

TITLE CERTIFICATION AND LIEN DISCLOSURE

The undersigned, as attorney for Trilogy Developers, LLC, who is the assignee from the contract purchaser of certain real property hereinafter described as RPC #2000220, 2000224, 2000225, 2000226 and 2000227, provides this Title Certification and Lien Disclosure for the rezoning application for the Property defined below, comprised of five (5) parcels of land, containing approximately 6.65 acres (collectively, the “**Property**”).

The undersigned hereby certifies that title to the said Property, as of the date of this certification, is vested in **Faith Ann Reynolds** and **Wendy G. Friesz**, heirs of John D. Christian, Jr., by Scott L. Reichle, Special Commissioner. A legal description for the Property is attached hereto as **Exhibit A** and made a part hereof by this reference.

The Property was acquired by Faith Ann Reynolds and Wendy G. Friesz, heirs of John D. Christian, Jr., by Scott L. Reichle, Special Commissioner, by instruments recorded in the Clerk’s Office of the Circuit Court for the City of Hampton, Virginia (the “**Clerk’s Office**”) as stated on **Exhibit A**.

As of the date of this certification, the deed restrictions or covenants of record, title defects, or encumbrances affecting, or potentially affecting, the Property are set forth on **Exhibit B**, which is attached hereto and made a part hereof by this reference.

CARNEY PATTERSON MEADE PLC

Dated as of May 24, 2024

By: Steve Meade, Esq.
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EXHIBIT A
Legal Description

Parcel 2000220

All that certain lot, piece, portion or parcel of land, situate, lying and being in formerly Wythe Magisterial District, now City of Hampton, Virginia, containing one-fourth (1/4) acre, and being bounded on its northerly side by the property now or formerly belonging to the John S. Bush Estate, on its easterly side by what is known as Ely Road, on its south side by the property of John D. Christian; and on its westerly side by property of Anne Bush Brenton.

Together with 20' Non-Exclusive Access Easement known as Benton Lane (sometimes referred to as Ely Road) conveyed and described in Deed of Confirmation recorded May 23, 2024 as Instrument No. 240005900.

It Being a portion of the same property conveyed to John D. Christian, Jr. by Deed from Robert A. Wright and Dorothy F. Wright, husband and wife, and Bruce Lamar Frost, Executor Under the Will of Lawrence Y. Frost, Sr., deceased, and Helen M. Frost, widow, dated 03/16/2000 and duly recorded 05/08/2000 as Instrument Number 000007014 in Book 1328, page 51. John D. Christian, Jr. departed this life intestate on 03/28/2011, as evidenced by the Real Estate Affidavit filed as part of Court File No. 2011-334 recorded as Instrument Number 110008778, page 329 and by List of Heirs recorded as Instrument Number 110001348, naming Faith Ann Reynolds and Wendy G. Friesz as his surviving heirs.

Parcel 2000224

All that certain piece or parcel of land, containing two acres, and located in Wythe District, Elizabeth City County (now City of Hampton), Virginia and bounded on the North by the land now or formerly owned by E. B. Bush; on the East by a lane; on the South by the land of John D. Christian, Jr., and on the West by the land now or formerly owned by John S. Bush, or as more particularly shown on the map of "John D. Christian's Property" as recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Deed of Trust Book 90, Page 272.

Together with 20' Non-Exclusive Access Easement known as Benton Lane (sometimes referred to as Ely Road) conveyed and described in Deed of Confirmation recorded May 23, 2024 as Instrument No. 240005900.

It Being a portion of the same property conveyed to John D. Christian, Jr. by Deed from Robert A. Wright and Dorothy F. Wright, husband and wife, and Bruce Lamar Frost, Executor Under the Will of Lawrence Y. Frost, Sr., deceased, and Helen M. Frost, widow, dated 03/16/2000 and duly recorded 05/08/2000 as Instrument Number 000007014 in Book 1328, page 51. John D. Christian, Jr. departed this life intestate on 03/28/2011, as evidenced by the Real Estate Affidavit filed as part of Court File No. 2011-334 recorded as Instrument Number 110008779, page 330 and by List of Heirs recorded as Instrument Number 110001348, naming Faith Ann Reynolds and Wendy G. Friesz as his surviving heirs.

Parcel 2000225

All that certain piece or parcel of land containing about *three acres and sold in gross and not by the acre together with the improvements, appurtenances and privileges thereunto belonging, located in Wythe District, Elizabeth City Co., Va. And bounded on the North by the land of Mrs. E. B. Bush – on the East by a Lane adjoining the land of Freeman, on the South by the Main or County Road and the West by the Lane adjoining the land of Jesse Waldon.

Together with 20' Non-Exclusive Access Easement known as Benton Lane (sometimes referred to as Ely Road) conveyed and described in Deed of Confirmation recorded May 23, 2024 as Instrument No. 240005900.

It Being the property conveyed to John D. Christian, Jr. by Deed from Elizabeth B. Bush and George Bush, dated 08/12/1915 and recorded 08/12/1915 in Book 58, page 157. John D. Christian, Jr. departed this life testate 12/13/1971, as evidenced by his Last Will and Testament recorded 06/27/1972 in Book 27, page 712, devising the property to his wife Crystel McB. Christian. Crystel McB. Christian departed this life testate on 10/05/1986, as evidenced by her Last Will and Testament recorded 10/17/1986 in Book 42, page 175, devising the property to her

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son J. D. Christian, Jr.. J. (John) D. Christian, Jr. departed this life intestate on 03/28/2011, as evidenced by the Real Estate Affidavit filed as part of Court File No. 2011-334 recorded as Instrument Number 110008780, page 331 and by List of Heirs recorded as Instrument Number 110001348, naming Faith Ann Reynolds and Wendy G. Friesz as his surviving heirs.

Parcel 2000226

All that certain lot, piece or parcel of land, situate and being in the City of Hampton, Virginia, containing approximately One (1) Acre, and being part of the property which John D. Christian, Jr., acquired in Deed recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Deed Book 58 at Page 157, and being more particularly described as follows: Beginning at a point marked by a pipe on the Westerly side of a private road distant in a northerly direction approximately 475 feet from the northwest intersection of said private road and West Queen Street, and from the point of beginning thus established running thence S 73° 7' W 196.1 feet to a pipe on the easterly line of a 20 foot right of way; thence N 16° 53' W 216 feet along the Easterly line of the said 20 foot right of way to a point marked by a pipe; thence N 79° 41' E 244.92 feet to a point marked by a pipe in the Westerly right of way line of the aforesaid private road; thence S 6° 16' E 81 feet to a point marked by a pipe in the westerly line of the aforesaid private road; thence S 0° 54' W 115.89 feet along the Westerly line of the said private road to the point or place of beginning.

Together with 20' Non-Exclusive Access Easement known as Benton Lane (sometimes referred to as Ely Road) conveyed and described in Deed of Confirmation recorded May 23, 2024 as Instrument No. 240005900.

It Being a portion of the same property conveyed to John D. Christian, Jr. by Deed from Robert A. Wright and Dorothy F. Wright, husband and wife, and Bruce Lamar Frost, Executor Under the Will of Lawrence Y. Frost, Sr., deceased, and Helen M. Frost, widow, dated 03/16/2000 and duly recorded 05/08/2000 as Instrument Number 000007014 in Book 1328, page 51. John D. Christian, Jr. departed this life intestate on 03/28/2011, as evidenced by the Real Estate Affidavit filed as part of Court File No. 2011-334 recorded as Instrument Number 110008781, page 332 and by List of Heirs recorded as Instrument Number 110001348, naming Faith Ann Reynolds and Wendy G. Friesz as his surviving heirs.

Parcel 2000227

All that certain piece or parcel of land containing four-tenths (4/10) of an acre, located in Wythe Magisterial District, Elizabeth City County, Virginia, and bounded on the North, East and South by the land of John D. Christian and on the West by the Lane of Jesse Waldon, together with all the privileges and appurtenances thereunto belonging, or in anywise appertaining.

Together with 20' Non-Exclusive Access Easement known as Benton Lane (sometimes referred to as Ely Road) conveyed and described in Deed of Confirmation recorded May 23, 2024 as Instrument No. 240005900.

It Being the property conveyed to John D. Christian by Deed from Noel B. Bush, dated 03/06/1945 and recorded in Book 125, page 431. John D. Christian, Jr. departed this life testate 12/13/1971, as evidenced by his Last Will and Testament recorded 06/27/1972 in Book 27, page 712, devising the property to his wife Crystel McB. Christian. Crystel McB. Christian departed this life testate on 10/05/1986, as evidenced by her Last Will and Testament recorded 10/17/1986 in Book 42, page 175, devising the property to her daughter Caroline C. Gibson under the "THIRD" statement in her Will. J. (John) D. Christian, Jr. departed this life intestate on 03/28/2011, as evidenced by the Real Estate Affidavit filed as part of Court File No. 2011-334 recorded as Instrument Number 110008782, page 333 and by List of Heirs recorded as Instrument Number 110001348, naming Faith Ann Reynolds and Wendy G. Friesz as his surviving heirs.

EXHIBIT B

1. Judgment against Wendy Friesz in favor of Midland Funding, LLC recorded November 20, 2008 as Instrument Number 08-4951 (Judgment/Case No. GV08002030-00) in the original amount of \$558.12 plus interest, costs and attorney fees, if any.
2. Notice of Federal Tax Lien against Wendy Friesz in favor of Dept. of the Treasury – IRS, recorded June 17, 2019 as Instrument No. 19-1666 in the original amount of \$148,623.12 plus interest, costs and attorney fees, if any.
3. Right of Way in favor of Virginia Electric and Power Company, set forth in a document recorded as Instrument Number 170012686.
4. Right of Way in favor of Virginia Electric and Power Company, set forth in a document recorded as Instrument Number 170012687.
5. Rights of others to use and access the following, as shown on “Topographic Survey for Queen Street Properties (Misc. MB 4, PG 94)”, by MSA Engineers-Scientists-Surveyors, dated March 17, 2023, showing the following:
 - Gravel Drive;
 - 20’ road in common (Bush Lane - Private); and
 - 20’ road (Benton Lane – Private).