



Application for Rezoning

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

OFFICE USE ONLY
Date Received:
February 12, 2025
Case Number: **RZ 24 - 00008**

1. PROPERTY INFORMATION

Address or Location 1263 W Queen St

LRSN 2000422 Current Zoning District M-2 Proposed Zoning District R-11

Current Land Use Vacant

Proposed Land Use Single Family Residence

The proposed use will be in: an existing building a new addition a new building

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

Owner's Name OBT Virginia Investors LLC

Address 1224 Executive Blvd #102 City Chesapeake State VA Zip 23320

Phone 757-635-6248 Email Ellahomesllc@yahoo.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Avidan Itzhak

Address 1224 Executive Blvd #102 City Chesapeake State VA Zip 23320

Phone 757-635-6248 Email Avidanitzhak@gmail.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

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 OBT Virginia Investors LLC

Signed by:

Name (printed) Moti Halton, Its (title) _____

Signature *Moti Halton* Date 2/11/25

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 _____

OFFICE USE ONLY

Application Form

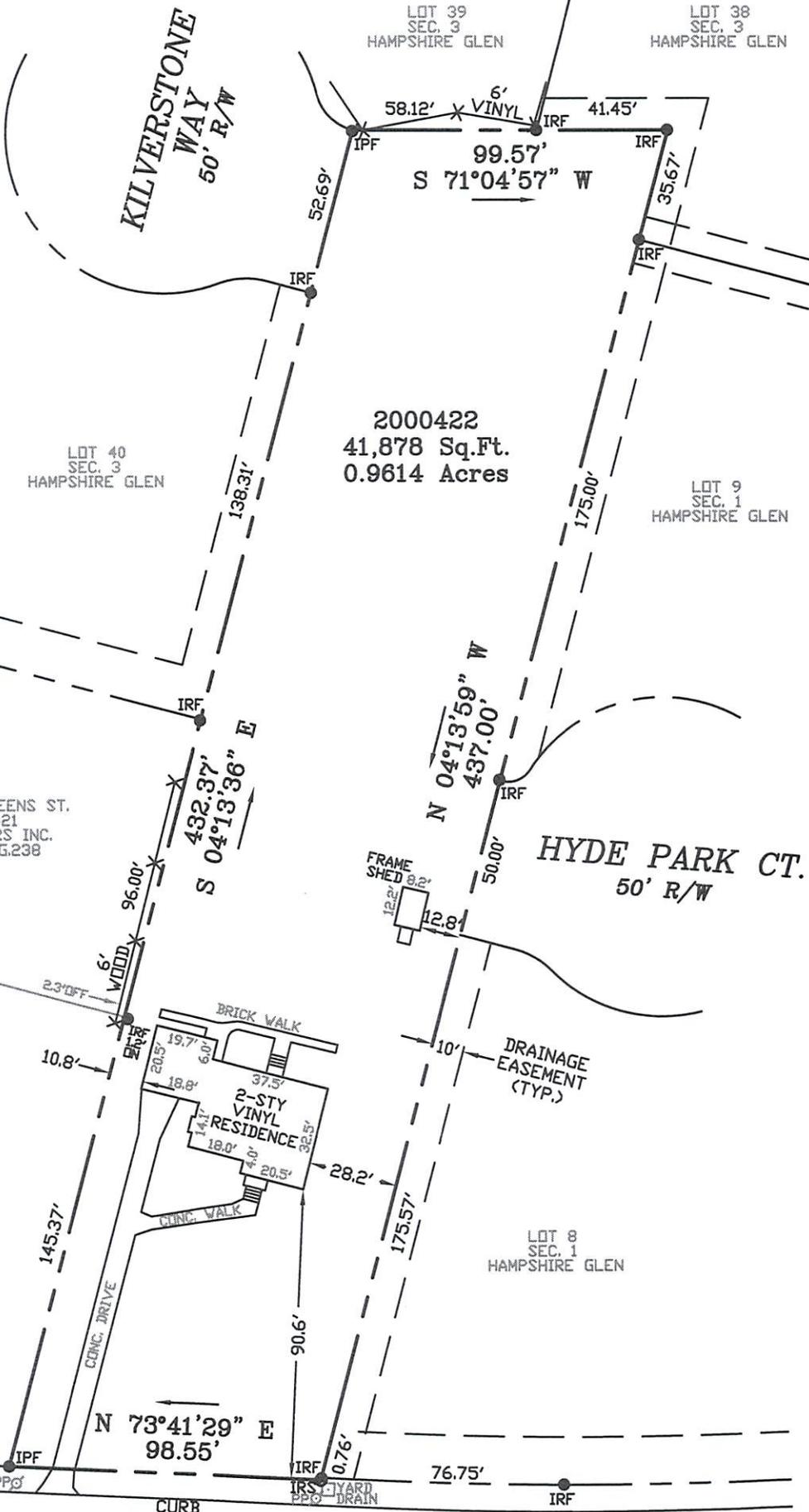
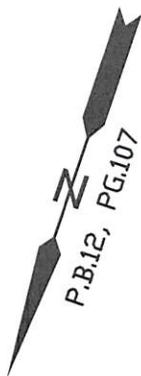
Narrative Statement

Proffer Statement

Application Fee

Survey Plat

Additional materials (if required)



NOTES:

- PARCEL: 2000422
- SURVEY PREPARED WITHOUT A TITLE REPORT, ALL EASEMENTS MAY NOT BE SHOWN
- CENTERLINE OF FENCE SHOWN
- FLOOD INSURANCE RATE MAP ZONE: X
MAP NO. 5155270025H
PANEL DATE: 5-16-2016
- REF: INST.#230009349
D.B.263, PG.175 (RD.TAKE)
D.B.266, PG.531 (RD.TAKE)
- THIS PROPERTY IS AT THE INTERSECTION WITH McDONALD RD

1259 W. QUEENS ST.
2000421
CARRITHERS INC.
D.B.444, PG.238

1259 W. QUEENS ST.
2000421
CARRITHERS INC.
D.B.444, PG.238

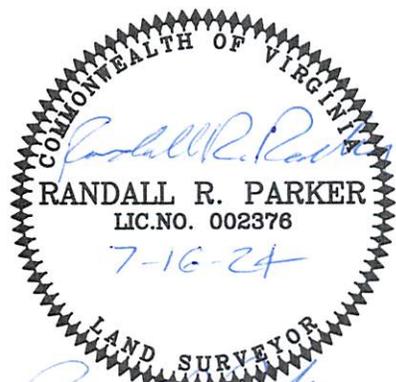
WEST QUEEN ST.
60' R/W

1263 WEST QUEEN ST.

PLAT OF THE PROPERTY TO BE CONVEYED TO
D&G BERLANTINY INVESTORS, LLC

PARCEL OF LAND
2000422
41,878 Sq.Ft./0.9614 Acres
KNOWN AS #1263 W. QUEEN ST.
HAMPTON, VIRGINIA

JOB #: 24-075	DRAWN: RRP	F.B.-PG: FOLDER	TO: AL	SCALE: 1"= 50'	DATE: 7-11-24
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I, Randall R. Parker HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT WAS SURVEYED ON THIS DATE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS EXCEPT AS SHOWN.

PARKER SURVEYING, INC.

6858 MICHAEL LANE
HAYES, VIRGINIA 23072
PHONE: 804-684-0600
parkersurveying@cox.net

Narrative Statement

Project Overview:

OBT Virginia Investors LLC requests to rezone the property located at 1263 West Queen Street, Hampton, Virginia, identified by LRSN 2000422, from M-2 (Light Manufacturing) to R-11 (Single-Family Residential). This rezoning will enable the subdivision of the existing vacant land into two lots, each hosting a new single-family residential dwelling. The proposed development aligns with the surrounding neighborhood's residential nature and supports the City's goals of providing more housing options within the community. The homes will follow the Charleston 4234 GR model, a thoughtfully designed plan that complements the area's aesthetic while meeting modern residential needs.

Need for Rezoning:

The current M-2 zoning does not permit single-family residential use, which is the intended development for this property. Additionally, the M-2 zone is an island in a sea of R-11 residential zoning, making the industrial designation incompatible with the surrounding area. Rezoning to R-11 will allow for the construction of new homes that are consistent with the area's residential character, providing a much more appropriate and beneficial use of the currently vacant land.

Introducing manufacturing or industrial uses in this primarily residential setting would negatively impact the neighborhood by disrupting the quiet, family-oriented atmosphere. Such uses could lead to increased noise, traffic, and other disruptions that would be out of place in the current community context. By rezoning to R-11, we ensure the land is put to a more harmonious and fitting use, enhancing the neighborhood's appeal while addressing the demand for additional housing in Hampton.

Proposed Use of the Site:

Upon rezoning, the site will be subdivided into two lots, with each lot accommodating a newly constructed single-family home. As shown in the site plan, both lots already have access to the cul-de-sac via Kilverstone Way and Hyde Park Court, providing convenient ingress and egress for future residents. This plan aims to develop high-quality residential properties that blend with the existing neighborhood aesthetics and contribute to a cohesive community environment.

Description of New Structures:

The Charleston 4234 GL model will be the house plan used for both homes. Each home will include approximately **2,450 square feet** of living space, featuring **4 bedrooms and 3 bathrooms**. Key design and construction details include:

- **Exterior:** Stylish and durable materials, including vinyl siding with stone accents, gabled roofs with **30-year architectural shingles**, and welcoming front porches.
- **Interior:** Open-concept floor plans with modern kitchens featuring granite countertops, stainless steel appliances, and contemporary cabinetry. The homes will also include spacious living areas, well-sized bedrooms, and luxury bathrooms.

- **Energy Efficiency and Resilience:** Each home will be prewired for **electric vehicle (EV) charging** and **emergency generators**. Energy-efficient windows, HVAC systems, and insulation will be installed to reduce utility costs and improve comfort. Additionally, gutter systems will be included to manage stormwater effectively.
- **Landscaping:** Each lot will feature trees native to Southeast Virginia, enhancing the aesthetic and contributing to the local ecosystem.
- **Foundation:** The homes will be constructed on **slab foundations**, ensuring durability, energy efficiency, and ease of maintenance.

The homes will be designed to meet R-11 zoning requirements, including appropriate setbacks, height limits, and lot coverage regulations, ensuring compatibility with the existing residential properties.

Anticipated Impact to Adjacent Properties:

Rezoning and developing this vacant property for residential use is expected to positively impact adjacent properties by enhancing neighborhood appeal and increasing property values. The introduction of single-family homes will create a seamless transition from the industrial zoning of M-2 to the residential setting envisioned under R-11 zoning, without causing any significant disruptions or negative impacts such as noise or traffic.

Anticipated Impact to City Services:

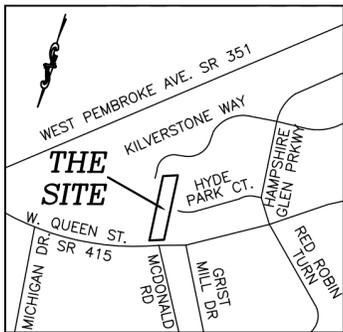
The proposed residential use will have minimal impact on existing city services, including utilities, waste management, and emergency services. The site is adequately serviced by existing infrastructure, and the addition of new homes will not impose undue strain on city resources. Any required upgrades or modifications to services will be coordinated with the City to ensure smooth integration.

Conformance with the Hampton Community Plan (2006, as Amended):

This rezoning request is consistent with the Hampton Community Plan's objectives, which emphasize the development of vibrant, livable neighborhoods. By converting an underutilized, vacant parcel to residential use, this project supports the City's vision of creating diverse and attractive housing opportunities, thereby promoting sustainable growth and community development.

Conclusion:

We respectfully request the approval of this rezoning application to facilitate the development of new single-family homes at 1263 West Queen Street. By adopting the Charleston 4234 GL model, this project represents a strategic use of land that aligns with the City's planning goals, enhances the surrounding community, and provides valuable residential options in the City of Hampton.



VICINITY MAP
SCALE: 1"=800'

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, LRSN 2000422, (#1263 WEST QUEEN STREET), IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY:

MOTI HALFON MANAGING MEMBER
OBT VIRGINIA INVESTORS, LLC

STATE OF VIRGINIA
CITY/COUNTY OF _____, TO WIT:

I, _____, A NOTARY FOR THE CITY/COUNTY AFORESAID, DO HERBY CERTIFY THAT MOTI HALFON MANAGING MEMBER OF OBT VIRGINIA INVESTORS, LLC WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID. HE/SHE IS _____ PERSONALLY KNOWN TO ME OR _____ HAS PRODUCED _____ AS IDENTIFICATION.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 20____.

REGISTRATION NUMBER: _____

MY COMMISSION EXPIRES: _____

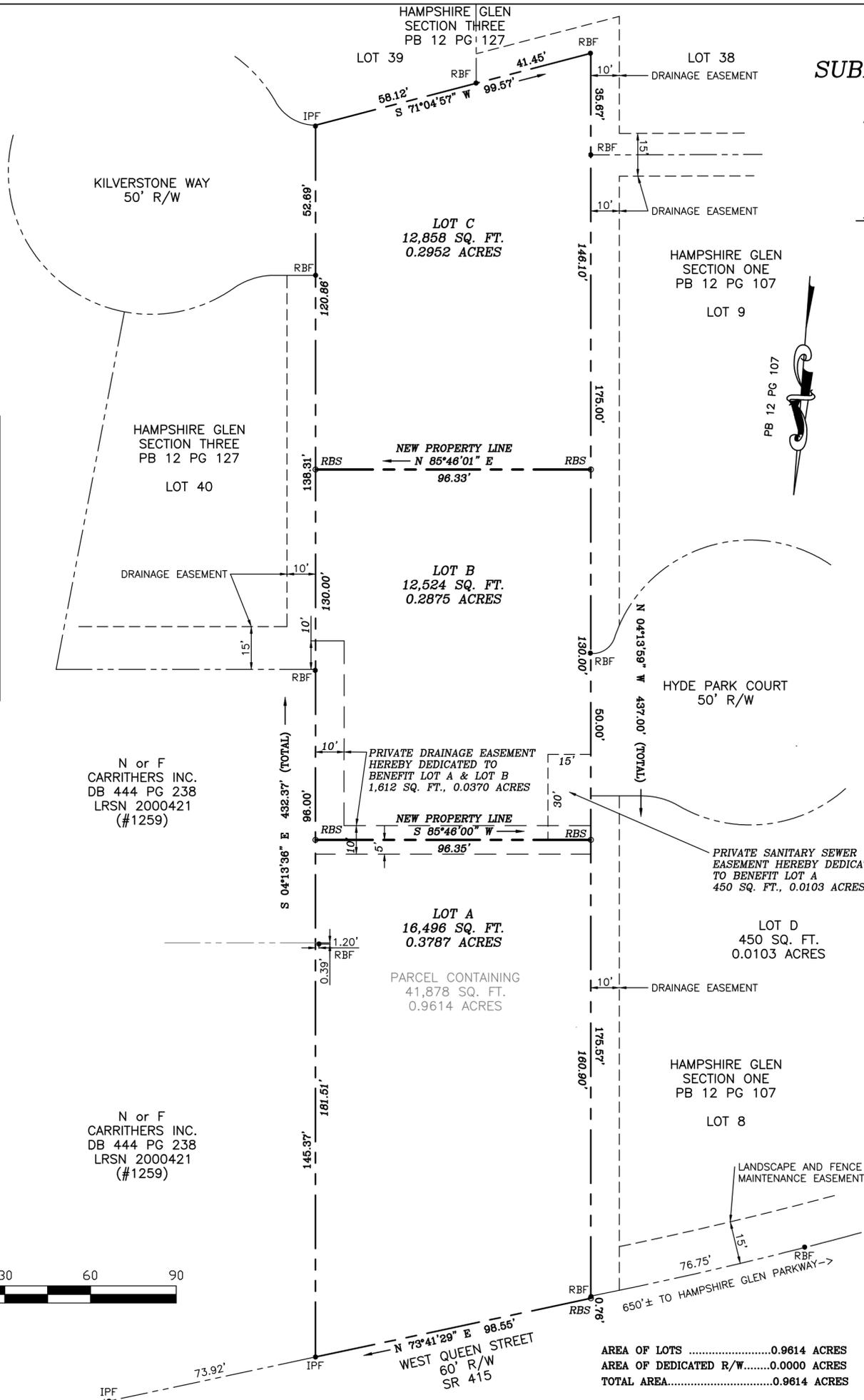
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF OBT VIRGINIA INVESTORS, LLC BY DEED DATED AUGUST 30, 2024, RECORDED IN INSTRUMENT NO. 240010322 RECORDED IN THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS FOR SUBDIVISION IN THE CITY OF HAMPTON, VIRGINIA HAVE BEEN COMPLIED WITH AND THAT THIS SURVEY AND PLAT IS CORRECT.

ANTHONY D. POTTS, L.S.



QUEEN-ST-1263-REC.DWG
JOB NO. 25-018
FB _____



M.P.B. ____ PG. ____
SUBDIVISION OF A PARCEL OF LAND
CONTAINING 0.9614 ACRES
"LIELS LAND"
HAMPTON, VIRGINIA

ADPA A.D. POTTS & ASSOCIATES, INC.
#11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA, 23601
PHONE: (757) 595-4610

SCALE: 1"=30' FEBRUARY 7, 2025

SHEET 1 OF 1

LEGEND

- RBF --- REBAR FOUND
- RBS --- REBAR SET
- IPF --- IRON PIPE FOUND
- PROPERTY LINE
- EASEMENT LINE

NOTES:
OWNER/SUBDIVIDER: OBT VIRGINIA INVESTORS, LLC
#5245 CLEVELAND STREET, SUITE 209
VIRGINIA BEACH, VA. 23462
INSTR. #240010322

SEWER WILL BE PUBLIC, ATTACHED TO EXISTING SYSTEM.
WATER WILL BE PUBLIC, ATTACHED TO EXISTING SYSTEM.

THIS PROPERTY IS LOCATED IN FIRM ZONES X, (UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 515527 0025 H DATED MAY 16, 2016 (INDEX DATE MAY 16, 2016)

REF: INSTR. #240010322, INSTR. #240008927,
DB 444 PG 238, INSTR. #230009349,
INSTR. #160012516

NO TITLE REPORT PROVIDED

ALL EXISTING EASEMENTS MAY NOT BE SHOWN

THE LAND BOUNDARY SURVEY HEREON SHOWN IS BASED ON A CURRENT FIELD SURVEY BY PARKER SURVEYING, INC. THIS RECORD PLAT IS COMPILED BASED ON BOUNDARY INFORMATION PROVIDED BY PARKER SURVEYING, INC.

THE PROPERTY IS SUBJECT TO RIGHT-OF-WAY, EASEMENTS, COVENANTS AND ALL MATTERS OF PUBLIC RECORDS.

THE UNDERSIGNED CERTIFIES THAT THIS PLAT IS IN CONFORMANCE WITH ALL PROVISIONS OF THE CITY OF HAMPTON, VIRGINIA, SUBDIVISION CODE. THE UNDERSIGNED DOES NOT CERTIFY AS TO THE CORRECTNESS OF THE STREETS, BOUNDARIES, OR OTHER LINES AS SHOWN ON THIS PLAT.

CITY OF HAMPTON SUBDIVISION AGENT DATE

DIRECTOR OF PUBLIC WORKS DATE

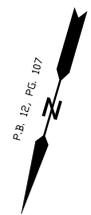
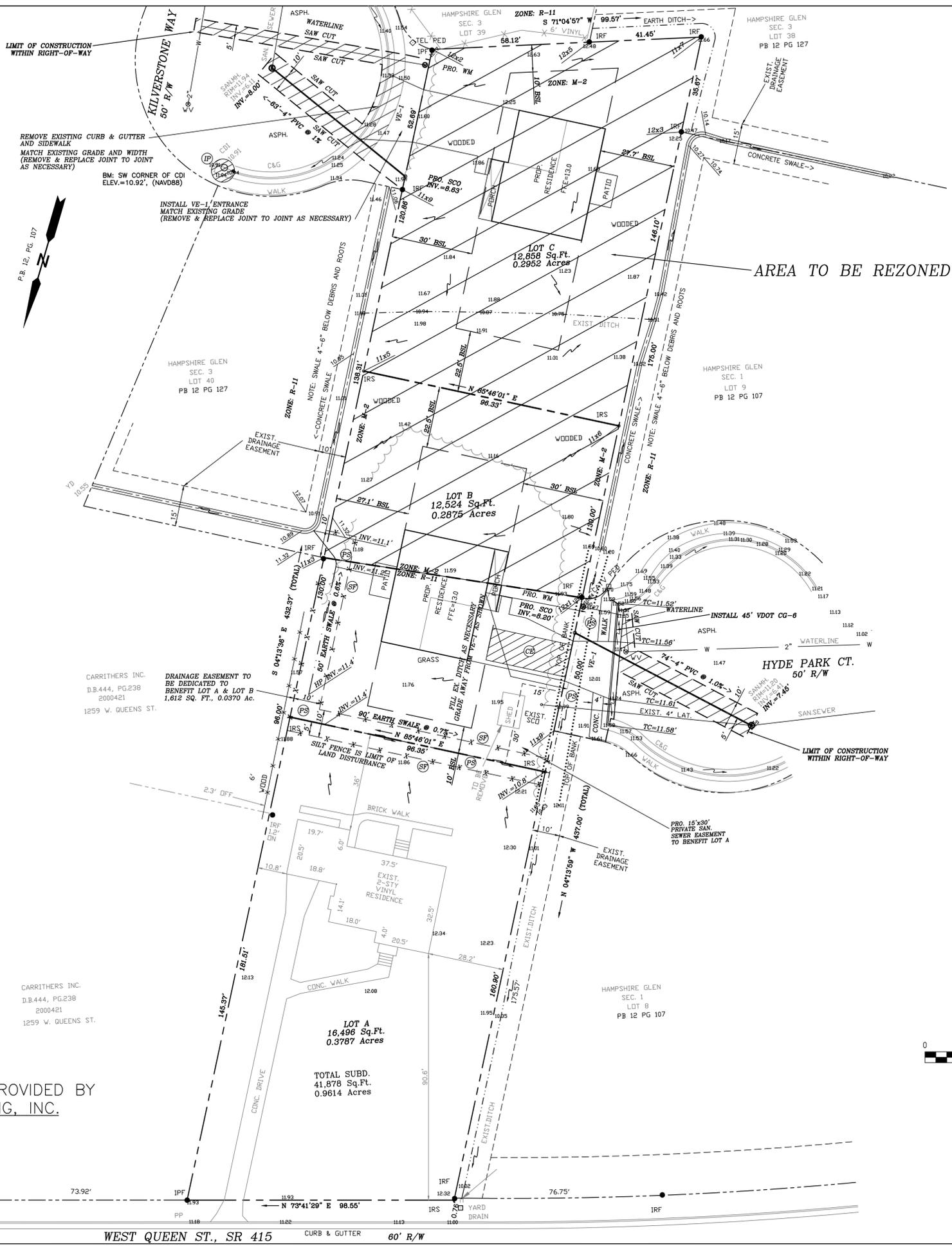
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA ____ A.D. 20__ AT ____ .M. THE FOREGOING INSTRUMENT WAS THIS DAY PRESENTED IN THE OFFICE AND UPON CERTIFICATE THERETO ANNEXED, ADMITTED TO RECORD AS THE LAW DIRECTS IN MISCELLANEOUS PLAT BOOK _____, PAGE _____.

TESTE: LINDA BATCHELOR SMITH, CLERK

BY _____, DEPUTY CLERK

AREA OF LOTS0.9614 ACRES
AREA OF DEDICATED R/W.....0.0000 ACRES
TOTAL AREA.....0.9614 ACRES

SUB2025-0____S
FILE NO. 10-????



AREA TO BE REZONED

NOTE: TOPOGRAPHY PROVIDED BY PARKER SURVEYING, INC.



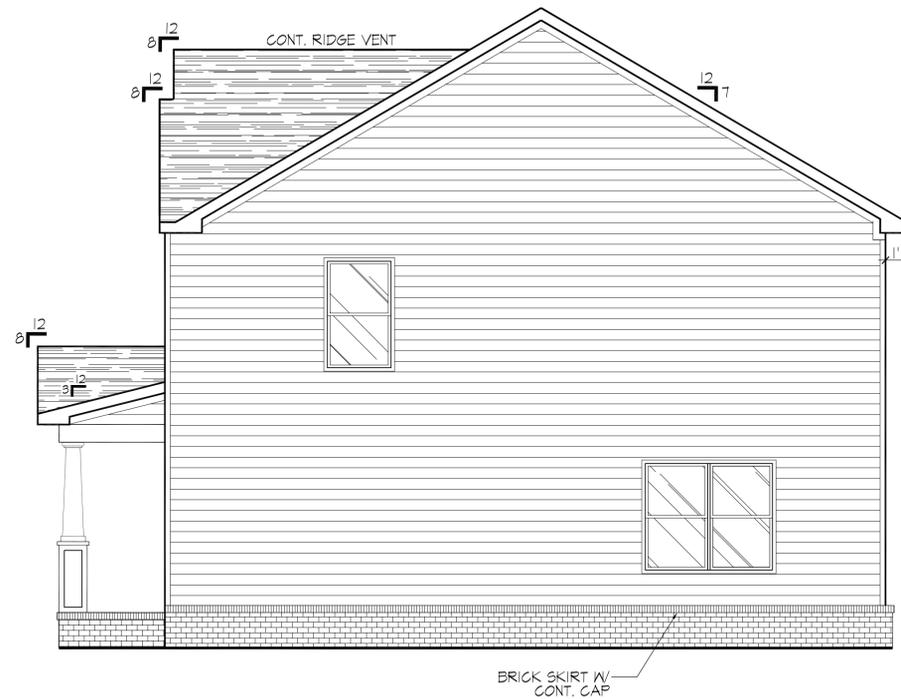
UNDERGROUND UTILITY LINES SHOWN ON THIS DRAWING ARE BASED UPON THE BEST INFORMATION AVAILABLE TO THE SURVEYOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE EXACT LOCATION OF THE UTILITY SHOWN AND TO ASCERTAIN THE LOCATION OF OTHER UTILITIES NOT SHOWN HEREON.

EXHIBIT FOR REZONING

#1263 W. QUEEN STREET			
DEVELOPMENT PLAN			
"LIELS LAND" SUBDIVISION			
HAMPTON, VIRGINIA			
ADPA	A.D. POTTS & ASSOCIATES, INC.	SCALE	DATE
	11524 JEFFERSON AVENUE NEWPORT NEWS, VIRGINIA 23601 PHONE: (757)-595-4610	1"=20'	1/16/25
DESIGN BY	DRAWN BY	CHECKED BY	JOB NO.
---	ADP	ADP	25-018
QUEEN-ST-1263-DEV.DWG			SHEET
			2 OF 4
			FILE NO. 22-???



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

GARAGE	293 S.F.
FIRST FLOOR	1,045 S.F.
SECOND FLOOR	1405 S.F.
TOTAL LIVING	2,450 S.F.

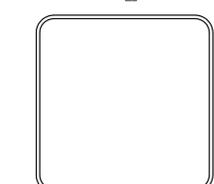
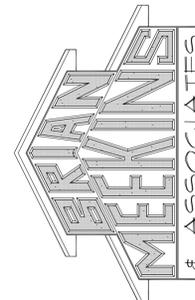


REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

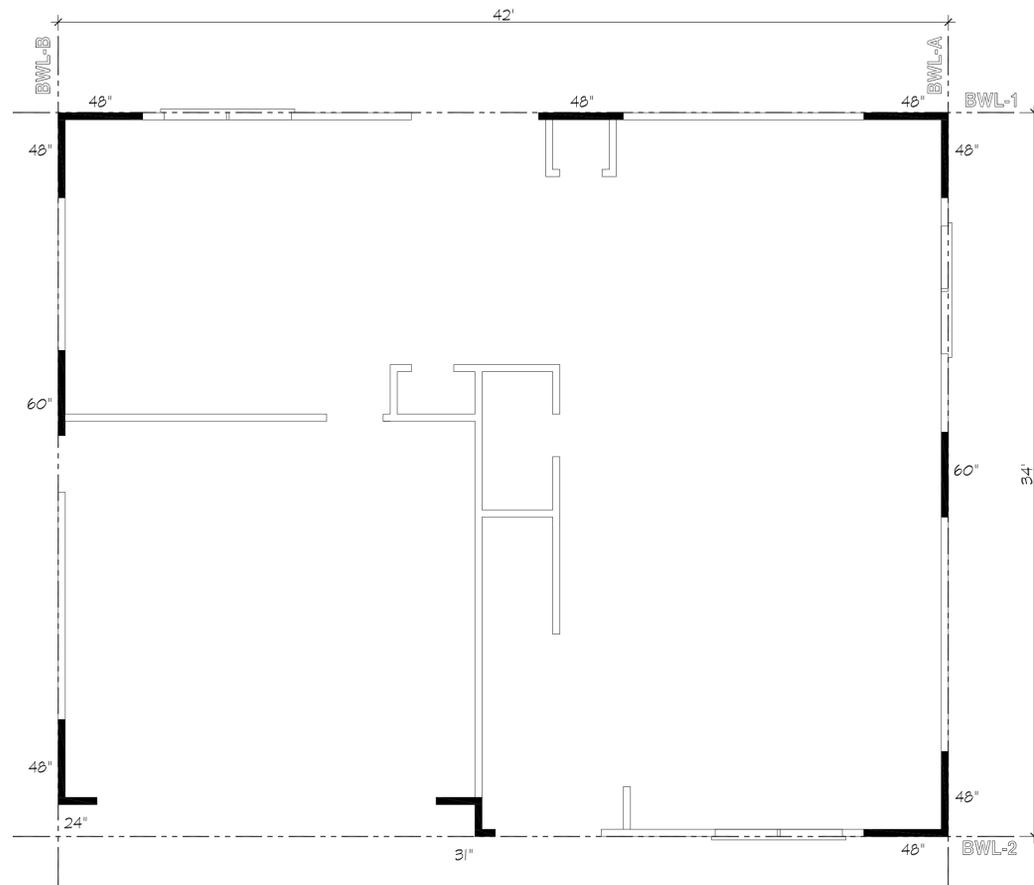
CUSTOM HOME PLANS
ADDITIONS
RENOVATIONS
1224 EXECUTIVE BLVD. #102
CHESAPEAKE, VA 23020
EMAIL - Meekins@live.com
CELL-(252) 999-8978



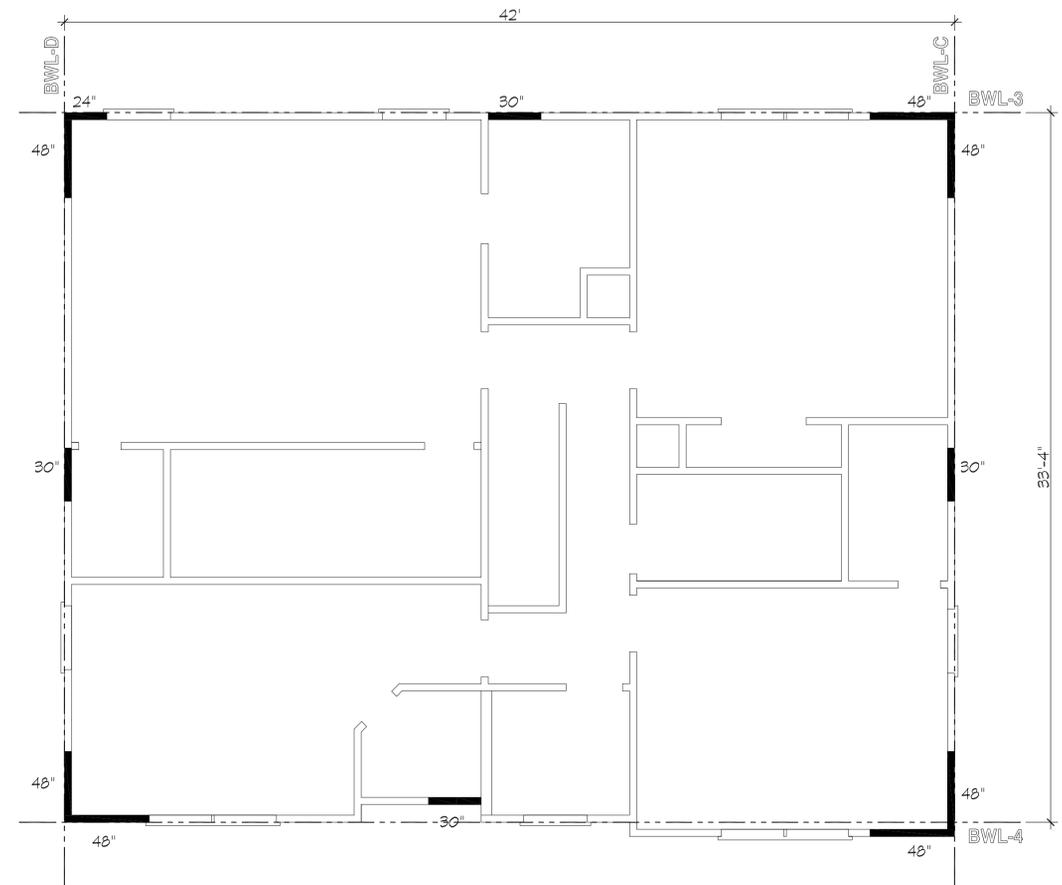
ELEVATIONS
SINGLE FAMILY RESIDENCE AT
CHARLESTON 4234 6L MODEL
HAMPTON, VIRGINIA

DATE:
03.31.25

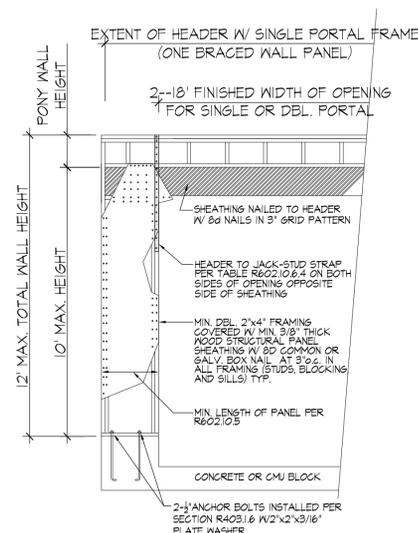
SHEET:
A2
OF 6



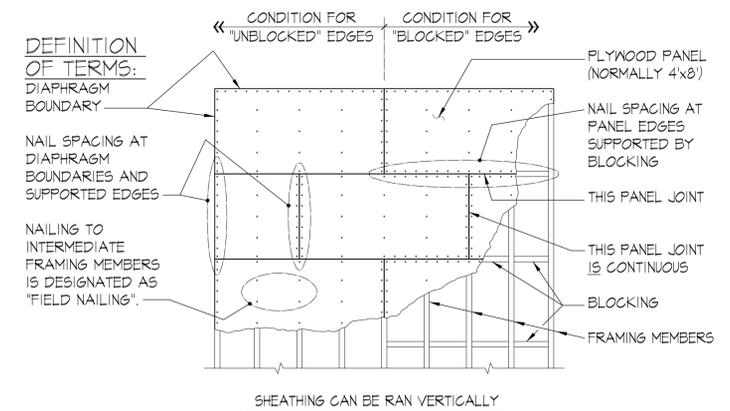
FIRST FLOOR BRACED WALL PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR BRACED WALL PLAN
SCALE: 1/4" = 1'-0"

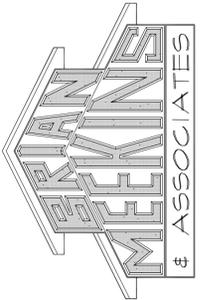


PORTAL FRAME WALL
BRACING DETAIL
NOT TO SCALE



TYPICAL PLYWOOD DIAPHRAGM DETAIL
NOT TO SCALE.

* CUSTOM HOME PLANS
* ADDITIONS
* RENOVATIONS
1224 EXECUTIVE BLVD. #102
CHESAPEAKE, VA 23020
EMAIL - Meekins@live.com
CELL-(252) 999-8975



PLANS & DETAILS
SINGLE FAMILY RESIDENCE AT
CHARLESTON 4234 6L MODEL
HAMPTON, VIRGINIA

DATE:
03.31.25

SHEET:
A6
OF 6

GENERAL NOTES:

- THE ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND THE SPECIFICATIONS THAT MAY APPLY. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE (VRC) RESIDENTIAL CODE 2021 EDITION.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.
- LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE AS FOLLOWS:

A. LIVE LOADS:	
BEDROOMS	30 PSF
ALL OTHER AREAS	40 PSF
ROOF	20 PSF
B. WIND LOADS:	
WIND SPEED	120 MPH
EXPOSURE	B
- A PERMANENT ENERGY CODE CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL.
- FIREBLOCKING SHALL BE PROVIDED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE.
- ALL EGRESS WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR. ALL WINDOWS WITHIN 18" OF FINISH FLOOR WITHOUT A LANDING OUTSIDE, MUST NOT BE OPERATABLE TO THE EXTENT OF WINDOW WITHIN 18".
- THE GLAZING PENETRATION U-FACTOR SHALL COMPLY WITH NII02.3 AND TABLE NII02.1.2 WHICH IS (.32) SOLAR HEAT GAIN COEFFICIENT VALUE (.04)
- ALL BATHTUBS AND SHOWER FLOORS, ALL WALLS ABOVE BATHTUBS (WITH INSTALLED SHOWER HEADS) AND IN ALL SHOWER COMPARTMENTS, SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. THE WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (R307.02)
- ATTIC ACCESS SHALL BE SEALED WITH A GASKET AND AN R-49 INSULATION. SEE NII02.2.3
- FOR FIREPLACE COMPLIANCE REFER TO R1001.1 & NII02.4.3
- TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE BUILDING COMPONENT SAFETY INFORMATION (BSCI 1-09). (IRC SECTION 802.10.3)

FOUNDATION NOTES:

- THE FOUNDATIONS FOR THIS STRUCTURE HAVE BEEN DESIGNED WITH AN ASSUMED BEARING PRESSURE OF 1500 PSF. THE FOOTING SUBGRADE SHALL BE UNDISTURBED NATIVE NONORGANIC SOILS, OR CLEAN COMPACTED STRUCTURAL FILL. FOUNDATION BEARING SOILS SHALL BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER TO CONFIRM THE DESIGN BEARING PRESSURE AND THAT THE ASSOCIATED SETTLEMENTS ARE WITHIN GENERALLY ACCEPTED TOLERABLE LIMITS.
- PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER TO EXPLORE THE EXTENT OF LOOSE, SOFT OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY DESIGN BEARING PRESSURE. THE GEOTECHNICAL ENGINEER WILL PROVIDE DIRECTION FOR CORRECTIVE ACTION WHERE REQUIRED.
- NO UNBALANCED BACKFILLING SHALL BE DONE AGAINST WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING, EITHER BY TEMPORARY CONSTRUCTION BRACING OR BY PERMANENT CONSTRUCTION.
- FROST LINE DEPTH IS 12" BELOW FINISHED GRADE. BOTTOM OF ALL EXTERIOR FOUNDATIONS SHALL BE A MINIMUM OF 16" BELOW EXTERIOR FINISHED GRADE ELEVATION.

CAST-IN-PLACE CONCRETE NOTES:

- CAST-IN-PLACE CONCRETE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-05) AND COMMENTARY (ACI 318R-05)".
- CONCRETE SHALL BE NORMAL WEIGHT AND SHALL OBTAIN 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:

A. SLAB-ON-GRADE	3500 PSI
B. ALL OTHER CONCRETE NOT OTHERWISE NOTED	3000 PSI
- REINFORCING MATERIALS SHALL BE AS FOLLOWS:

A. REINFORCING BARS - ASTM A 615, GRADE 60, DEFORMED.	
B. WELDED WIRE FABRIC - ASTM A 185, WELDED STEEL WIRE FABRIC. SHEET TYPE - ROLLED TYPE NOT ACCEPTABLE.	
- ALL REINFORCING STEEL AND EMBEDDED ITEMS SHALL BE ACCURATELY PLACED IN THE POSITIONS SHOWN AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES.
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL AS INDICATED ON THE DRAWINGS SHALL GOVERN WHEN IN CONFLICT WITH ACI 318-05.

ROUGH CARPENTRY NOTES:

- ROUGH CARPENTRY FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION".
- UNLESS OTHERWISE NOTED, ALL NAILING SHALL CONFORM TO THE "FASTENING SCHEDULE" SHOWN IN TABLE 2304.9.1 OF THE (VRC) VIRGINIA BUILDING CODE, 2021 EDITION.
- WOOD FRAMING MEMBERS SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND THE FOLLOWING REQUIREMENTS:

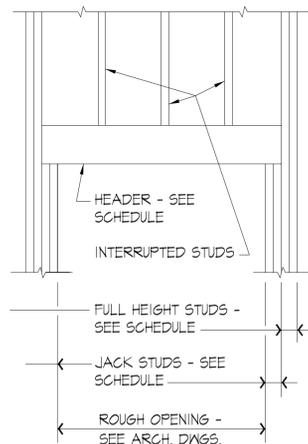
A. MOISTURE CONTENT - SEASONED, WITH 19 PERCENT MAXIMUM MOISTURE CONTENT.	
B. GRADE - NO. 2.	
C. SPECIES - SOUTHERN PINE GRADED UNDER SPIB RULES.	
- CONSTRUCTION PANELS SHALL COMPLY WITH PS 1 "U.S. PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" FOR PLYWOOD CONSTRUCTION PANELS AND THE FOLLOWING REQUIREMENTS:

A. EXTERIOR WALL AND SHEARWALL WALL SHEATHING: 7/16", APA RATED SHEATHING, EXPOSURE 1 EXPOSURE DURABILITY CLASSIFICATION.	
B. ROOF SHEATHING: 7/16", APA RATED SHEATHING, EXTERIOR EXPOSURE DURABILITY CLASSIFICATION.	
- WOOD FRAMING MEMBERS PERMANENTLY EXPOSED TO THE WEATHER AND SILL PLATES AROUND THE PERIMETER SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH THE SPECIFICATIONS.
- STEEL PLATE CONNECTORS SHALL COMPLY WITH ASTM A 36 SPECIFICATIONS $F_y = 36$ KSI). BOLTS CONNECTING WOOD MEMBERS SHALL COMPLY WITH ASTM A 31 COMMON STEEL BOLTS, AND SHALL BE 3/4" DIAMETER UNLESS OTHERWISE SPECIFIED.
- METAL FRAMING ANCHORS SHALL COMPLY WITH ASTM A 446 GRADE A (STRUCTURAL QUALITY). ANCHORS SHALL BE AS INDICATED OR EQUAL AND/OR SHALL BE CAPABLE OF SUPPORTING THE REACTIONS SHOWN.
- PROVIDE BRIDGING FOR ALL ROOF RAFTERS. MAXIMUM SPACING SHALL BE 8'-0" UNLESS OTHERWISE NOTED.
- PROVIDE HEADERS OF THE SAME CROSS SECTION AS OR RAFTERS TO FRAME AROUND ALL OPENINGS TO SUPPORT SHEATHING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
- UNLESS OTHERWISE NOTED, ATTACH BLOCKING AND NAILERS TO STEEL FRAMING USING 3/16" DIAMETER POWDER ACTUATED FASTENERS AT 12" ON-CENTER OR 1/2" DIAMETER BOLTS AT 24" ON-CENTER. STAGGER FASTENERS TO ALTERNATE SIDES OF BEAM WEB.
- WHERE MULTIPLE FRAMING MEMBERS ARE INDICATED, SCAB CONTINGENT MEMBERS TOGETHER WITH 10d NAILS AT 12" ON-CENTER, ALTERNATING AT 2 INCHES FROM EACH EDGE FOR MEMBERS 2X6 AND LESS AND TWO ROWS OF 10d NAILS AT 12" ON-CENTER, 2 INCHES FROM EACH EDGE FOR MEMBER 2X8 AND GREATER.
- ALL FASTENERS INTO MASONRY, OR TREATED TIMBER SHALL BE HOT-DIPPED GALVANIZED OR CORROSION RESISTANT.

WOOD HEADER SCHEDULE NOTES:

- HEADER SCHEDULE APPLIES TO MEMBERS IN PERIMETER AND INTERIOR BEARING WALLS NOT OTHERWISE NOTED ON THE DRAWINGS.
- FULL HEIGHT STUDS APPLY TO EXTERIOR WALLS AND SHEARWALLS ONLY. PROVIDE SINGLE FULL HEIGHT STUD TO ALL OTHER WALLS.
- WHERE SPECIFIED JACK STUDS AND FULL HEIGHT STUDS WILL NOT FIT WITHIN THE WALL, PROVIDE FRAMING ANCHORS CAPABLE OF SUPPORTING THE FULL REACTION OF THE HEADER, AND FRAME HEADER INTO THE SIDE OF THE FULL HEIGHT STUDS.
- PROVIDE PLYWOOD FLITCH PLATES OR SPACERS AS REQUIRED.
- FOR HEADERS AT LARGER OPENINGS AND HEADERS WITH SPECIAL LOADS SEE PLAN FOR HEADER CONSTRUCTION.
- LUMBER SPECIES SHALL BE SOUTHERN YELLOW PINE #1 OR BETTER
- FILL ALL VOIDS WITH R-3 INSULATION

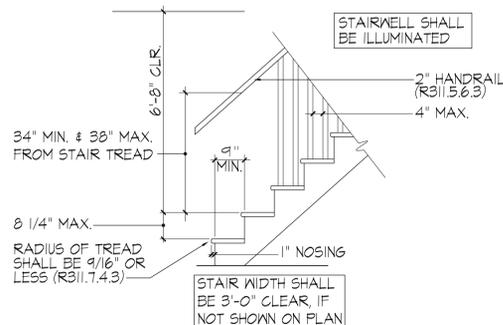
ROUGH OPENING	COMPOSITION 4	JACK STUDS		FULL HEIGHT STUDS	REMARK
		1ST FLOOR	2ND FLOOR		
0 TO 4'-0"	2-2x8	2	1	2	---
4'-1" TO 6'-0"	2-2x10	2	2	3	---
6'-1" TO 7'-6"	2-2x12	2	2	4	---
7'-7" TO 9'-0"	2-LVL'S	3	2	5	---



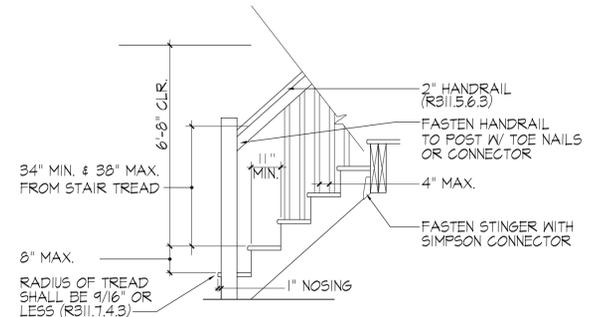
TYPICAL WOOD HEADER DETAIL
NOT TO SCALE:

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2-1/2"x 0.118)	-----
1"x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-10d (2-1/2"x 0.118) 2 staples, 1 3/4"	-----
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3 1/2"x 0.135)	-----
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3 1/2"x 0.135)	16" o.c.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3 1/2"x 0.135)	-----
STUD TO SOLE PLATE, TOE NAIL	2-16d (3 1/2"x 0.135)	-----
DOUBLE STUDS, FACE NAIL	10d (3"x 0.128)	12" o.c.
DOUBLE TO PLATES, FACE NAIL	10d (3"x 0.128)	12" o.c.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3 1/2"x 0.135)	16" o.c.
DOUBLE TOP PLATES, MINIMUM 36" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	12-16d (3 1/2"x 0.135)	-----
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2-1/2"x 0.118)	-----
RIM JOIST TO TOP PLATE, TOE NAIL	8d (2-1/2"x 0.118)	6" o.c.
TOP PLATES, LAPS AT CORNERS AND AND INTERSECTIONS, FACE NAIL	4-10d (3"x 0.128)	-----
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (3 1/2"x 0.135)	12" o.c. along each edge
CONTINUED HEADER, TWO PIECES	16d (3 1/2"x 0.135)	12" o.c. along each edge
CEILING JOISTS TO PLATE, TOE NAIL	3-12d (2-1/2"x 0.118)	-----
CONTINUOUS HEADER TO STUD, TOE NAIL	4-12d (2-1/2"x 0.118)	-----
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	5-10d (3"x 0.128)	-----
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	5-10d (3"x 0.128)	-----
RAFTER TO PLATE, TOE NAIL	2-16d (3 1/2"x 0.135)	-----
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2-1/2"x 0.118) 2 staples, 1 3/4"	-----
1"x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2"x 0.118) 2 staples, 1 3/4"	-----
1"x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2"x 0.118) 3 staples, 1 3/4"	-----
WIDER THAN 1"x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2-1/2"x 0.118) 4 staples, 1 3/4"	-----
BUILT-UP CORNER STUDS	10d (3"x 0.128)	12" o.c.
BUILT-UP CORNER GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d (3"x 0.128)	* See note at bottom of schedule
2" PLANKS	2-16d (3 1/2"x 0.135)	At each bearing
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS:		
TOE NAIL	4-16d (3 1/2"x 0.135)	-----
FACE NAIL	3-16d (3 1/2"x 0.135)	-----
RAFTER TIES TO RAFTERS, FACE NAIL	5-10d (2-1/2"x 0.118)	-----
COLLAR TIE TO RAFTER, FACE NAIL, OR 1 1/4"x 20 GAGE RIDGE STRAP	3-10d (3"x 0.128)	-----
5/16" - 1/2" PLYWOOD	8d (2"x 0.118) nail (subfloor, wall) / 8d (2-1/2"x 0.131) nail (roof)	6" o.c. (edges) 12" o.c. (field)
1/4" - 1" PLYWOOD	10d (2-1/2"x 0.131) nail (roof)	6" o.c. (edges) 12" o.c. (field)
1/2" GYPSUM SHEATHING	1 1/2" galv. roof nail; 6d (2"x 0.131) nail; staple galv. 1 1/2"; 1 1/4" screen, type W or S	4" o.c. (edges) 8" o.c. (field)
5/8" GYPSUM SHEATHING	1 3/4" galv. roof nail; 6d (2"x 0.131) nail; staple galv. 1 5/8"; 1 5/8" screen, type W or S	4" o.c. (edges) 8" o.c. (field)
3/4" AND LESS SUBFLOOR UNDERLAYMENT TO FRAMING	8d (2-1/2"x 0.131) nail	6" o.c. (edges) 12" o.c. (field)
1/8" - 1" SUBFLOOR UNDERLAYMENT TO FRAMING	10d (2-1/2"x 0.131) nail	6" o.c. (edges) 12" o.c. (field)
1 1/8" - 1 1/4" SUBFLOOR UNDERLAYMENT TO FRAMING	12d (3"x 0.148) nail	6" o.c. (edges) 12" o.c. (field)

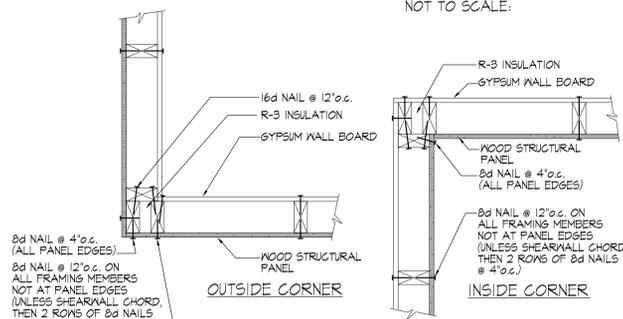
* NAIL EACH LAYER AS FOLLOWS: 32" o.c. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AT EACH SPLICE



INTERIOR STAIR DETAIL
NOT TO SCALE:

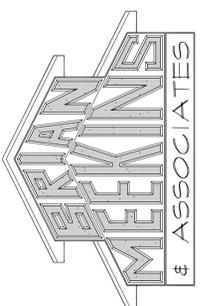


EXTERIOR STAIR DETAIL
NOT TO SCALE:



CORNER FRAMING DETAILS
NOT TO SCALE:

CUSTOM HOME PLANS
* ADDITIONS
* RENOVATIONS
1224 EXECUTIVE BLVD. #102
CHESAPEAKE, VA 23320
EMAIL - Meekins@live.com
CELL - (252) 999-8978



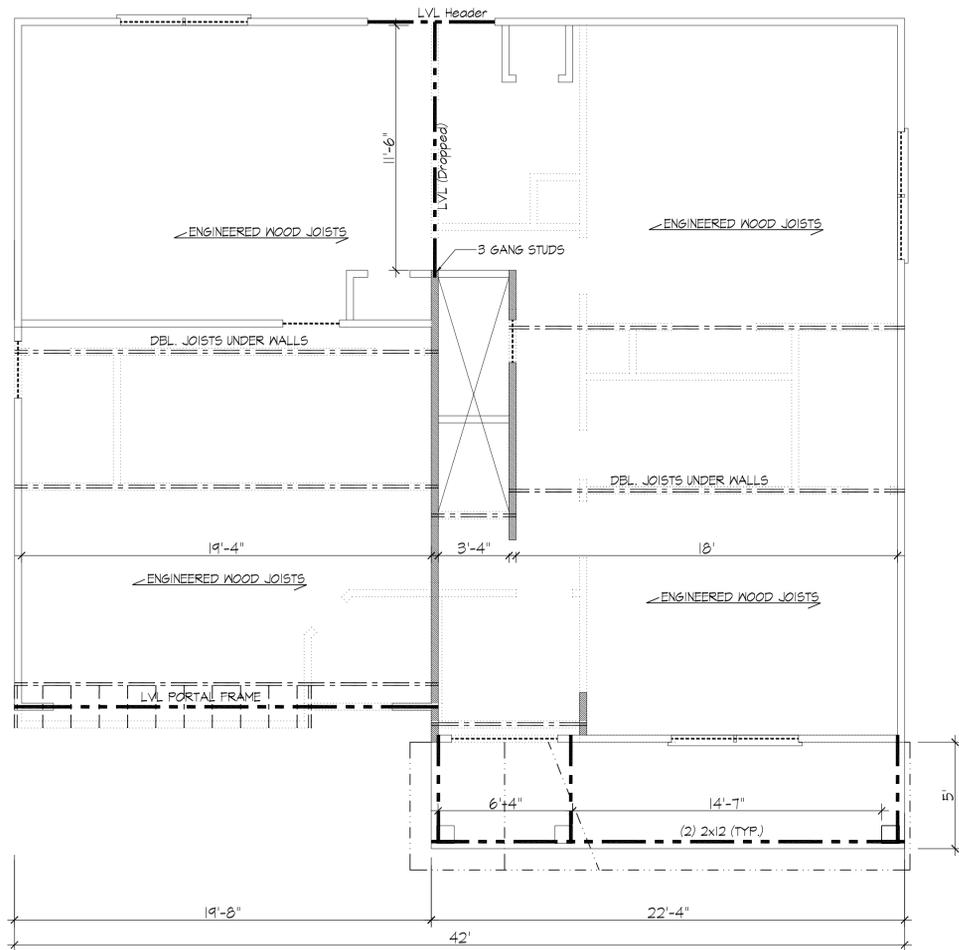
NOTES, SCHEDULES, & DETAILS

DATE: 03.31.25

SHEET: AI OF 6

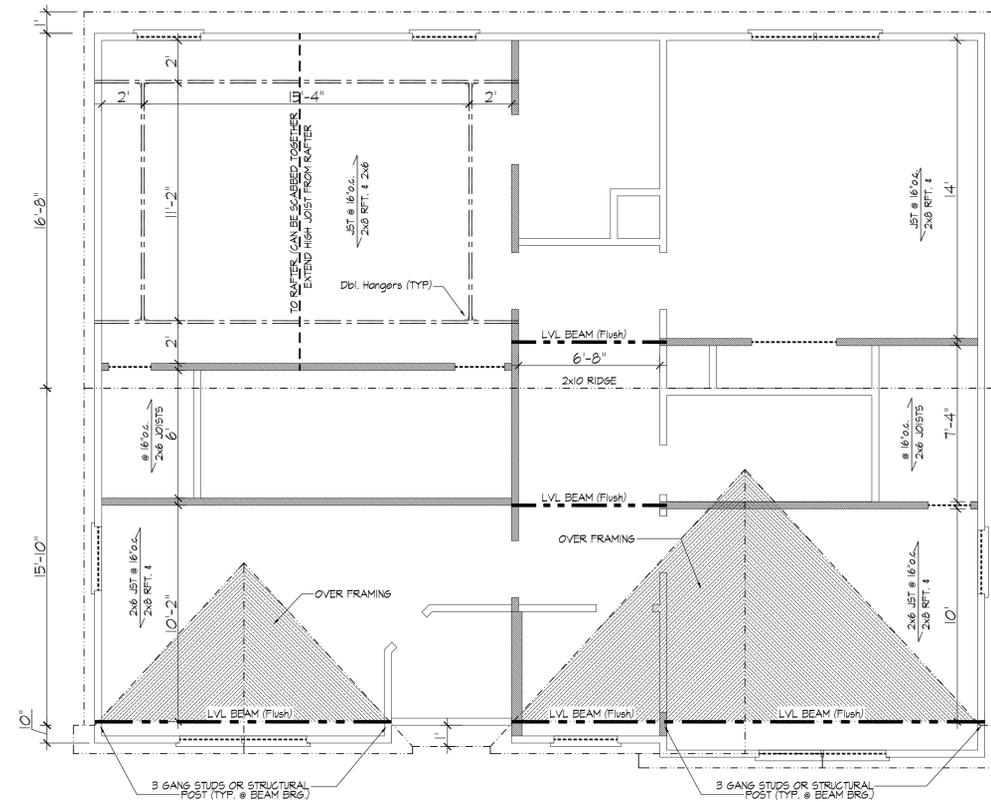
NOTES, SCHEDULES, & DETAILS

SINGLE FAMILY RESIDENCE AT
CHARLESTON 4234 6L MODEL
HAMPTON, VIRGINIA



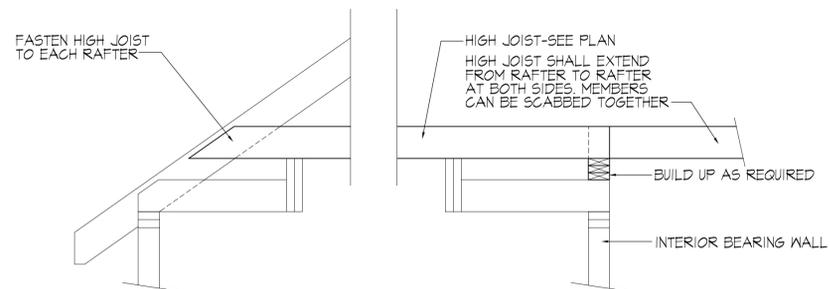
SECOND FLOOR & LOW ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



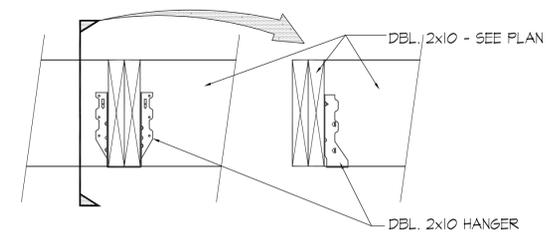
ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



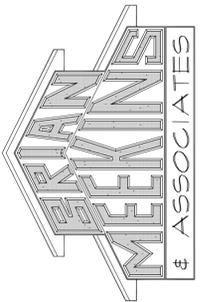
THRUST CONNECTION ABOVE TRAY CEILING

SCALE: 1/4" = 1'-0"



TRAY CEILING DETAIL

SCALE: 1/4" = 1'-0"



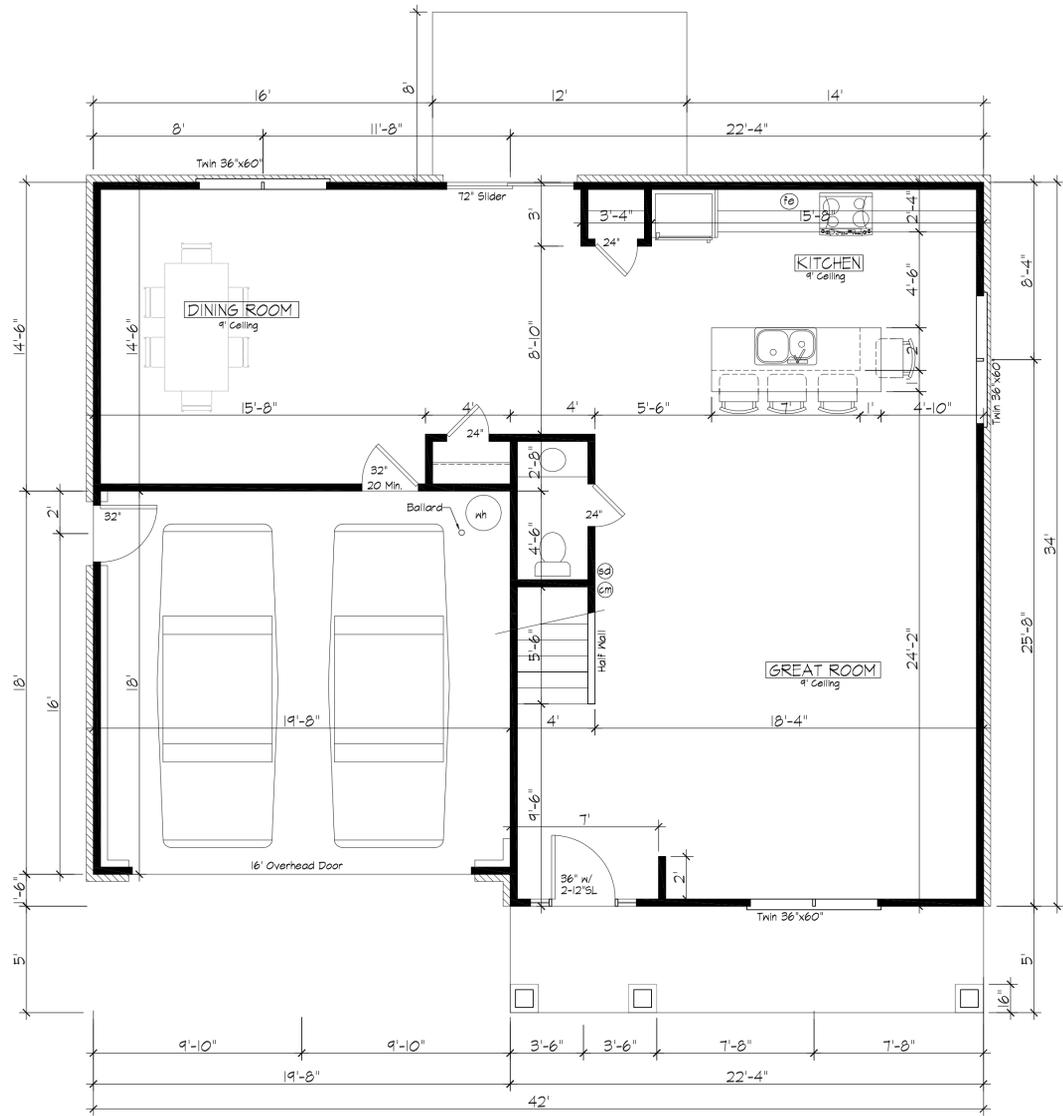
* CUSTOM HOME PLANS
* ADDITIONS
* RENOVATIONS
1224 EXECUTIVE BLVD. #102
CHESAPEAKE, VA 23020
EMAIL - Meekins@live.com
CELL-(252) 999-8975

PLANS & DETAILS

SINGLE FAMILY RESIDENCE AT
CHARLESTON 4234 6L MODEL
HAMPTON, VIRGINIA

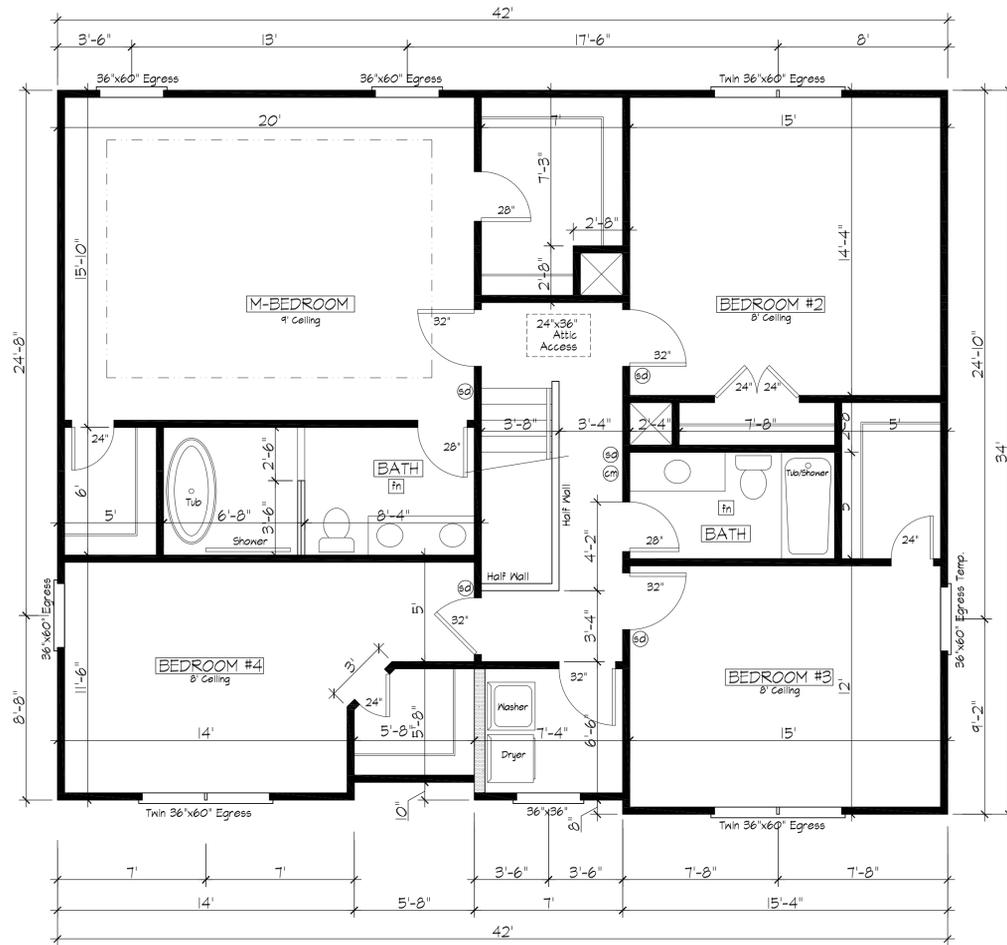
DATE:
03.31.25

SHEET:
A5
OF 6



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

1,045 S.F.
GARAGE 354 S.F.



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

1,405 S.F.

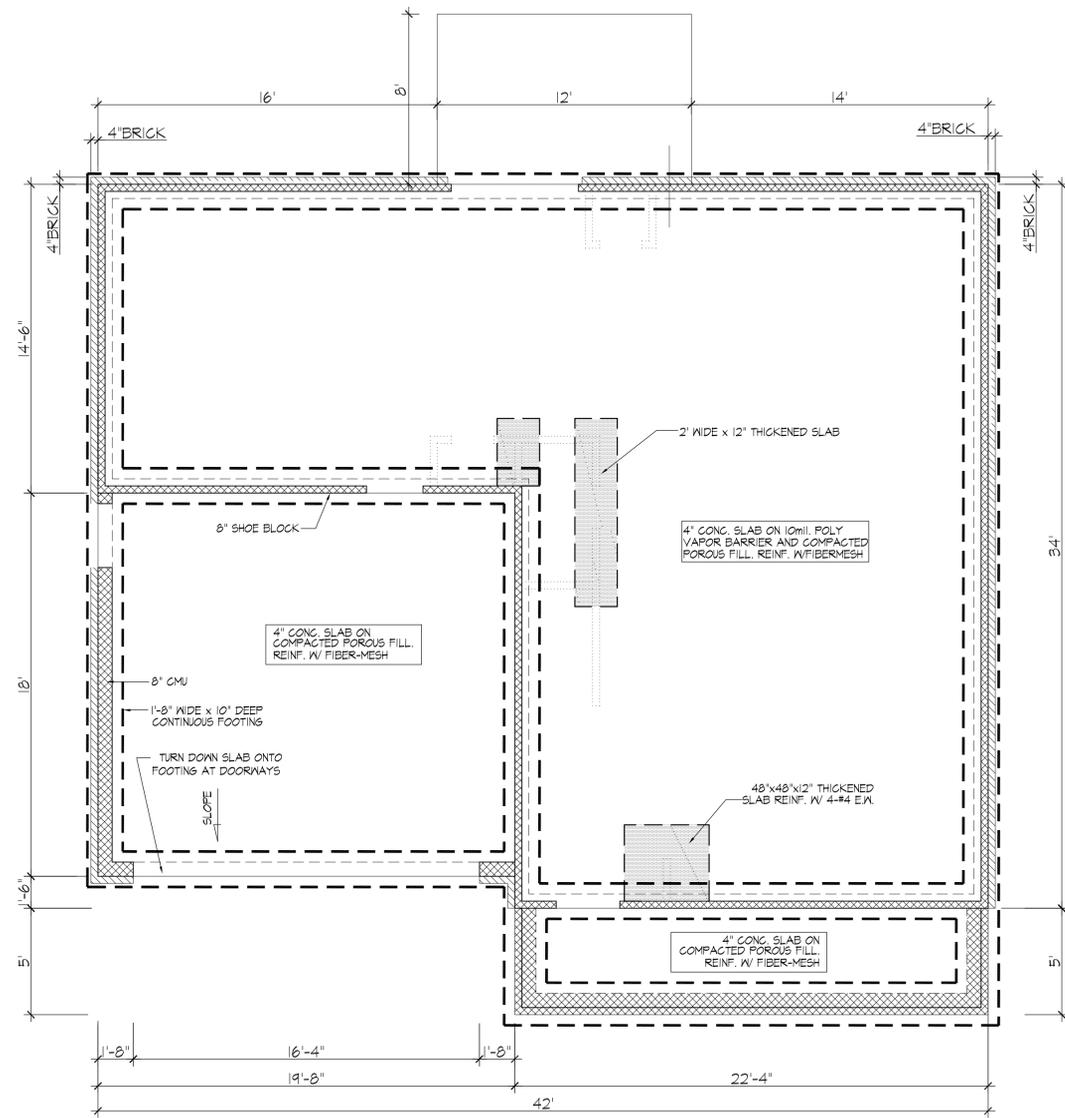
* CUSTOM HOME PLANS
* ADDITIONS
* RENOVATIONS
1224 EXECUTIVE BLVD. #102
CHESAPEAKE, VA 23020
EMAIL - Meekins@live.com
CELL-(252) 999-8975



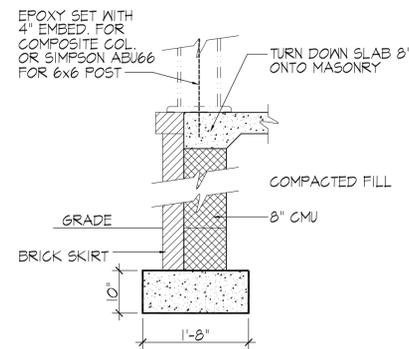
PLANS
SINGLE FAMILY RESIDENCE AT
CHARLESTON 4234 6L MODEL
HAMPTON, VIRGINIA

DATE:
03.31.25

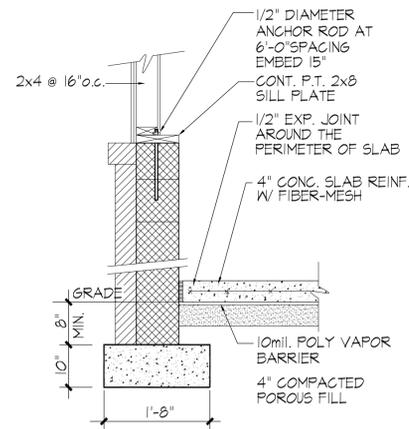
SHEET:
A4
OF 6



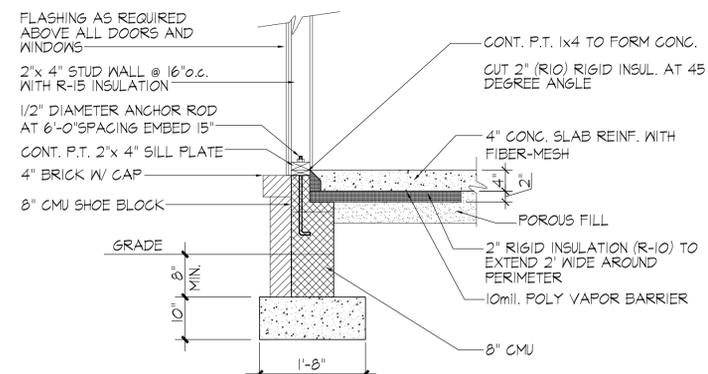
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



SECTION THRU PORCH
SCALE: 3/4" = 1'-0"

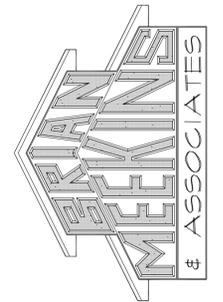


WALL SECTION AT GARAGE
SCALE: 3/4" = 1'-0"



TYPICAL FOUNDATION SECTION
SCALE: 3/4" = 1'-0"

* CUSTOM HOME PLANS
* ADDITIONS
* RENOVATIONS
1224 EXECUTIVE BLVD. #102
CHESAPEAKE, VA 23020
EMAIL - Meekins@live.com
CELL-(252) 999-8975



FOUNDATION PLAN & DETAILS
SINGLE FAMILY RESIDENCE AT
CHARLESTON 4234 6L MODEL
HAMPTON, VIRGINIA

DATE:
03.31.25

SHEET:
A3
OF 6

TITLE CERTIFICATION AND LIEN DISCLOSURE
1263 W. Queen Street, Hampton, Virginia 23669

The undersigned, attorney for the owner of the real property designated by Hampton, Virginia as RPC No. 2000822 (the "Property") located in the City of Hampton, Virginia, as shown on "PLAT OF THE PROPERTY TO BE CONVEYED TO D&G BERLANTINY INVESTORS, LLC, PARCEL OF LAND 41,878 SQ DT./0.9614 ACRES KNOWN AS 1263 W. QUEEN STREET, HAMPTON, VIRGINIA, DATED JULY 16, 2024, PREPARED BY PARKER SURVEYING, INC." (the "Plat"), hereby certifies, as required by Section 14-24 of the Code of the City of Hampton, based solely on the attached title report issued by Beach Title, dated March 27, 2024 (the "Title Report") that (i) the title to the Property is held in the name of OBT Virginia Investors, LLC, a Virginia limited liability company, and (ii) the Property was acquired by the current owner by instrument of record in the City of Hampton, Virginia as Instrument Number 240010322.

Based solely on the Title Report and the Plat, I certify that there are as of the date of this certification no deed restrictions or covenants of record, title defects or encumbrances affecting or potentially affecting any portion of the Property, other than the following:

1. All matters show on the Plat to the extent applicable to the Property.
2. All matters not show in the Title Report.

I further certify that based solely on the Title Report and Plat there are no deeds of trust encumbering the Property.

LIMITATIONS ON CERTIFICATION THE SADLER LAW FIRM PLLC:

1. Henry L. Sadler, III and The Sadler Law Firm, PLLC make no certification as to locations, effects, impacts or applicability of matters of survey because they have relied upon said Plat in rendering this certification.
2. This certification is made to the City of Hampton, Virginia for purpose of plan approval only and is not transferable or applicable to any other party.

THE SADLER LAW FIRM PLLC

DATE _____



HENRY L. SADLER, III

VSB NO. 06135

6330 Newtown Road #530

Norfolk, Virginia 23502

757 461 6622

BEACH TITLE
404 S Parliament, Suite 104
Virginia Beach, VA 23462
(757) 490-2055
FAX (757) 490-2045
beachttitle@beachttitlevb.com

TO: Henry L. Sadler
Sadler Law Firm PLLC
Attorney at Law
6330 Newtown Road, Ste 530
Norfolk, VA 23502

ATTN: Debbie

DATE: 3/27/2025 CASE NO: 2525196

PRESENT OWNER: OBT Virginia Investors, LLC, a Virginia Limited Liability Company
ADDRESS: 1263 W Queen Street, Hampton, VA
LEGAL: Mts & Bnds .98 AC / Less & Except (SEE LEGAL DESCRIPTION)

TITLE HAS BEEN EXAMINED FROM 8/6/1947 TO 3/18/2025 at 8:00 a.m.
The information provided herein is for informational purposes only. No liability will be assumed by this company unless converted to a binder and/or policy.

CHAIN OF TITLE

SOURCE DEED: Deed of Gift Inst. 240010322 Dated 8/30/2024 Rec 9/5/2024
GRANTORS: D & G Berlantiny Investors, LLC
GRANTEES: OBT Virginia Investors, LLC, a Virginia Limited Liability Company
Took property fee simple

Deed of B/S Inst. 240008627 Dated 7/19/2024 Rec 7/30/2024
GRANTORS: Katie Fraser and Tyan Fraser, a married couple
GRANTEE: D & G Berlantiny Investors LLC, a VA limited liability company
Took property fee simple

Deed of B/S Inst. 230009349 Dated 7/26/2023 Rec 8/3/2023
GRANTOR: Raymond A. Pepe (aka Ruth Malone Pepe) & Bettie Ruth Pepe a (aka Ruth Malone Pepe), h&w
GRANTEE: Katie Frazer and Ryan Fraser, w&h

Deed of B/S Inst. 130009864 Dated 6/18/2013 Rec 6/20/2013
GRANTOR: Raymond Alan Pepe and Ruth Malone Pepe, his wife
GRANTEE: Raymond Alan Pepe and Ruth Malone Pepe, h&w
Took title fee simple as tenants by the entirety

SEE CONTINUATION

CONTINUATION
CASE NO. 2525196

Deed of B/S Inst. 120018208 Dated 11/26/2012 Rec 11/29/2012
GRANTOR: John Leslie Pepe, David Michael Pape nka David Michael Pepe,
Raymond Alan Pepe
GRANTEE: Raymond Alan Pepe
Took title fee simple

WILL BOOK 040001529 for Leonard Joseph Pepe Jr. dod 7/30/2004 Rec 9/9/2004
Devises everything to his wife, Virginia Farrar Pepe
LIST OF HEIRS for Leonard Joseph Pepe Jr. Rec 9/9/2004
HEIRS: Raymond Alan Pepe, son; John Leslie Pepe, son; David Michael Pape,
son

WILL BOOK 19/576 for Virginia Farrar Pepe dod 11/12/1994 Rec 3/20/1995
Devises everything to her husband, Leonard Joseph Pepe Jr.
LIST OF HEIRS for Virginia Farrar Pepe dod 11/12/1994 Rec 3/20/1995
Leonard Joseph Pepe Jr. husband

Deed of B/S Book 146 Page 466 Dtd 8/6/1947 Rec 8/6/1947
GRANTOR: Julia W. Motley, widow
GRANTEE: Leonard Joseph Pepe Jr. and Virginia Farrar Pepe
Took title fee simple as tenants by the entirety

DEED OF TRUST: NONE

JUDGMENTS: none applicable

U.C.C. STATEMENTS: none of record

TAX INFORMATION: Note: No liability is hereby assumed as to tax figures. Call Treasurer for exact figures before closing. These are for informational purposes only.

PAID THROUGH: 2nd 12 23/24 (delinquent)

RPC #: 2000422

CURRENT ACCT: 1224852

MAP#: 02C044 00 00000

LAND ASSESSMENT: \$117,600.00

IMPROVEMENTS: \$199,900.00

TOTAL: \$317,500.00

ANNUAL TAX: \$3187.80

QTRLY TAXES/SEMI TAXES: \$1593.90

DELINQUENCIES: yes, see printout

STORM WATER FEES: \$70.98 x 2, next due 6/5/2025

Certificate of Take to City of Hampton recorded in Deed Book 263 at page 175, Corrected verbiage recorded in Deed Book 266 at page 531.

A plat of survey made by Parker Surveying, Inc., dated 7/16/2024, provided this Company did not disclose matters adverse to the title herein insured except:

a) Legal description and survey calls do not coincide with each other, Title policy insures within the lesser angles and shorter distances.

b) Drainage easement along side lot lines

BEACH TITLE
404 S Parliament, Suite 104
Virginia Beach, VA 23462
(757) 490-2055
FAX (757) 490-2045
beachtitle@beachtitlevb.com

CONTINUATION
CASE NO. 2525196

LEGAL DESCRIPTION

ALL THAT certain lot, piece or parcel of land, containing one acre, situate, lying and being in the City of Hampton (formerly in Wythe District, County of Elizabeth City), State of Virginia, and which is described as follows: Beginning at a point on New Market Road, that is marked by a pipe on the dividing line of the land of Robinson and the LeMac Nurseries, running thence a southerly direction along said dividing line a distance of four hundred and thirty-five and six tenths (435.6) feet to a point marked by a pipe. Thence in an easterly course parallel to the New Market Road, a distance of one hundred (100) feet to a point marked by a pipe. Thence a northerly course a distance of four hundred and thirty-five and six tenths (435.6) feet to a point on the New Market Road marked by a pipe. Thence a westerly course along the New Market Road a distance of one hundred (100) feet to the point of beginning, being a lot of land fronting on the New Market Road its northern boundary, bounded on the west by the land of the LeMac Nurseries, on the south and east by the land of Robinson.

LESS AND EXCEPT that portion conveyed unto the City of Hampton by Certificate recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Deed Book 263, page 175 and corrected in Deed Book 266, page 531.

Send Comments or questions to:

OFFICE OF THE CITY TREASURER
 City of Hampton, Virginia
 1 Franklin Street, Suite 100
 Hampton, VA 23669
 Phone: (757)727-6374
 Fax: (757) 727-6796



CURRENT OWNER: OBT VIRGINIA INVESTORS LLC **RPC:** 2000422
 5245 CLEVELAND ST STE 209 **CURRENT ACCOUNT#:** 1224852
LEGAL DESCRIPTION: D&G BERLANTINY INV .9614AC - **MAP#:** 02C044 00 00000
PARCEL ID: 02C044 00 00000

NOTICE REGARDING CREDITS ON REAL ESTATE

The City of Hampton offers Real Estate Tax Relief programs to qualifying homeowners. This Tax Relief will appear as a CREDIT under "Yearly Transactions". These amounts may constitute a tax lien on the real estate and may become due if there is a change in status of the qualifying homeowner or the property is transferred. If you have any questions regarding the amounts due, please contact the Treasurer's Office.

BILL BALANCES, FEES AND CHARGES
 Penalty and Interest are as of today's date: Thursday, March 27, 2025

Tax Year	Description	Bill#	Bill Seq#	Date Due	Adj Value	Base Balance	Penalty	Interest	Total
2025	REAL ESTATE	2K25R14724	1	12/5/2024	\$277,200.00	\$80.37	\$8.04	\$0.00	\$88.41
2025	REAL ESTATE	2K25E14724	2	6/5/2025	\$277,200.00	\$1,593.90	\$0.00	\$0.00	\$1,593.90
2025	STORM WATER 2025	2K25S61768	1	12/5/2024	N/A	\$70.98	\$0.00	\$0.00	\$70.98
2025	STORM WATER	2K25W61768	2	6/5/2025	N/A	\$70.98	\$0.00	\$0.00	\$70.98
				YEARLY TOTAL		\$1,816.23	\$8.04	\$0.00	\$1,824.27
	ADMIN FEE			2/11/2025	N/A	\$30.00	N/A	N/A	\$30.00
	TODAY'S BALANCE								\$1,854.27

UNBILLED ITEMS

Tax Year	Description	Seq#	Effective Date	Amount/Value	Note
NO UNBILLED ITEMS					

YEARLY TRANSACTIONS

Tax Year	Tran Date	Tran Type	Bill/Receipt	Seq#	Billed	Refund	Paid	Adj/Credit	Date Due
2025	8/9/2024	BILL	2K25R14724	1	\$1,593.90	\$0.00	\$0.00	\$0.00	12/05/2024
2025	8/15/2024	BILL	2K25S61768	1	\$70.98	\$0.00	\$0.00	\$0.00	12/05/2024
2025	1/29/2025	PAYMENT	11112613	1	\$0.00	\$0.00	\$1,664.88	\$0.00	N/A
2025	8/9/2024	BILL	2K25E14724	2	\$1,593.90	\$0.00	\$0.00	\$0.00	06/05/2025
2025	8/15/2024	BILL	2K25W61768	2	\$70.98	\$0.00	\$0.00	\$0.00	06/05/2025
			YEARLY TOTALS		\$3,329.76	\$0.00	\$1,664.88	\$0.00	
2024	11/13/2023	PAYMENT	10757924	0	\$0.00	\$0.00	\$1,502.42	\$0.00	N/A
2024	11/13/2023	REFUND	394316	0	\$0.00	\$1,502.42	\$0.00	\$0.00	N/A
2024	8/4/2023	BILL	2K24R33850	1	\$1,431.44	\$0.00	\$0.00	\$0.00	12/05/2023
2024	8/9/2023	BILL	2K24S32484	1	\$70.98	\$0.00	\$0.00	\$0.00	12/05/2023
2024	11/2/2023	PAYMENT	10720463	1	\$0.00	\$0.00	\$70.98	\$0.00	N/A
2024	11/2/2023	PAYMENT	10720463	1	\$0.00	\$0.00	\$1,431.44	\$0.00	N/A
2024	8/4/2023	BILL	2K24E33850	2	\$1,431.44	\$0.00	\$0.00	\$0.00	06/05/2024
2024	8/9/2023	BILL	2K24W32484	2	\$70.98	\$0.00	\$0.00	\$0.00	06/05/2024
2024	6/4/2024	PAYMENT	10931893	2	\$0.00	\$0.00	\$70.98	\$0.00	N/A
2024	6/4/2024	PAYMENT	10931893	2	\$0.00	\$0.00	\$1,431.44	\$0.00	N/A
			YEARLY TOTALS		\$3,004.84	\$1,502.42	\$4,507.26	\$0.00	
2023	8/8/2022	BILL	2K23R33818	1	\$1,395.35	\$0.00	\$0.00	\$0.00	12/05/2022
2023	8/11/2022	BILL	2K23S32142	1	\$64.98	\$0.00	\$0.00	\$0.00	12/05/2022
2023	11/3/2022	PAYMENT	10446537	1	\$0.00	\$0.00	\$64.98	\$0.00	N/A
2023	11/3/2022	PAYMENT	10446537	1	\$0.00	\$0.00	\$1,395.35	\$0.00	N/A
2023	8/8/2022	BILL	2K23E33818	2	\$1,395.35	\$0.00	\$0.00	\$0.00	06/05/2023
2023	8/11/2022	BILL	2K23W32142	2	\$64.98	\$0.00	\$0.00	\$0.00	06/05/2023
2023	5/4/2023	PAYMENT	10584354	2	\$0.00	\$0.00	\$64.98	\$0.00	N/A
2023	5/4/2023	PAYMENT	10584354	2	\$0.00	\$0.00	\$1,395.35	\$0.00	N/A
			YEARLY TOTALS		\$2,920.66	\$0.00	\$2,920.66	\$0.00	
2022	8/4/2021	BILL	2K22R33742	1	\$1,320.60	\$0.00	\$0.00	\$0.00	12/06/2021
2022	8/4/2021	BILL	2K22S32369	1	\$64.98	\$0.00	\$0.00	\$0.00	12/06/2021
2022	11/17/2021	PAYMENT	10167424	1	\$0.00	\$0.00	\$64.98	\$0.00	N/A

2022	11/17/2021	PAYMENT	10167424	1	\$0.00	\$0.00	\$1,320.60	\$0.00	N/A
2022	8/4/2021	BILL	2K22E33742	2	\$1,320.60	\$0.00	\$0.00	\$0.00	06/06/2022
2022	8/4/2021	BILL	2K22W32369	2	\$64.98	\$0.00	\$0.00	\$0.00	06/06/2022
2022	5/4/2022	PAYMENT	10268566	2	\$0.00	\$0.00	\$64.98	\$0.00	N/A
2022	5/4/2022	PAYMENT	10268566	2	\$0.00	\$0.00	\$1,320.60	\$0.00	N/A
YEARLY TOTALS					\$2,771.16	\$0.00	\$2,771.16	\$0.00	
2021	7/27/2020	BILL	2K21R33766	1	\$1,059.58	\$0.00	\$0.00	\$0.00	12/07/2020
2021	7/27/2020	BILL	2K21S32322	1	\$58.98	\$0.00	\$0.00	\$0.00	12/07/2020
2021	11/24/2020	PAYMENT	9905516	1	\$0.00	\$0.00	\$58.98	\$0.00	N/A
2021	11/24/2020	PAYMENT	9905516	1	\$0.00	\$0.00	\$1,059.58	\$0.00	N/A
2021	7/27/2020	BILL	2K21E33766	2	\$1,059.58	\$0.00	\$0.00	\$0.00	06/07/2021
2021	7/27/2020	BILL	2K21W32322	2	\$58.98	\$0.00	\$0.00	\$0.00	06/07/2021
2021	5/26/2021	PAYMENT	10053233	2	\$0.00	\$0.00	\$58.98	\$0.00	N/A
2021	5/26/2021	PAYMENT	10053233	2	\$0.00	\$0.00	\$1,059.58	\$0.00	N/A
YEARLY TOTALS					\$2,237.12	\$0.00	\$2,237.12	\$0.00	
2020	7/25/2019	BILL	2K20R33657	1	\$1,059.58	\$0.00	\$0.00	\$0.00	12/05/2019
2020	7/29/2019	BILL	2K20S32256	1	\$52.98	\$0.00	\$0.00	\$0.00	12/05/2019
2020	11/29/2019	PAYMENT	9646904	1	\$0.00	\$0.00	\$52.98	\$0.00	N/A
2020	11/29/2019	PAYMENT	9646904	1	\$0.00	\$0.00	\$1,059.58	\$0.00	N/A
2020	7/25/2019	BILL	2K20E33657	2	\$1,059.58	\$0.00	\$0.00	\$0.00	06/05/2020
2020	7/29/2019	BILL	2K20W32256	2	\$52.98	\$0.00	\$0.00	\$0.00	06/05/2020
2020	5/13/2020	PAYMENT	9736823	2	\$0.00	\$0.00	\$52.98	\$0.00	N/A
2020	5/13/2020	PAYMENT	9736823	2	\$0.00	\$0.00	\$1,059.58	\$0.00	N/A
YEARLY TOTALS					\$2,225.12	\$0.00	\$2,225.12	\$0.00	
2019	8/1/2018	BILL	2K19R33640	1	\$1,023.00	\$0.00	\$0.00	\$0.00	12/06/2018
2019	8/1/2018	BILL	2K19S32245	1	\$46.98	\$0.00	\$0.00	\$0.00	12/06/2018
2019	11/29/2018	PAYMENT	9380701	1	\$0.00	\$0.00	\$46.98	\$0.00	N/A
2019	11/29/2018	PAYMENT	9380701	1	\$0.00	\$0.00	\$1,023.00	\$0.00	N/A
2019	8/1/2018	BILL	2K19E33640	2	\$1,023.00	\$0.00	\$0.00	\$0.00	06/05/2019
2019	8/1/2018	BILL	2K19W32245	2	\$46.98	\$0.00	\$0.00	\$0.00	06/05/2019
2019	5/22/2019	PAYMENT	9494562	2	\$0.00	\$0.00	\$46.98	\$0.00	N/A
2019	5/22/2019	PAYMENT	9494562	2	\$0.00	\$0.00	\$1,023.00	\$0.00	N/A
YEARLY TOTALS					\$2,139.96	\$0.00	\$2,139.96	\$0.00	
2018	8/1/2017	BILL	2K18R33488	1	\$1,023.00	\$0.00	\$0.00	\$0.00	12/05/2017
2018	8/1/2017	BILL	2K18S32100	1	\$46.98	\$0.00	\$0.00	\$0.00	12/05/2017
2018	11/29/2017	PAYMENT	9116827	1	\$0.00	\$0.00	\$46.98	\$0.00	N/A
2018	11/29/2017	PAYMENT	9116827	1	\$0.00	\$0.00	\$1,023.00	\$0.00	N/A
2018	8/1/2017	BILL	2K18E33488	2	\$1,023.00	\$0.00	\$0.00	\$0.00	06/05/2018
2018	8/1/2017	BILL	2K18W32100	2	\$46.98	\$0.00	\$0.00	\$0.00	06/05/2018
2018	5/31/2018	PAYMENT	9262187	2	\$0.00	\$0.00	\$46.98	\$0.00	N/A
2018	5/31/2018	PAYMENT	9262187	2	\$0.00	\$0.00	\$1,023.00	\$0.00	N/A
YEARLY TOTALS					\$2,139.96	\$0.00	\$2,139.96	\$0.00	
2017	7/30/2016	BILL	2K17R33409	1	\$1,023.00	\$0.00	\$0.00	\$0.00	12/05/2016
2017	7/30/2016	BILL	2K17S32006	1	\$46.98	\$0.00	\$0.00	\$0.00	12/05/2016
2017	11/8/2016	PAYMENT	8804452	1	\$0.00	\$0.00	\$46.98	\$0.00	N/A
2017	11/8/2016	PAYMENT	8804452	1	\$0.00	\$0.00	\$1,023.00	\$0.00	N/A
2017	7/30/2016	BILL	2K17E33409	2	\$1,023.00	\$0.00	\$0.00	\$0.00	06/05/2017
2017	7/30/2016	BILL	2K17W32006	2	\$46.98	\$0.00	\$0.00	\$0.00	06/05/2017
2017	6/5/2017	PAYMENT	9006898	2	\$0.00	\$0.00	\$46.98	\$0.00	N/A
2017	6/5/2017	PAYMENT	9006898	2	\$0.00	\$0.00	\$1,023.00	\$0.00	N/A
YEARLY TOTALS					\$2,139.96	\$0.00	\$2,139.96	\$0.00	
2016	8/2/2015	BILL	2K16R33338	1	\$1,023.00	\$0.00	\$0.00	\$0.00	12/07/2015
2016	8/6/2015	BILL	2K16S31847	1	\$46.98	\$0.00	\$0.00	\$0.00	12/07/2015
2016	12/7/2015	PAYMENT	8615160	1	\$0.00	\$0.00	\$46.98	\$0.00	N/A
2016	12/7/2015	PAYMENT	8615160	1	\$0.00	\$0.00	\$1,023.00	\$0.00	N/A
2016	8/2/2015	BILL	2K16E33338	2	\$1,023.00	\$0.00	\$0.00	\$0.00	06/06/2016
2016	8/6/2015	BILL	2K16W31847	2	\$46.98	\$0.00	\$0.00	\$0.00	06/06/2016
2016	6/6/2016	PAYMENT	8747724	2	\$0.00	\$0.00	\$46.98	\$0.00	N/A
2016	6/6/2016	PAYMENT	8747724	2	\$0.00	\$0.00	\$1,023.00	\$0.00	N/A
YEARLY TOTALS					\$2,139.96	\$0.00	\$2,139.96	\$0.00	
2015	8/2/2014	BILL	2K15R33440	1	\$1,076.94	\$0.00	\$0.00	\$0.00	12/05/2014
2015	8/6/2014	BILL	2K15S31976	1	\$41.94	\$0.00	\$0.00	\$0.00	12/05/2014
2015	12/1/2014	PAYMENT	8330040	1	\$0.00	\$0.00	\$41.94	\$0.00	N/A
2015	12/1/2014	PAYMENT	8330040	1	\$0.00	\$0.00	\$1,076.94	\$0.00	N/A
2015	8/2/2014	BILL	2K15E33440	2	\$1,076.94	\$0.00	\$0.00	\$0.00	06/05/2015
2015	8/6/2014	BILL	2K15W31976	2	\$41.94	\$0.00	\$0.00	\$0.00	06/05/2015
2015	6/1/2015	PAYMENT	8467779	2	\$0.00	\$0.00	\$41.94	\$0.00	N/A
2015	6/1/2015	PAYMENT	8467779	2	\$0.00	\$0.00	\$1,076.94	\$0.00	N/A
YEARLY TOTALS					\$2,237.76	\$0.00	\$2,237.76	\$0.00	
2014	7/20/2013	BILL	2K14R33284	1	\$1,076.94	\$0.00	\$0.00	\$0.00	12/05/2013
2014	8/1/2013	BILL	2K14S32129	1	\$41.94	\$0.00	\$0.00	\$0.00	12/05/2013

2014	11/4/2013	PAYMENT	8016955	1	\$0.00	\$0.00	\$41.94	\$0.00	N/A
2014	11/4/2013	PAYMENT	8016955	1	\$0.00	\$0.00	\$1,076.94	\$0.00	N/A
2014	7/20/2013	BILL	2K14E33284	2	\$1,076.94	\$0.00	\$0.00	\$0.00	06/05/2014
2014	8/1/2013	BILL	2K14W32129	2	\$41.94	\$0.00	\$0.00	\$0.00	06/05/2014
2014	5/28/2014	PAYMENT	8204799	2	\$0.00	\$0.00	\$41.94	\$0.00	N/A
2014	5/28/2014	PAYMENT	8204799	2	\$0.00	\$0.00	\$1,076.94	\$0.00	N/A
		YEARLY TOTALS			\$2,237.76	\$0.00	\$2,237.76	\$0.00	
2013	8/1/2012	BILL	2K13R33089	1	\$903.24	\$0.00	\$0.00	\$0.00	12/05/2012
2013	8/15/2012	BILL	2K13S30975	1	\$38.46	\$0.00	\$0.00	\$0.00	12/05/2012
2013	11/30/2012	PAYMENT	7808534	1	\$0.00	\$0.00	\$38.46	\$0.00	N/A
2013	11/30/2012	PAYMENT	7808534	1	\$0.00	\$0.00	\$903.24	\$0.00	N/A
2013	8/1/2012	BILL	2K13E33089	2	\$903.24	\$0.00	\$0.00	\$0.00	06/05/2013
2013	8/15/2012	BILL	2K13W30975	2	\$38.46	\$0.00	\$0.00	\$0.00	06/05/2013
2013	6/3/2013	PAYMENT	7951491	2	\$0.00	\$0.00	\$38.46	\$0.00	N/A
2013	6/3/2013	PAYMENT	7951491	2	\$0.00	\$0.00	\$903.24	\$0.00	N/A
		YEARLY TOTALS			\$1,883.40	\$0.00	\$1,883.40	\$0.00	
2012	8/1/2011	BILL	2K12R33144	1	\$959.40	\$0.00	\$0.00	\$0.00	12/05/2011
2012	8/10/2011	BILL	2K12S31015	1	\$27.60	\$0.00	\$0.00	\$0.00	12/05/2011
2012	12/5/2011	PAYMENT	7570075	1	\$0.00	\$0.00	\$329.00	\$0.00	N/A
2012	12/5/2011	PAYMENT	7570081	1	\$0.00	\$0.00	\$329.00	\$0.00	N/A
2012	12/5/2011	PAYMENT	7570101	1	\$0.00	\$0.00	\$27.60	\$0.00	N/A
2012	12/5/2011	PAYMENT	7570101	1	\$0.00	\$0.00	\$301.40	\$0.00	N/A
2012	8/1/2011	BILL	2K12E33144	2	\$959.40	\$0.00	\$0.00	\$0.00	06/05/2012
2012	8/10/2011	BILL	2K12W31015	2	\$27.60	\$0.00	\$0.00	\$0.00	06/05/2012
2012	6/5/2012	PAYMENT	7708941	2	\$0.00	\$0.00	\$27.60	\$0.00	N/A
2012	6/5/2012	PAYMENT	7708941	2	\$0.00	\$0.00	\$959.40	\$0.00	N/A
		YEARLY TOTALS			\$1,974.00	\$0.00	\$1,974.00	\$0.00	
2011	8/10/2010	BILL	2K11R33051	1	\$959.40	\$0.00	\$0.00	\$0.00	12/06/2010
2011	8/20/2010	BILL	2K11S30850	1	\$27.60	\$0.00	\$0.00	\$0.00	12/06/2010
2011	12/6/2010	PAYMENT	7304821	1	\$0.00	\$0.00	\$27.60	\$0.00	N/A
2011	12/6/2010	PAYMENT	7304821	1	\$0.00	\$0.00	\$959.40	\$0.00	N/A
2011	8/10/2010	BILL	2K11E33051	2	\$959.40	\$0.00	\$0.00	\$0.00	06/06/2011
2011	8/20/2010	BILL	2K11W30850	2	\$27.60	\$0.00	\$0.00	\$0.00	06/06/2011
2011	6/6/2011	PAYMENT	7439843	2	\$0.00	\$0.00	\$329.00	\$0.00	N/A
2011	6/6/2011	PAYMENT	7439846	2	\$0.00	\$0.00	\$329.00	\$0.00	N/A
2011	6/6/2011	PAYMENT	7439849	2	\$0.00	\$0.00	\$27.60	\$0.00	N/A
2011	6/6/2011	PAYMENT	7439849	2	\$0.00	\$0.00	\$301.40	\$0.00	N/A
		YEARLY TOTALS			\$1,974.00	\$0.00	\$1,974.00	\$0.00	
2010	8/10/2009	BILL	2K10R33038	1	\$959.40	\$0.00	\$0.00	\$0.00	12/07/2009
2010	8/20/2009	BILL	2K10S30767	1	\$27.60	\$0.00	\$0.00	\$0.00	12/07/2009
2010	12/7/2009	PAYMENT	7038784	1	\$0.00	\$0.00	\$329.00	\$0.00	N/A
2010	12/7/2009	PAYMENT	7038786	1	\$0.00	\$0.00	\$329.00	\$0.00	N/A
2010	12/7/2009	PAYMENT	7038787	1	\$0.00	\$0.00	\$27.60	\$0.00	N/A
2010	12/7/2009	PAYMENT	7038787	1	\$0.00	\$0.00	\$301.40	\$0.00	N/A
2010	8/10/2009	BILL	2K10E33038	2	\$959.40	\$0.00	\$0.00	\$0.00	06/07/2010
2010	8/20/2009	BILL	2K10W30767	2	\$27.60	\$0.00	\$0.00	\$0.00	06/07/2010
2010	6/7/2010	PAYMENT	7178654	2	\$0.00	\$0.00	\$329.00	\$0.00	N/A
2010	6/7/2010	PAYMENT	7178656	2	\$0.00	\$0.00	\$329.00	\$0.00	N/A
2010	6/7/2010	PAYMENT	7178686	2	\$0.00	\$0.00	\$27.60	\$0.00	N/A
2010	6/7/2010	PAYMENT	7178686	2	\$0.00	\$0.00	\$301.40	\$0.00	N/A
		YEARLY TOTALS			\$1,974.00	\$0.00	\$1,974.00	\$0.00	
2009	8/10/2008	BILL	2K9R32970	1	\$959.40	\$0.00	\$0.00	\$0.00	12/05/2008
2009	8/16/2008	BILL	2K9S30717	1	\$27.60	\$0.00	\$0.00	\$0.00	12/05/2008
2009	12/4/2008	PAYMENT	6760184	1	\$0.00	\$0.00	\$658.00	\$0.00	N/A
2009	12/4/2008	PAYMENT	6760186	1	\$0.00	\$0.00	\$27.60	\$0.00	N/A
2009	12/4/2008	PAYMENT	6760186	1	\$0.00	\$0.00	\$301.40	\$0.00	N/A
2009	8/10/2008	BILL	2K9E32970	2	\$959.40	\$0.00	\$0.00	\$0.00	06/05/2009
2009	8/16/2008	BILL	2K9W30717	2	\$27.60	\$0.00	\$0.00	\$0.00	06/05/2009
2009	6/5/2009	PAYMENT	6920440	2	\$0.00	\$0.00	\$27.60	\$0.00	N/A
2009	6/5/2009	PAYMENT	6920440	2	\$0.00	\$0.00	\$959.40	\$0.00	N/A
		YEARLY TOTALS			\$1,974.00	\$0.00	\$1,974.00	\$0.00	
2008	8/15/2007	BILL	2K8R33025	1	\$977.85	\$0.00	\$0.00	\$0.00	12/05/2007
2008	8/16/2007	BILL	2K8S30301	1	\$27.60	\$0.00	\$0.00	\$0.00	12/05/2007
2008	12/5/2007	PAYMENT	6520004	1	\$0.00	\$0.00	\$335.15	\$0.00	N/A
2008	12/5/2007	PAYMENT	6520013	1	\$0.00	\$0.00	\$27.60	\$0.00	N/A
2008	12/5/2007	PAYMENT	6520013	1	\$0.00	\$0.00	\$642.70	\$0.00	N/A
2008	8/15/2007	BILL	2K8E33025	2	\$977.85	\$0.00	\$0.00	\$0.00	06/05/2008
2008	8/16/2007	BILL	2K8W30301	2	\$27.60	\$0.00	\$0.00	\$0.00	06/05/2008
2008	6/4/2008	PAYMENT	6633985	2	\$0.00	\$0.00	\$670.30	\$0.00	N/A
2008	6/4/2008	PAYMENT	6633986	2	\$0.00	\$0.00	\$27.60	\$0.00	N/A
2008	6/4/2008	PAYMENT	6633986	2	\$0.00	\$0.00	\$307.55	\$0.00	N/A

			YEARLY TOTALS		\$2,010.90	\$0.00	\$2,010.90	\$0.00	
2007	8/15/2006	BILL	2K7R32817	1	\$890.91	\$0.00	\$0.00	\$0.00	12/05/2006
2007	8/23/2006	BILL	2K7S30110	1	\$21.60	\$0.00	\$0.00	\$0.00	12/05/2006
2007	12/5/2006	PAYMENT	6222554	1	\$0.00	\$0.00	\$21.60	\$0.00	N/A
2007	12/5/2006	PAYMENT	6222554	1	\$0.00	\$0.00	\$282.57	\$0.00	N/A
2007	12/5/2006	PAYMENT	6222557	1	\$0.00	\$0.00	\$304.17	\$0.00	N/A
2007	12/5/2006	PAYMENT	6222559	1	\$0.00	\$0.00	\$304.17	\$0.00	N/A
2007	8/15/2006	BILL	2K7E32817	2	\$890.91	\$0.00	\$0.00	\$0.00	06/05/2007
2007	8/23/2006	BILL	2K7W30110	2	\$21.60	\$0.00	\$0.00	\$0.00	06/05/2007
2007	6/5/2007	PAYMENT	6375086	2	\$0.00	\$0.00	\$608.34	\$0.00	N/A
2007	6/5/2007	PAYMENT	6375090	2	\$0.00	\$0.00	\$21.60	\$0.00	N/A
2007	6/5/2007	PAYMENT	6375090	2	\$0.00	\$0.00	\$282.57	\$0.00	N/A
			YEARLY TOTALS		\$1,825.02	\$0.00	\$1,825.02	\$0.00	
2006	7/15/2005	BILL	2K6R32724	1	\$810.60	\$0.00	\$0.00	\$0.00	12/05/2005
2006	8/23/2005	BILL	2K6S30084	1	\$21.60	\$0.00	\$0.00	\$0.00	12/05/2005
2006	11/30/2005	PAYMENT	5906770	1	\$0.00	\$0.00	\$21.60	\$0.00	N/A
2006	11/30/2005	PAYMENT	5906770	1	\$0.00	\$0.00	\$810.60	\$0.00	N/A
2006	7/15/2005	BILL	2K6E32724	2	\$810.60	\$0.00	\$0.00	\$0.00	06/05/2006
2006	8/23/2005	BILL	2K6W30084	2	\$21.60	\$0.00	\$0.00	\$0.00	06/05/2006
2006	6/1/2006	PAYMENT	6082328	2	\$0.00	\$0.00	\$277.40	\$0.00	N/A
2006	6/1/2006	PAYMENT	6082344	2	\$0.00	\$0.00	\$277.40	\$0.00	N/A
2006	6/1/2006	PAYMENT	6082357	2	\$0.00	\$0.00	\$21.60	\$0.00	N/A
2006	6/1/2006	PAYMENT	6082357	2	\$0.00	\$0.00	\$255.80	\$0.00	N/A
			YEARLY TOTALS		\$1,664.40	\$0.00	\$1,664.40	\$0.00	
2005	7/25/2004	BILL	2K5S29776	1	\$21.60	\$0.00	\$0.00	\$0.00	12/06/2004
2005	7/26/2004	BILL	2K5R32786	1	\$681.88	\$0.00	\$0.00	\$0.00	12/06/2004
2005	12/22/2004	PAYMENT	5654907	1	\$0.00	\$0.00	\$21.60	\$0.00	N/A
2005	12/22/2004	PAYMENT	5654907	1	\$0.00	\$0.00	\$750.07	\$0.00	N/A
2005	7/25/2004	BILL	2K5W29776	2	\$21.60	\$0.00	\$0.00	\$0.00	06/06/2005
2005	7/26/2004	BILL	2K5E32786	2	\$681.88	\$0.00	\$0.00	\$0.00	06/06/2005
2005	5/4/2005	PAYMENT	5726284	2	\$0.00	\$0.00	\$21.60	\$0.00	N/A
2005	5/4/2005	PAYMENT	5726284	2	\$0.00	\$0.00	\$681.88	\$0.00	N/A
			YEARLY TOTALS		\$1,406.96	\$0.00	\$1,475.15	\$0.00	
2004	8/31/2003	BILL	2K4R32725	1	\$642.62	\$0.00	\$0.00	\$0.00	12/05/2003
2004	9/5/2003	BILL	2K4S30105	1	\$21.60	\$0.00	\$0.00	\$0.00	12/05/2003
2004	11/24/2003	PAYMENT	5313248	1	\$0.00	\$0.00	\$21.60	\$0.00	N/A
2004	11/24/2003	PAYMENT	5313248	1	\$0.00	\$0.00	\$642.62	\$0.00	N/A
2004	8/31/2003	BILL	2K4E32725	2	\$642.62	\$0.00	\$0.00	\$0.00	06/07/2004
2004	9/5/2003	BILL	2K4W30105	2	\$21.60	\$0.00	\$0.00	\$0.00	06/07/2004
2004	5/26/2004	PAYMENT	5494306	2	\$0.00	\$0.00	\$21.60	\$0.00	N/A
2004	5/26/2004	PAYMENT	5494306	2	\$0.00	\$0.00	\$642.62	\$0.00	N/A
			YEARLY TOTALS		\$1,328.44	\$0.00	\$1,328.44	\$0.00	
2003	9/5/2002	BILL	2K3R32560	1	\$591.82	\$0.00	\$0.00	\$0.00	12/05/2002
2003	9/8/2002	BILL	2K3S29790	1	\$21.00	\$0.00	\$0.00	\$0.00	12/05/2002
2003	11/22/2002	PAYMENT	5038685	1	\$0.00	\$0.00	\$21.00	\$0.00	N/A
2003	11/22/2002	PAYMENT	5038685	1	\$0.00	\$0.00	\$591.82	\$0.00	N/A
2003	9/5/2002	BILL	2K3E32560	2	\$591.82	\$0.00	\$0.00	\$0.00	06/05/2003
2003	9/8/2002	BILL	2K3W29790	2	\$21.00	\$0.00	\$0.00	\$0.00	06/05/2003
2003	5/20/2003	PAYMENT	5195339	2	\$0.00	\$0.00	\$21.00	\$0.00	N/A
2003	5/20/2003	PAYMENT	5195339	2	\$0.00	\$0.00	\$591.82	\$0.00	N/A
			YEARLY TOTALS		\$1,225.64	\$0.00	\$1,225.64	\$0.00	
2002	9/2/2001	BILL	2K2R32526	1	\$588.65	\$0.00	\$0.00	\$0.00	12/05/2001
2002	9/14/2001	BILL	2K2S29391	1	\$21.00	\$0.00	\$0.00	\$0.00	12/05/2001
2002	11/29/2001	PAYMENT	4774163	1	\$0.00	\$0.00	\$21.00	\$0.00	N/A
2002	11/29/2001	PAYMENT	4774163	1	\$0.00	\$0.00	\$588.65	\$0.00	N/A
2002	9/2/2001	BILL	2K2E32526	2	\$588.65	\$0.00	\$0.00	\$0.00	06/05/2002
2002	9/14/2001	BILL	2K2W29391	2	\$21.00	\$0.00	\$0.00	\$0.00	06/05/2002
2002	5/23/2002	PAYMENT	4939389	2	\$0.00	\$0.00	\$21.00	\$0.00	N/A
2002	5/23/2002	PAYMENT	4939389	2	\$0.00	\$0.00	\$588.65	\$0.00	N/A
			YEARLY TOTALS		\$1,219.30	\$0.00	\$1,219.30	\$0.00	
2001	9/13/2000	BILL	2K1R32341	1	\$579.38	\$0.00	\$0.00	\$0.00	12/05/2000
2001	9/20/2000	BILL	2K1S21589	1	\$15.00	\$0.00	\$0.00	\$0.00	12/05/2000
2001	11/17/2000	PAYMENT	4515384	1	\$0.00	\$0.00	\$15.00	\$0.00	N/A
2001	11/17/2000	PAYMENT	4515384	1	\$0.00	\$0.00	\$579.38	\$0.00	N/A
2001	9/13/2000	BILL	2K1E32341	2	\$579.38	\$0.00	\$0.00	\$0.00	06/05/2001
2001	9/20/2000	BILL	2K1W21589	2	\$15.00	\$0.00	\$0.00	\$0.00	06/05/2001
2001	5/22/2001	PAYMENT	4665963	2	\$0.00	\$0.00	\$15.00	\$0.00	N/A
2001	5/22/2001	PAYMENT	4665963	2	\$0.00	\$0.00	\$579.38	\$0.00	N/A
			YEARLY TOTALS		\$1,188.76	\$0.00	\$1,188.76	\$0.00	
2000	9/10/1999	BILL	2KR32113	1	\$561.88	\$0.00	\$0.00	\$0.00	12/06/1999
2000	9/12/1999	BILL	2KS32113	1	\$15.00	\$0.00	\$0.00	\$0.00	12/06/1999

2000	11/23/1999	PAYMENT	4286499	1	\$0.00	\$0.00	\$15.00	\$0.00	N/A
2000	11/23/1999	PAYMENT	4286499	1	\$0.00	\$0.00	\$561.88	\$0.00	N/A
2000	9/10/1999	BILL	2KE32113	2	\$561.88	\$0.00	\$0.00	\$0.00	06/05/2000
2000	9/12/1999	BILL	2KW32113	2	\$15.00	\$0.00	\$0.00	\$0.00	06/05/2000
2000	5/12/2000	PAYMENT	4414889	2	\$0.00	\$0.00	\$15.00	\$0.00	N/A
2000	5/12/2000	PAYMENT	4414889	2	\$0.00	\$0.00	\$561.88	\$0.00	N/A
			YEARLY TOTALS		\$1,153.76	\$0.00	\$1,153.76	\$0.00	
1999	10/14/1998	BILL	99R33402	1	\$561.87	\$0.00	\$0.00	\$0.00	12/05/1998
1999	10/15/1998	BILL	99S33402	1	\$15.00	\$0.00	\$0.00	\$0.00	12/05/1998
1999	12/1/1998	PAYMENT	4043497	1	\$0.00	\$0.00	\$15.00	\$0.00	N/A
1999	12/1/1998	PAYMENT	4043497	1	\$0.00	\$0.00	\$561.87	\$0.00	N/A
1999	10/14/1998	BILL	99E33402	2	\$561.88	\$0.00	\$0.00	\$0.00	06/07/1999
1999	10/15/1998	BILL	99W33402	2	\$15.00	\$0.00	\$0.00	\$0.00	06/07/1999
1999	5/7/1999	PAYMENT	4175859	2	\$0.00	\$0.00	\$15.00	\$0.00	N/A
1999	5/7/1999	PAYMENT	4175859	2	\$0.00	\$0.00	\$561.88	\$0.00	N/A
			YEARLY TOTALS		\$1,153.75	\$0.00	\$1,153.75	\$0.00	
1998	10/15/1997	BILL	98R33125	1	\$561.87	\$0.00	\$0.00	\$0.00	12/05/1997
1998	10/15/1997	BILL	98S33125	1	\$15.00	\$0.00	\$0.00	\$0.00	12/05/1997
1998	11/18/1997	PAYMENT	3182464	1	\$0.00	\$0.00	\$15.00	\$0.00	N/A
1998	11/18/1997	PAYMENT	3182464	1	\$0.00	\$0.00	\$561.87	\$0.00	N/A
1998	4/15/1998	BILL	98E33125	2	\$561.88	\$0.00	\$0.00	\$0.00	06/05/1998
1998	4/15/1998	BILL	98W33125	2	\$15.00	\$0.00	\$0.00	\$0.00	06/05/1998
1998	5/22/1998	PAYMENT	3577358	2	\$0.00	\$0.00	\$15.00	\$0.00	N/A
1998	5/22/1998	PAYMENT	3577358	2	\$0.00	\$0.00	\$561.88	\$0.00	N/A
			YEARLY TOTALS		\$1,153.75	\$0.00	\$1,153.75	\$0.00	
1997	10/15/1996	BILL	97R33081	1	\$552.88	\$0.00	\$0.00	\$0.00	12/05/1996
1997	10/15/1996	BILL	97S33081	1	\$15.00	\$0.00	\$0.00	\$0.00	12/05/1996
1997	11/15/1996	PAYMENT	2678132	1	\$0.00	\$0.00	\$15.00	\$0.00	N/A
1997	11/15/1996	PAYMENT	2678132	1	\$0.00	\$0.00	\$552.88	\$0.00	N/A
1997	4/15/1997	BILL	97E33081	2	\$552.89	\$0.00	\$0.00	\$0.00	06/05/1997
1997	4/15/1997	BILL	97W33081	2	\$15.00	\$0.00	\$0.00	\$0.00	06/05/1997
1997	5/6/1997	PAYMENT	3032727	2	\$0.00	\$0.00	\$15.00	\$0.00	N/A
1997	5/6/1997	PAYMENT	3032727	2	\$0.00	\$0.00	\$552.89	\$0.00	N/A
			YEARLY TOTALS		\$1,135.77	\$0.00	\$1,135.77	\$0.00	
1996	10/15/1995	BILL	96R32811	1	\$552.88	\$0.00	\$0.00	\$0.00	12/05/1995
1996	10/15/1995	BILL	96S32811	1	\$15.00	\$0.00	\$0.00	\$0.00	12/05/1995
1996	11/21/1995	PAYMENT	2288274	1	\$0.00	\$0.00	\$15.00	\$0.00	N/A
1996	11/21/1995	PAYMENT	2288274	1	\$0.00	\$0.00	\$552.88	\$0.00	N/A
1996	4/15/1996	BILL	96E32811	2	\$552.89	\$0.00	\$0.00	\$0.00	06/05/1996
1996	4/15/1996	BILL	96W32811	2	\$15.00	\$0.00	\$0.00	\$0.00	06/05/1996
1996	5/15/1996	PAYMENT	2546288	2	\$0.00	\$0.00	\$15.00	\$0.00	N/A
1996	5/15/1996	PAYMENT	2546288	2	\$0.00	\$0.00	\$552.89	\$0.00	N/A
			YEARLY TOTALS		\$1,135.77	\$0.00	\$1,135.77	\$0.00	
1995	10/15/1994	BILL	95R32365	1	\$523.36	\$0.00	\$0.00	\$0.00	12/05/1994
1995	10/15/1994	BILL	95S32365	1	\$15.00	\$0.00	\$0.00	\$0.00	12/05/1994
1995	11/22/1994	PAYMENT	1948965	1	\$0.00	\$0.00	\$15.00	\$0.00	N/A
1995	11/22/1994	PAYMENT	1948965	1	\$0.00	\$0.00	\$523.36	\$0.00	N/A
1995	4/15/1995	BILL	95E32365	2	\$523.37	\$0.00	\$0.00	\$0.00	06/05/1995
1995	4/15/1995	BILL	95W32365	2	\$15.00	\$0.00	\$0.00	\$0.00	06/05/1995
1995	5/10/1995	PAYMENT	2068084	2	\$0.00	\$0.00	\$15.00	\$0.00	N/A
1995	5/10/1995	PAYMENT	2068084	2	\$0.00	\$0.00	\$523.37	\$0.00	N/A
			YEARLY TOTALS		\$1,076.73	\$0.00	\$1,076.73	\$0.00	
1994	10/15/1993	BILL	94R32016	1	\$510.60	\$0.00	\$0.00	\$0.00	12/05/1993
1994	10/15/1993	BILL	94S32016	1	\$15.00	\$0.00	\$0.00	\$0.00	12/05/1993
1994	4/15/1994	BILL	94E32016	2	\$510.60	\$0.00	\$0.00	\$0.00	06/05/1994
1994	4/15/1994	BILL	94W32016	2	\$15.00	\$0.00	\$0.00	\$0.00	06/05/1994
1994	5/9/1994	PAYMENT	1792161	2	\$0.00	\$0.00	\$510.60	\$0.00	N/A
			YEARLY TOTALS		\$1,051.20	\$0.00	\$510.60	\$0.00	
1993	10/15/1992	BILL	93R31799	1	\$509.40	\$0.00	\$0.00	\$0.00	12/05/1992
1993	4/15/1993	BILL	93E31799	2	\$509.40	\$0.00	\$0.00	\$0.00	06/05/1993
			YEARLY TOTALS		\$1,018.80	\$0.00	\$0.00	\$0.00	
1992	10/15/1991	BILL	92R31618	1	\$509.40	\$0.00	\$0.00	\$0.00	12/05/1991
1992	4/15/1992	BILL	92E31618	2	\$509.40	\$0.00	\$0.00	\$0.00	06/05/1992
			YEARLY TOTALS		\$1,018.80	\$0.00	\$0.00	\$0.00	
1991	10/15/1990	BILL	91R31263	1	\$495.00	\$0.00	\$0.00	\$0.00	12/05/1990
1991	4/15/1991	BILL	91E31263	2	\$495.00	\$0.00	\$0.00	\$0.00	06/05/1991
			YEARLY TOTALS		\$990.00	\$0.00	\$0.00	\$0.00	

Hampton, Virginia

Property Address: 1263 W QUEEN ST
HAMPTON, VA 23669

Mailing Address: 5245 CLEVELAND ST STE 209
VIRGINIA BEACH, VA 23462

PIN/LRSN/RPC : 2000422

General Information

Owner's Name: OBT VIRGINIA INVESTORS
LLC

Assessment Neighborhood: 1356

Legal Description: D&G BERLANTINY INV
.9614AC

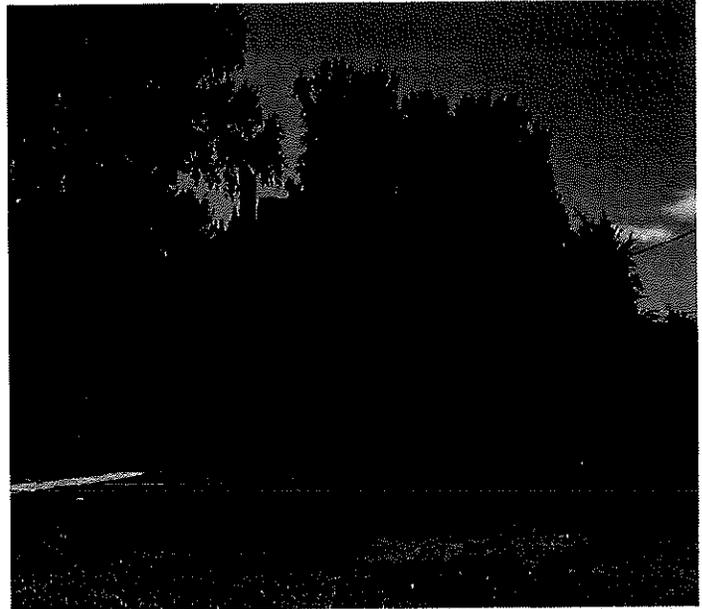
Subdivision Number: 600029

Deeded Acreage: .96

Deeded SqFt: 41878

GIS Acreage: .96

Old Map No: 02C044 00 00000



Improvements

Year Built: 1948

Stories: 1.75

Square Footage	
Finished(Above Grade):	2002
Basement:	0
Basement(Finished):	0
Attached Garage:	400
Detached Garage:	
Enclosed Porch:	0
Open Porch:	0
Deck:	0

Rooms	
Total:	7
Bedrooms:	4
Full Baths:	2
Half Baths:	0

Construction	
Building Type:	R01 Single family
Foundation:	Full Crawl
Exterior:	Vinyl siding
Central A/C:	W
Heating Type:	Electric radiant
Fireplaces:	Y
Out Building:	No Data

Assessment Information

Fiscal Year	Land Value	Improvement Value	Total Value
FY2026	\$117,600	\$199,900	\$317,500
FY2025	\$117,600	\$159,600	\$277,200
FY2024	\$98,000	\$148,800	\$246,800
FY2023	\$98,000	\$138,500	\$236,500
FY2022	\$78,400	\$134,600	\$213,000
FY2021	\$47,100	\$123,800	\$170,900
FY2020	\$47,100	\$123,800	\$170,900
FY2019	\$47,100	\$117,900	\$165,000
FY2018	\$47,100	\$117,900	\$165,000
FY2017	\$47,100	\$117,900	\$165,000
FY2016	\$47,100	\$117,900	\$165,000
FY2015	\$49,600	\$124,100	\$173,700
FY2014	\$49,600	\$124,100	\$173,700
FY2013	\$49,600	\$124,100	\$173,700
FY2012	\$49,600	\$134,900	\$184,500
FY2011	\$49,600	\$134,900	\$184,500
FY2010	\$49,600	\$134,900	\$184,500
FY2009	\$49,600	\$134,900	\$184,500
FY2008	\$49,600	\$134,900	\$184,500
FY2007	\$42,000	\$114,300	\$156,300
FY2006	\$38,200	\$96,900	\$135,100
FY2005	\$31,700	\$77,400	\$109,100
FY2004	\$29,400	\$71,800	\$101,200
FY2003	\$23,500	\$69,700	\$93,200

Transfer History

Grantor	Transfer Date	Consideration	Doc # or Deed Book/Pg
D & G BERLANTINY INVESTORS LLC	9/5/2024 12:00:00 AM	0	240 010322
FRASER KATIE & RYAN	7/30/2024 12:00:00 AM	319990	240 008627
PEPE RAYMOND ALAN & RUTH MALONE	8/3/2023 12:00:00 AM	290000	230 009349
PEPE RAYMOND ALAN	6/20/2013 12:00:00 AM	0	130 009864
PEPE RAYMOND ALAN ETAL	12/4/2012 12:00:00 AM	0	120 018208
PEPE LEONARD JOSEPH JR ET UX	9/9/2004 12:00:00 AM	0	040W 001529
PEPE LEONARD JOSEPH JR ET UX	1/1/1947 12:00:00 AM	0	0146 0466

City Resources

Land Development	
Zoning:	M-2, R-11
SPI:	No Data
Wetlands:	Not in Zone
RMA:	Not in Zone
IDA:	Not in Zone
Noise:	No Data
Soil Type:	TOMOTLEY
Master Plan Area:	No Data

Neighborhood Services	
Census Tract:	10504
District:	Greater Wythe, District 9
Representative:	Gabriella Hayes

Police Dept	
District:	107
Traffic Zone:	38

Codes	
District:	3A
Inspector:	BEARD
New Construction Inspector:	WILLIS-B, BARRY-E, HATCHER- PM

Public Works	
Street Sweeping:	2nd MONDAY
Trash Day:	FRIDAY
Recycling:	BLUE FRIDAY
Pump Station Area:	106
Watershed:	BR 7

Fire Dept	
District:	ST01
Inspector:	1
Battalion:	1

Land Development	
Office Park:	Not in Park
Urban Enterprise Zone:	Not in Zone
Hampton Roads Center Enterprise Zone:	Not in Zone
Hampton Roads Center Technology Zone:	Not in Zone
Downtown Technology Zone:	Not in Zone

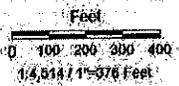
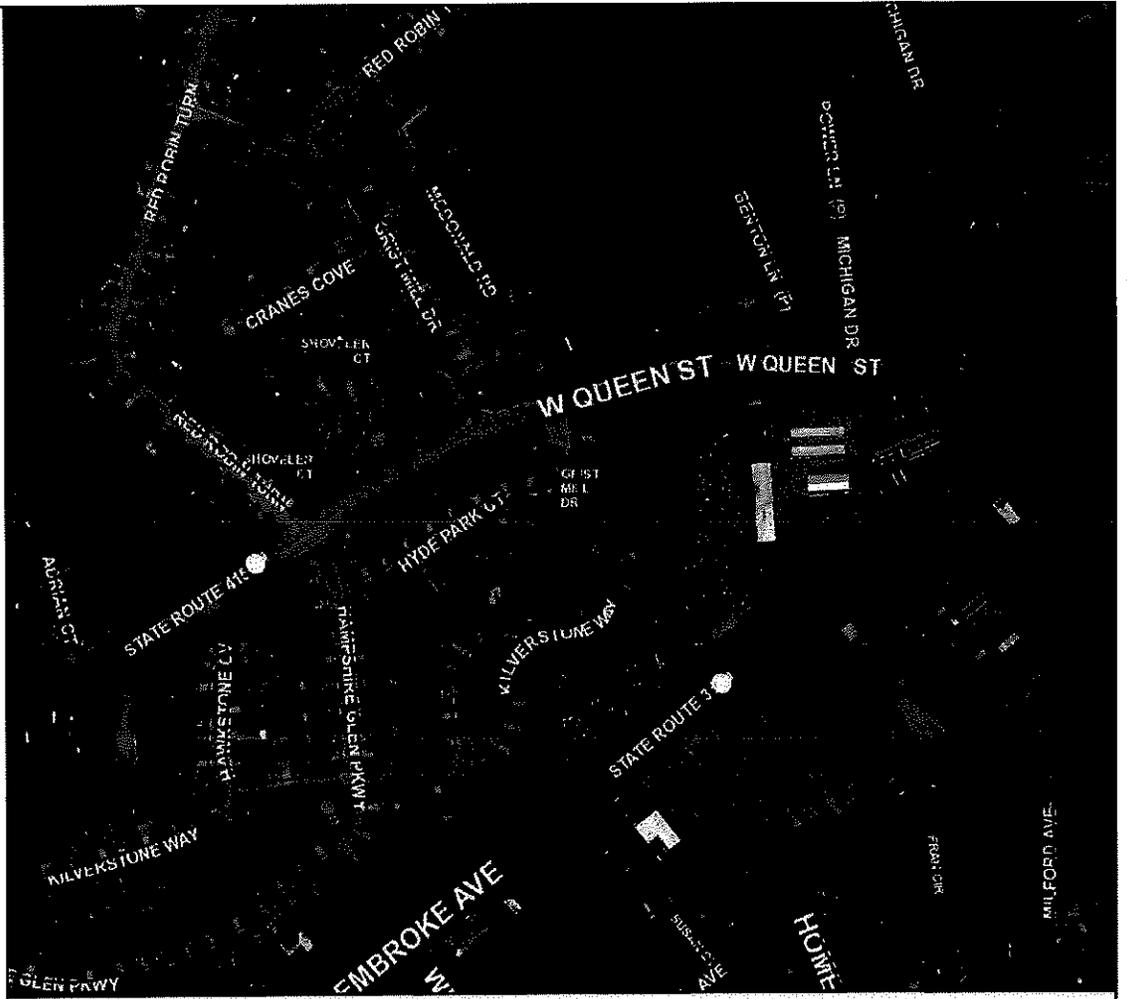
Voting Information	
Congress:	3
House of Representative:	87
Senate:	23
Poll Precinct:	BASSETTE
Poll Location:	BASSETTE ELEMENTARY

Sherriff's Office	
Warrant Services:	No Data

Hampton, Virginia

Legend

- Parcels
- Boundary



Title: Parcels

Date: 3/27/2025

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Hampton is not responsible for its accuracy or how current it may be.

240008627

Prepared by:
Aubrey M. Cross, Esq. VSB #90039
376 Kempsville Road
Chesapeake, VA 23320

Return to:
Henry L. Sadler, III
6330 Newtown Road
#530
Norfolk, VA 23502

Consideration: \$319,990.00

Assessed Value: \$277,200.00

Map and Parcel #: 2000422

Title Insurance Provider: Stewart Title Guaranty Company

DEED OF BARGAIN AND SALE

THIS DEED is made this 19th day of JULY, 2024, by and between, **KATIE FRASER and RYAN FRASER, a married couple**, hereinafter referred to and indexed as "Grantors," parties of the first part, and **D & G BERLANTINY INVESTORS LLC, A VIRGINIA LIMITED LIABILITY COMPANY**, hereinafter referred to and indexed as **1761 NE 162nd Street,** "Grantee," party of the second part, whose mailing address is **North Miami Beach, FL 33162.**

WITNESSETH:

THAT FOR AND IN CONSIDERATION, as referenced above, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors herein do hereby grant and convey, with General Warranty and English Covenants of Title, unto the Grantee, in fee simple, the following described property, to-wit:

**PLEASE SEE ATTACHED 'EXHIBIT A'
"LEGAL DESCRIPTION"**

Property Address: 1263 W. Queen St., Hampton, VA 23669

This conveyance is expressly made subject to all unexpired conditions, restrictions, reservations and easements, of record, if any, constituting constructive notice.

WITNESS the following signature and seal:

BY: Katie Fraser (SEAL)
KATIE FRASER

BY: Ryan Fraser (SEAL)
RYAN FRASER

STATE/Commonwealth of VA
COUNTY/CITY OF Chesapeake, to wit:

The foregoing instrument was duly acknowledged before me, a Notary Public, this 19th day of July, 2024, by Katie Fraser and Ryan Fraser, the grantors herein, who are personally known to me or who presented a valid form of identification.

Notary Public [Signature]

My commission expires:
Notary Registration No:

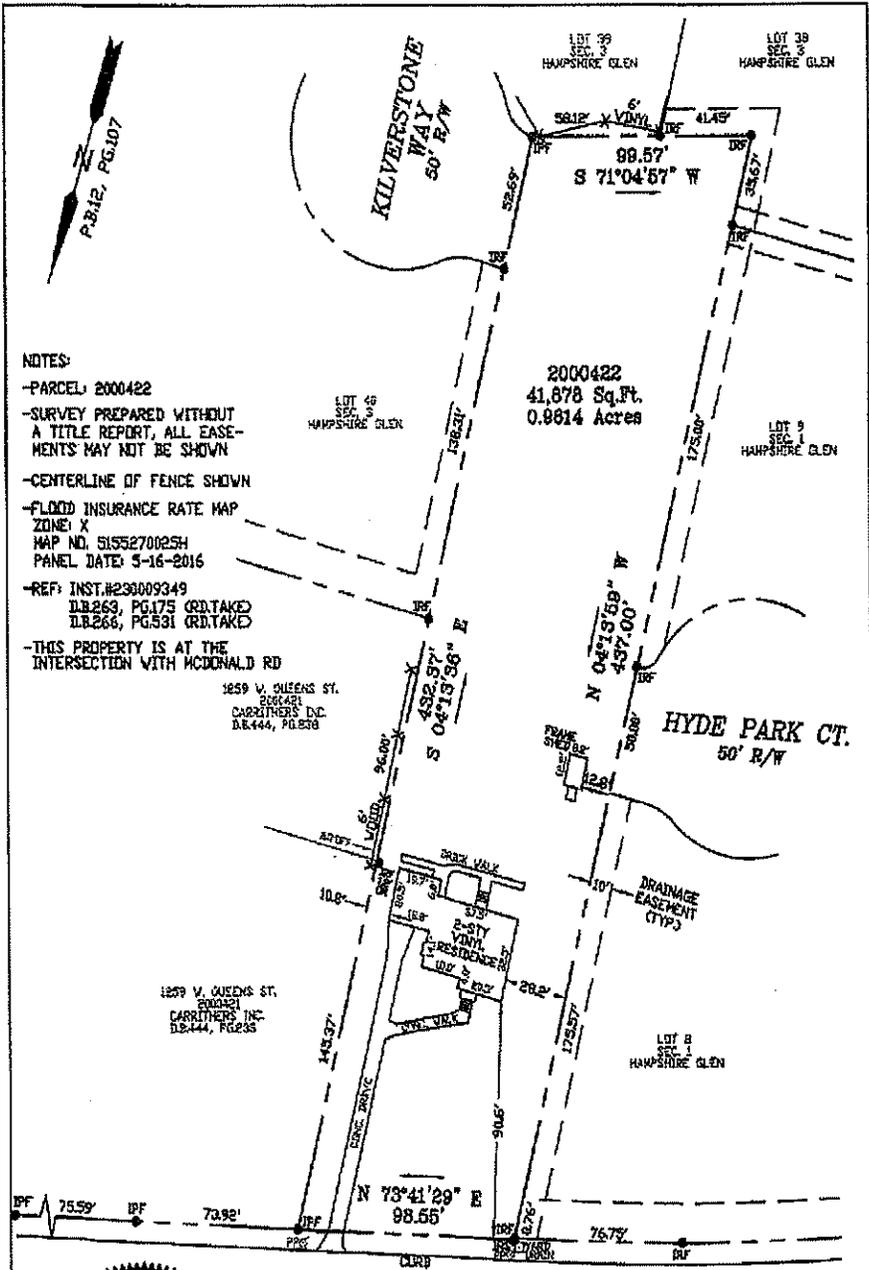


'EXHIBIT A'
"LEGAL DESCRIPTION"

ALL THAT certain lot, piece or parcel of land, containing one acre, situate, lying and being in the City of Hampton (formerly in Wythe District, County of Elizabeth City), State of Virginia, and which is described as follows: Beginning at a point on New Market Road, that is marked by a pipe on the dividing line of the land of Robinson and the LeMac Nurseries, running thence in a southerly direction along said dividing line a distance of four hundred and thirty-five and six tenths (435.6) feet to a point marked by a pipe. Thence in an easterly course parallel to the New Market Road, a distance of one hundred (100) feet to a point marked by a pipe. Thence in a northerly course a distance of four hundred and thirty-five and six tenths (435.6) feet to a point on the New Market Road marked by a pipe. Thence in a westerly course along the New Market Road a distance of one hundred (100) feet to the point of beginning, being a lot of land fronting on the New Market Road its northern boundary, bounded on the west by the land of the LeMac Nurseries, on the south and east by the land of Robinson.

LESS AND EXCEPT that portion conveyed unto the City of Hampton by Certificate recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Deed Book 263, page 175 and corrected in Deed Book 266, page 531.

IT BEING the same property conveyed by Deed from Raymond A. Pepe (aka Raymond Alan Pepe) and Bettie Ruth Pepe (aka Ruth Malone Pepe) to Katie Fraser and Ryan Fraser, dated 7/26/2023, recorded 8/3/2023 as Inst. 230009349.



NOTES:
 -PARCEL 2000422
 -SURVEY PREPARED WITHOUT A TITLE REPORT, ALL EASEMENTS MAY NOT BE SHOWN
 -CENTERLINE OF FENCE SHOWN
 -FLOOD INSURANCE RATE MAP ZONE: X
 MAP NO. 5155270025H
 PANEL DATE: 5-16-2016
 -REF: INST.#239009349
 D.B.263, PG.175 (ORD.TAKED)
 D.B.266, PG.531 (ORD.TAKED)
 -THIS PROPERTY IS AT THE INTERSECTION WITH McDONALD RD

1659 W. QUEENS ST.
 2006481
 CARRIERS INC.
 D.B.444, PG.838

1659 W. QUEENS ST.
 2006481
 CARRIERS INC.
 D.B.444, PG.838



WEST QUEEN ST.
 60' R/W

1263 WEST QUEEN ST.

PLAT OF THE PROPERTY TO BE CONVEYED TO
D&G BERLANTINY INVESTORS, LLC

PARCEL OF LAND
 2000422
 41,878 Sq.Ft./0.9814 Acres
 KNOWN AS #1263 W. QUEEN ST.
 HAMPTON, VIRGINIA

I, RANDALL R. PARKER, LAND SURVEYOR, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT WAS SURVEYED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO ENCUMBRANCES OF OTHER HOLDINGS HEREON AS SHOWN.
PARKER SURVEYING, INC.
 6858 MICHAEL LANE
 HAYES, VIRGINIA 23072
 PHONE: 804-684-0800
 parkersurveying@cox.net

JOB #: 24-075	DRAWN: RRP	F.B.-PG: FOLDER	TO: AL	SCALE: 1"= 30'	DATE: 7-11-24
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INSTRUMENT 240008627
RECORDED IN THE CLERK'S OFFICE OF
HAMPTON CIRCUIT COURT ON
JULY 30, 2024 AT 09:51 AM
\$320.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$160.00 LOCAL: \$160.00
LINDA B. SMITH, CLERK
RECORDED BY: MCC

240010322

Exempt Virginia Code 58.1-811 (D)

THIS DEED OF GIFT made this 30th day of August 2024, by and between Grantor, D & G BERLANTINY INVESTORS, LLC, party of the first part and Grantee, OBT VIRGINIA INVESTORS, LLC, a Virginia Limited Liability Company, party of the second part, whose mailing address is: 5245 Cleveland Street, Suite 209, Virginia Beach, Virginia 23462.

WITNESSETH:

NOW THEREFORE, Grantor does hereby give, convey and assign in fee simple and with General Warranty to Grantees as tenants by the entirety with the right of survivorship, all of Grantors' interest in and to the property described below (the "Property"), situate, lying and being in the City of Hampton, Virginia, to wit:

SEE ATTACHED LEGAL DESCRIPTION

IT BEING the same property conveyed unto the grantor herein by Deed from Katie Fraser and Ryan Fraser, husband and wife, dated July 19, 2024, and recorded at Instrument Number 240008627.

Prepared by: Henry L. Sadler, III-#06135 without the benefit of a title search
The Sadler Law Firm PLLC
6330 Newton Road #530
Norfolk, Virginia 23502

PARCEL# 2000422

Property Address: 1263 W. Queen Street, Hampton, VA 23669

This conveyance is made expressly subject to the conditions, restrictions, and easements, if any, of record, constituting constructive notice.

WITNESS the following signature and seal:

D & G BERLANTINY INVESTORS, LLC



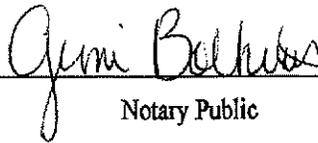
(SEAL)

BY: MOTI HALFON, manager

COMMONWEALTH OF VIRGINIA

CITY OF NORFOLK to wit:

Acknowledged before me this 30th day of August 2024, by Moti Halfon, manager of D & G Berlantiny Investors, LLC.



Notary Public

My Commission Expires: 06-30-2027

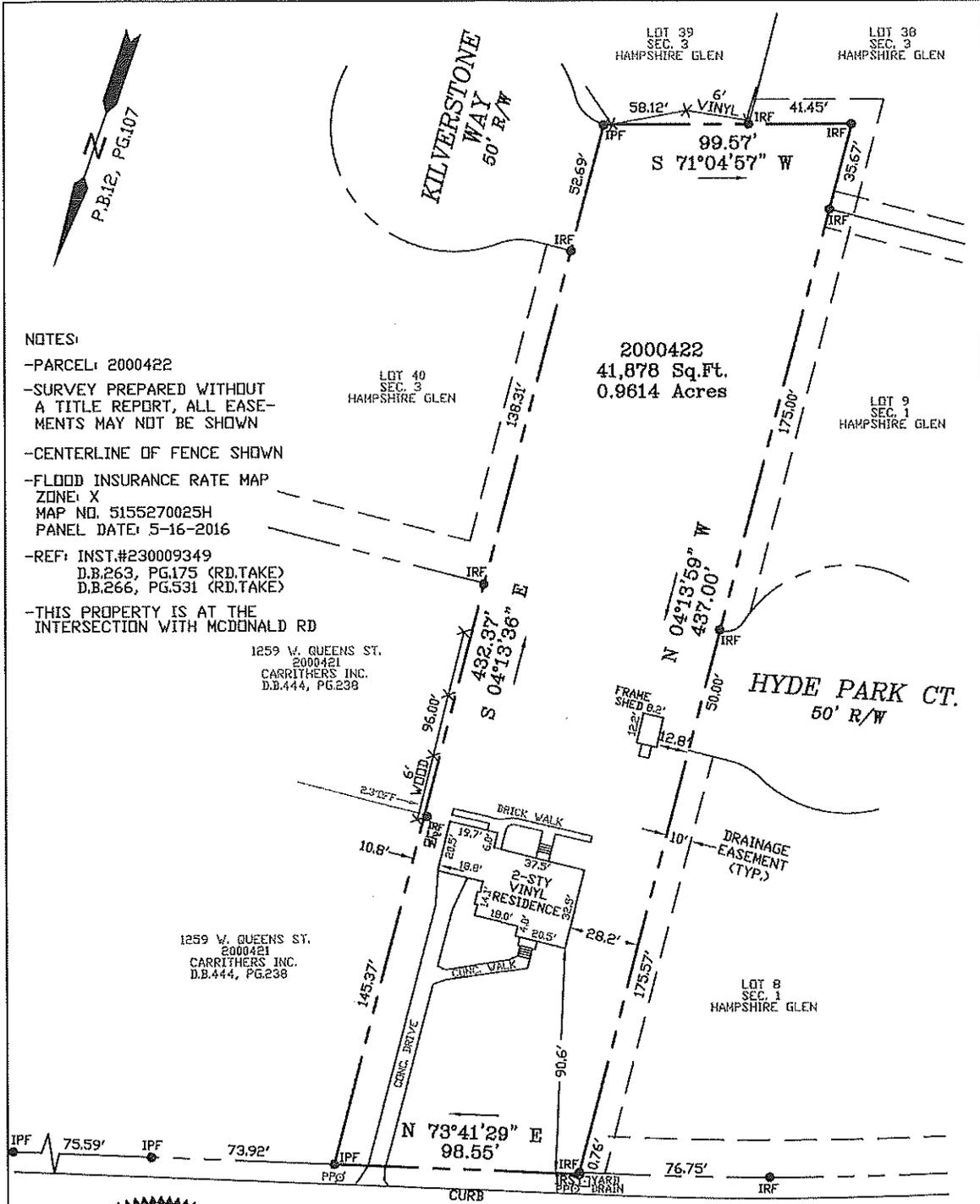


LEGAL DESCRIPTION

ALL THAT certain lot, piece or parcel of land, containing one acres, situate, lying and being in the City of Hampton (formerly in Wythe District, County of Elizabeth City), State of Virginia, and which is described as follows: Beginning at a point on New Market Road, that is marked by a pipe on the dividing line of the land of Robinson and the LeMac Nurseries, running thence in a southerly direction along said dividing line a distance of four hundred and thirty-five and six tenths (435.6) feet to a point marked by a pipe. Thence in an easterly course parallel to the New Market Road, a distance of one hundred (100) feet to a point marked by a pipe. Thence in a northerly course a distance of four hundred and thirty-five and six tenths (435.6) feet to a point on the New Market Road a distance of one hundred (100) feet to the point of beginning, being a lot of land fronting on the New Market Road its northern boundary, bounded on the west by the land of the LeMac Nurseries, on the south and east by the land of Robinson.

LESS AND EXCEPT that portion conveyed unto the City of Hampton by Certificate recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Deed Book 263, page 175 and corrected in Deed Book 266, page 531.

INSTRUMENT 240010322
RECORDED IN THE CLERK'S OFFICE OF
HAMPTON CIRCUIT COURT ON
SEPTEMBER 5, 2024 AT 03:57 PM
LINDA B. SMITH, CLERK
RECORDED BY: MJB



NOTES:

- PARCEL: 2000422
- SURVEY PREPARED WITHOUT A TITLE REPORT, ALL EASEMENTS MAY NOT BE SHOWN
- CENTERLINE OF FENCE SHOWN
- FLOOD INSURANCE RATE MAP ZONE: X
MAP NO. 5155270025H
PANEL DATE: 5-16-2016
- REF: INST.#230009349
D.B.263, PG.175 (RD.TAKE)
D.B.266, PG.531 (RD.TAKE)
- THIS PROPERTY IS AT THE INTERSECTION WITH MCDONALD RD

1259 W. QUEENS ST.
2000421
CARRITHERS INC.
D.B.444, PG.238

1259 W. QUEENS ST.
2000421
CARRITHERS INC.
D.B.444, PG.238



WEST QUEEN ST.
60' R/W

1263 WEST QUEEN ST.

PLAT OF THE PROPERTY TO BE CONVEYED TO
D&G BERLANTINY INVESTORS, LLC

PARCEL OF LAND
2000422
41,878 Sq.Ft./0.9614 Acres
KNOWN AS #1263 W. QUEEN ST.
HAMPTON, VIRGINIA

I, Randall R. Parker, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT WAS SURVEYED ON THE DATE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS EXCEPT AS SHOWN.

PARKER SURVEYING, INC.

6858 MICHAEL LANE
HAYES, VIRGINIA 23072
PHONE: 804-684-0600
parkersurveying@cox.net

JOB #:	DRAWN:	F.B.-PG:	TO:	SCALE:	DATE:
24-075	RRP	FOLDER	AL	1" = 50'	7-11-24