

CERTIFICATE OF TITLE

TO: J. Bushey  
[JBushey@VHB.com](mailto:JBushey@VHB.com)

RE: 1300 N. Mallory Street, Hampton, Virginia 23663

DATED: October 26, 2016

I hereby certify that I have examined the records in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, from April 13, 2016 to October 25, 2016 @ 8:30 a.m., pertaining to the following described property, more commonly known as 1300 N. Mallory Street, Hampton, Virginia 23663, to-wit:

All that certain tract, piece or parcel of land, situated, lying and being in the City of Hampton, (formerly Chesapeake Magisterial District, Elizabeth City County), containing ten and one-half (10 1/2) acres, more or less, and located on the easterly side of the public highway leading from Phoebus to Buckroe Beach. The said property being the remainder of the land owned by Mary S. Sweeny, widow, out of the estate of Charles C. Shelton, deceased, by will duly probated in the Clerk's Office of the Circuit Court of Hampton (formerly Elizabeth City), Virginia, in Will Book 3, at page 76; by deed dated November 2, 1911, and recorded in the aforesaid Clerk's Office in Deed Book 53, at page 277, from C. W. Shelton to Mary S. Williams, and also by deed dated January 5, 1912, recorded in the aforesaid Clerk's Office in Deed Book 53, at page 347, from Henry O. Shelton and J. St. Clair Shelton to Mary S. Williams.

**LESS AND EXCEPTING** that portion of the above described property which was conveyed to the Commonwealth of Virginia for widening of Mallory Street by Deed of Mary S. Sweeny dated February 13, 1948, and recorded in the aforementioned Clerk's Office in Deed Book 160, page 161.

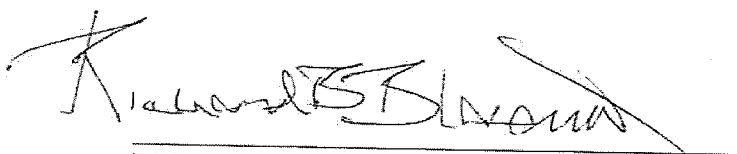
RPC# 12005714

Based upon that examination, it is my opinion that as of the date hereof, a good and marketable fee simple title to the said real estate is vested in AH&H Corp., subject to the exceptions found in the Chicago Owner's Policy No. 7230646-95862465.

RE: AH&H Corp.  
1300 Mallory Street  
Hampton, Virginia 23663

The undersigned title examiner makes no reference to any contracts for repairs or improvements during the one hundred and twenty (120) day period prior to the date of this examination for which laborers or materialmen might file mechanic's liens; and no reference is made to the existence or nonexistence of any zoning ordinances of any kind passed by duly authorized legislative body, which may or may not affect the real property above described, nor to any unrecorded leases.

Respectfully submitted.



RICHARD B. BLACKWELL

RICHARD B. BLACKWELL  
Attorney at Law  
2210-A Executive Drive  
Hampton, Virginia 23666  
(757) 838-2966