
Parcel No.: 04C038
Taxes Are Paid Semi Annually
Amount Due: \$3,622.84
Taxes are paid thru December 31, 2012
Delinquencies: None

ASSESSMENTS:

Land:	\$696,700
Improvements:	<u>-0-</u>
Total:	\$696,700

Parcel II.

City of Hampton Treasurer
Parcel No.:04C039
Taxes Are Paid Semi Annually
Amount Due: \$1,053.52
Taxes are paid thru December 31, 2012
Delinquencies: None

ASSESSMENTS:

Land:	\$186,000
Improvements:	<u>-0-</u>
Total:	\$186,000

IX. EASEMENTS AND RESTRICTIONS:

Easement and dedication to the City of Hampton as recorded in Instrument Number 090003196.

Easement granted to the City of Hampton as recorded in Deed Book 1193, Page 617.

Easement granted to the City of Hampton as recorded in Deed Book 472, Page 188.

Easement granted to the City of Hampton as recorded in Deed Book 472, Page 192.

Easement granted to the City of Hampton as recorded in Deed Book 314, Page 221.

Easement granted to the City of Hampton as recorded in Deed Book 314, Page 219.

Easement granted to the City of Hampton as recorded in Deed Book 138, Page 224.

Easements, restrictions and other matters, if any, appearing of record with the Circuit Court for the City of Hampton, Virginia as recorded therein.

The foregoing opinions are subject to the following qualifications:

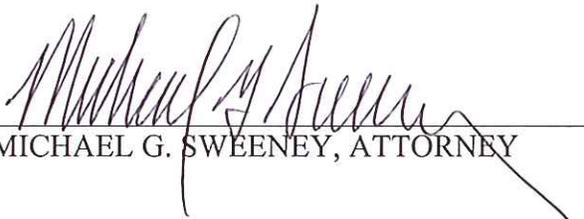
I have not made a physical inspection of the property nor have I made a review of any site or engineering plans or specifications for any improvements to be located on Parcel I or Parcel II to determine whether they comply with applicable provisions of federal, state and local laws, ordinances, rules and regulations.

The opinions expressed herein are limited to the laws of the State of Virginia and the United States of America, and no opinion is expressed as to any matter governed by the laws of any other state or jurisdiction.

This opinion is limited to the matters stated herein and no opinion shall be implied or inferred beyond the matters expressly stated. This opinion is rendered solely for your benefit, may not be relied upon by any other person or entity, and may not be used by or distributed to any other person or entity other than the usual and customary examination of your books and records and may not be reproduced, referred to or quoted in any records, statements, disclosure material or similar printed matter.

This certificate does not certify the metes and bounds of any surveys of these properties, rights of parties in possession, deficiency in quantity of land, boundary line disputes, unrecorded easements or leases, or any matters not of record which would be disclosed by an accurate survey or inspection of the parcels.

I hereby certify that I have examined the record of title for Parcel I and Parcel II as described herein from February September 12, 1946 through February 22, 2013, at 8:00 a.m. .



MICHAEL G. SWEENEY, ATTORNEY

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