



Application for Rezoning

OFFICE USE ONLY
Date Received:

JANUARY 2, 2026

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

Case Number: RZ **26** - **0095**

1. PROPERTY INFORMATION

1, 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 33, 35, 39 & 43 Sargeant Street and
Address or Location 1, 2, 3, 5, 7, 9, 10, 14, 17, 18, 21, 22, 24, 25, 26, 29, 30, 33, 34, 37, 38, 39, 41, 43, 45 & 49 Lawrence Avenue

LRSN See attached list. Current Zoning District R-11 Proposed Zoning District R-4 & MD-4

Current Land Use Vacant Land and Single-Family Homes

Proposed Land Use Multifamily

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 Hampton Redevelopment and Housing Authority** (See attached list for additional Owner information.)

Address 1 S. Armistead Avenue City Hampton State VA Zip 23669

Phone 757-727-1111 Email amaat@hamptonrha.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name North Mallory Quay LLC

Address P.O. Box 8368 City Virginia Beach State VA Zip 23450

Phone 757-515-9656 Email wking@arlanddev.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name Lisa M. Murphy c/o Willcox & Savage, P.C.

Address 440 Monticello Avenue, Suite 2200 City Norfolk State VA Zip 23510

Phone 757-628-5540 Email lmurphy@wilsav.com

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

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

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

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

Name of Legal Entity North Mallory Quay LLC

Signed by:

Name (printed) Alan S. Resh, Its (title) Manager

Signature [Signature] Date 10-27-2025

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.

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☐ Application Form

☐ Narrative Statement

☐ Proffer Statement

☐ Application Fee

☐ Survey Plat

☐ Additional materials (if required)

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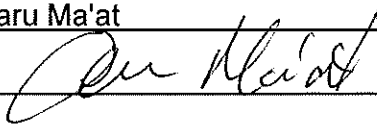
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Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Hampton Redevelopment and Housing Authority

Signed by:

Name (printed) Aaru Ma'at, Its (title) Executive Director

Signature  Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

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Name of Legal Entity _____

Signed by:

Name (printed) _____, Its (title) _____

Signature _____ Date _____

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

Name (printed) William Wampler

Signature William W Wampler Date 2/25/25

Name (printed) _____

Signature _____ Date _____

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

Name (printed) William W. Wampler

Signature William W. Wampler Date 4/28/26

Name (printed) _____

Signature _____ Date _____

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

Name (printed) Thomas A. Wampler

Signature Thomas A. Wampler Date 4/28/26

Name (printed) Mark S. Wampler

Signature Mark S. Wampler Date 4/28/26

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I, Jeffrey Fitzsimmons, am signing below as an individual and to the extent of my authority as Executor in Jill Teravainen's Last Will and Testament, subject to the approval by the Hampton Commissioner of Accounts and/or other requirements applicable to the estate.

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

Name (printed) JEFFREY FITZSIMMONS

Signature Jeff Fitzsimmons Date 5/12/2026

Name (printed) _____

Signature _____ Date _____

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Section 14-21 of the City zoning ordinance requires the written consent of the subject property owners for all rezoning applications. A portion of Lawrence Avenue to be vacated, rezoned, and developed as part of the project contemplated by the applicable Development Agreement remains a right-of-way dedicated to the City in fee simple per Va. Code § 15.2-2265. While section 2.05 of the City Charter provides that the owner of adjacent properties owns "any rights or privileges" to a vacated street, the City must still consent to the rezoning and sign as to its apparent interest under Va. Code § 15.2-2265. Accordingly, the City's signature represents the City's consent to process the application, but does not constitute and should not be deemed to be an agreement by the City to dispose of its property nor is it an endorsement of any development proposal.

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

City of Hampton

Signed by:

Name (printed) Jason Mitchell, Its (title) Asst. City Manager

Signature [Signature] Date 6/15/2026

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Conditional Rezoning Application – Additional Information

LRSN	Address	Owner
12006047	1 SARGEANT ST	HRHA
12006083	2 SARGEANT ST	HRHA
12006048	3 SARGEANT ST	HRHA
12006084	6 SARGEANT ST	HRHA
12006049	7 SARGEANT ST	HRHA
12006085	10 SARGEANT ST	HRHA
12006051	11 SARGEANT ST	HRHA
12006086	14 SARGEANT ST	HRHA
12006052	15 SARGEANT ST	HRHA
12006087	18 SARGEANT ST	HRHA
12006053	19 SARGEANT ST	HRHA
12006088	22 SARGEANT ST	HRHA
12006054	23 SARGEANT ST	HRHA
12006089	26 SARGEANT ST	HRHA
12006055	27 SARGEANT ST	HRHA
12006090	30 SARGEANT ST	HRHA
12006057	35 SARGEANT ST	HRHA
12006058	39 SARGEANT ST	HRHA
12006059	43 SARGEANT ST	HRHA
12006067	1 LAWRENCE AVE	HRHA
12006066	2 LAWRENCE AVE	HRHA
12006068	3 LAWRENCE AVE	HRHA
12006070	9 LAWRENCE AVE	HRHA
12006091	10 LAWRENCE AVE	HRHA
12006092	14 LAWRENCE AVE	HRHA
12006072	17 LAWRENCE AVE	HRHA
12006093	18 LAWRENCE AVE	HRHA
12006074	21 LAWRENCE AVE	HRHA
12006075	25 LAWRENCE AVE	HRHA
12006096	26 LAWRENCE AVE	HRHA
12006076	29 LAWRENCE AVE	HRHA
12006097	30 LAWRENCE AVE	HRHA
12006077	33 LAWRENCE AVE	HRHA
12006098	34 LAWRENCE AVE	HRHA
12006099	38 LAWRENCE AVE	HRHA
12006081	45 LAWRENCE AVE	HRHA
12006082	49 LAWRENCE AVE	HRHA
12006080	41 (& 43) LAWRENCE AVE	NMQ, LLC
12006079	39 LAWRENCE AVE	NMQ, LLC
12006078	37 LAWRENCE AVE	NMQ, LLC
12006094	22 (& 24) LAWRENCE AVE	NMQ, LLC
12006056	31 (& 33) SARGEANT ST	Heirs of Jack Wampler
12006069	5 (& 7) LAWRENCE AVE	NMQ, LLC

THIS SURVEY MAY BE USED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT EXIST AS ONE OR ALL EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.

PROPERTY AND ADDRESS: THE SUBDIVISION OF COLLEGE CIRCLE, CTS. 164-04, CITY OF HAMPTON, STATE OF VIRGINIA; AND RECORDED PLAT BOOKS 2, PAGE 68.

AREAS:
PUBLIC RIGHTS/AMWS = 123.033 SQ. FT. / 2.821 ACRES
LOTS/NOT INCLUDED WITH THIS SUBDIVISION PLAT = 122.878 SQ. FT. / 2.821 ACRES

TOTAL: PUBLIC RIGHTS/AMWS = 653.660 SQ. FT. / 15.000 ACRES

THIS SUBDIVISION SURVEY WAS COMPILED UNDER THE DIRECTION AND RESPONSIBLE CHARGES OF: WENDY L. WILSON, P.E., P.L.S., 10000 W. 10TH AVE. SUITE 100, DENVER, COLORADO 80231. THE BUREAU AND/OR PERSONS WHO PREPARED THIS SURVEY ON OR ABOUT 02/22/2022 AND 01/16/2022, AND THAT THIS PLAT, MAP, OR CHART, OR GEODETIC DATA INCLUDING METADATA WERE SUBMITTED TO THE STATE OF COLORADO FOR RECORDATION ON 02/22/2022.

THE USE OF A WORD "SUCH AS" OR "SOME OF" DOES NOT CONSTITUTE AN ENUMERATION OF PERSONS OR THINGS REGARDING THOSE FACTS OR PROVISIONS THAT ARE THE SUBJECT OF THE UNDERSTANDING OR PROFESSIONAL OPINION, INFORMATION, AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

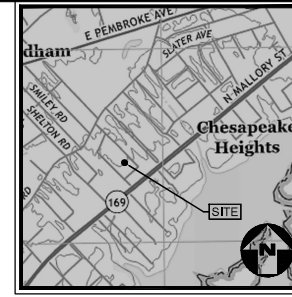
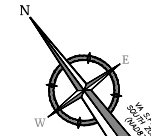
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- REFERENCES**
- A. PLAT INTENTED "SEC. 16-4-2, COLLEGE COUNTY, CHEWAMUNG DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA, DATED MAY 16, 1956, BY F. F. FYLE, ENGINEER AND SURVEYOR, RECORDED IN PLAT BOOK 2, PAGE 64, CITY OF HAMPTON.
- B. PLAT INTENTED "SEC. 16-4-2, 16-4-3, 16-4-4 OF COLLEGE COUNTY, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, REDUCTION OF LOTS 28 AND 29 OF CHESAPEAKE, VIRGINIA, DATED SEPTEMBER 11, 1951, BY F. F. FYLE, ENGINEER AND SURVEYOR, RECORDED IN PLAT BOOK 2, PAGE 67, CITY OF HAMPTON.
- C. PLAT GOVERNMENT "SECTION 1775-2-24, ONEDA PLACE, CHESAPEAKE SUBURBAN, HAMPTON, VIRGINIA, DATED JANUARY 28, 1955, W. B. SOARS, RECORDED IN PLAT BOOK 3, PAGE 187, CITY OF HAMPTON.
- D. PLAT INTENTED "SECTION 1775-1-5, FIVE-PLAT OF PARKING LOTS, HAMPTON, VIRGINIA, DATED FEBRUARY 16, 1955, BY B. SOARS, RECORDED IN PLAT BOOK 3, PAGE 182, CITY OF HAMPTON.

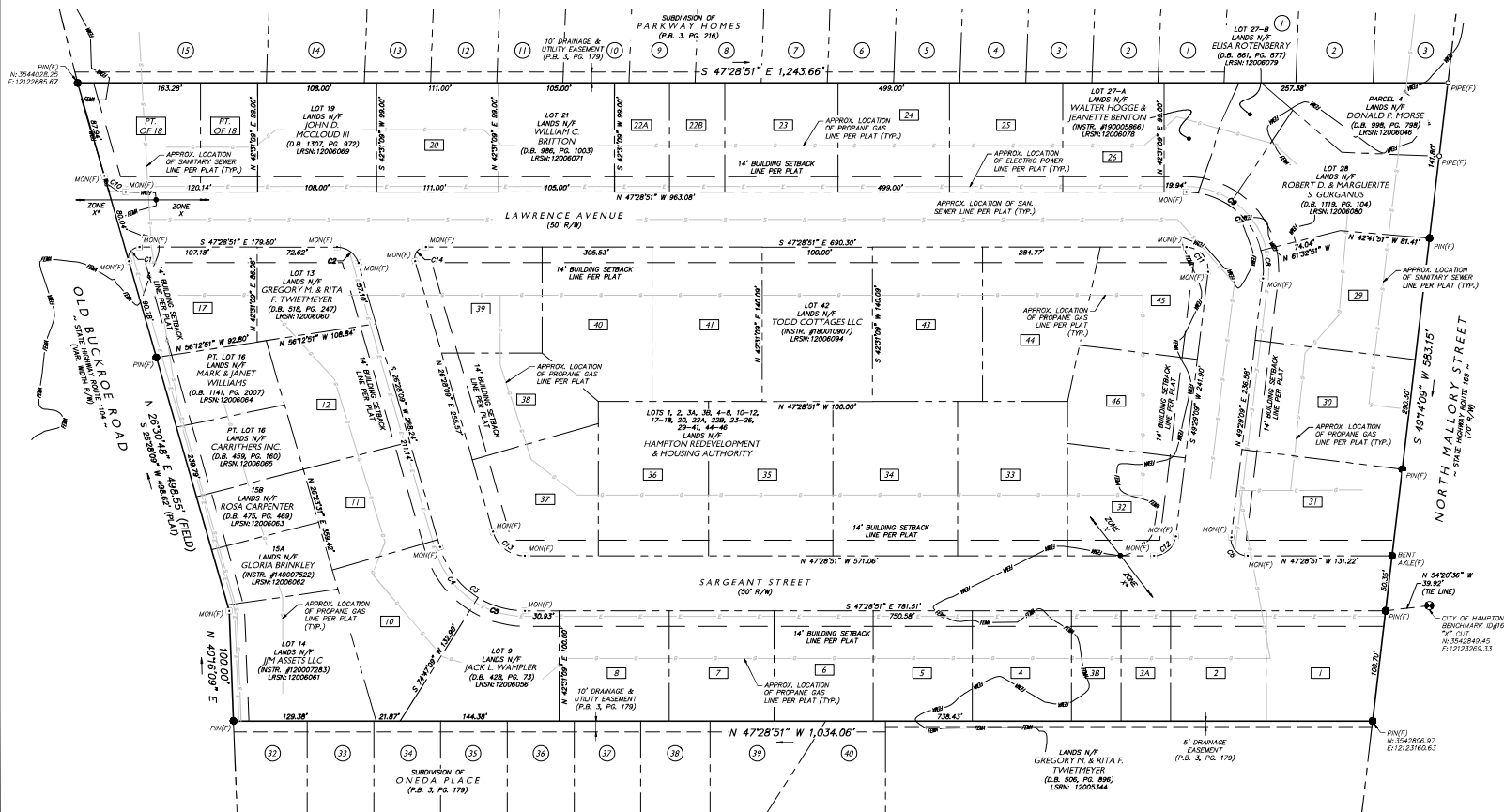
6. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE RECORDED PLAT OF COLLISSE COURT PLAT BOOK 2, PAGE 88, NO. 4816 ABOVE. ABOVE GROUND STRUCTURES WERE LOCATED AT THE TIME OF THE BOUNDARY SURVEY. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THE SURVEY TO LOCATE BURIED UTILITIES STRUCTURES AND ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES IDENTIFIED BY THE PROPERTY UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
7. TOWN WASTE: THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF TOWN WASTE. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSIDERED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO TOWN WASTE HAS BEEN OBSERVED. THE CONTRACTOR SHALL PROCEED AT THE BEST INTEREST OF THE STATE TO PURSUE THE MATTER AS A SEPARATE CONCERN AFTER PROPER SURVEY.

- [illegible]

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	10.00'	18.61'	50° 39' 29" S	7° 39' 29" S 15.91'
C2	20.00'	25.87'	73° 57' 00" E	N 10° 30' 21" E 26.28'
C3	80.00'	103.25'	73° 57' 00" E	N 10° 30' 21" E 106.28'
C4	80.00'	58.81'	41° 58' 29" S	S 5° 28' 50" E 57.33'
C5	80.00'	44.60'	31° 31' 55" S	S 3° 31' 55" E 44.10'
C6	15.00'	29.57'	90° 00' 00" E	N 11° 00' 00" E 29.57'
C7	70.00'	118.47'	361° 58' 00" E	N 13° 00' 00" E 104.86'
C8	20.00'	25.65'	207° 59' 35" S	S 3° 58' 09" 22" S 25.65'
C9	20.00'	92.83'	75° 58' 25" S	N 9° 39' 38" S 86.13'
C10	20.00'	25.87'	73° 56' 21" E	N 10° 30' 37" S 26.28'
C11	20.00'	33.85'	88° 52' 00" E	N 11° 00' 00" S 33.85'
C12	20.00'	28.98'	88° 52' 00" E	S 8° 58' 59" E 28.98'
C13	20.00'	38.72'	73° 57' 00" E	N 10° 30' 21" E 38.72'
C14	10.00'	18.61'	50° 39' 29" S	S 7° 39' 29" S 15.91'

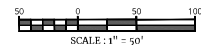


VICINITY MAP
U.S.G.S. QUADRANGLE M
SCALE: 1"=1000'



- LEGEND**

TRANSVERSE LINE, CIVIL
 0 250 500 750 1000 1250
 RIGHT OF WAY LINE
 PROPERTY LINE
 EDGE OF HIGHWAY
 PAVE
 UNPAVE
 COMBINED CURB
 DRIVE FENCE
 RETAIN WALL
 MAJOR ROADWAY
 TIE LINE
 ELECTRICAL MANHOLE
 WATER MANHOLE
 TELEPHONE MANHOLE
 UNMANAGED MANHOLE
 SANITARY MANHOLE
 DRAINAGE MANHOLE
 MAJOR CONDUIT
 MINOR CONDUIT
 SPOT ELEVATION
 TOP OF CURB
 TOP OF CURB ELEV
 U/S DRAIN TV LINE
 U/S REIN. PILE
 U/S TELEPHONE LINE
 U/S ELECTRIC LINE
 OVERHEAD WIRE
 WATER MAIN
 GAS MAIN
 SAN. TOWER LATERAL
 SAN. SEWER MAIN
 STORM PIPE
 RETAINMENT MARKER
 TREE
 ROCKY SOIL
 TRAFFIC FLOW
 MAILBOX
 TRAFFIC SIGNAL POLE
 POLE MOUNTED LIGHT
 UTILITY POLE
 CUT WIRE
 TRANSFORMER
 FIRE EXTING. CONNECTION
 THE HYDRANT
 HYD.
 GUY
 GUY
 SANITARY LAYOUT
 GAS W/WORKMENT
 CAPACITOR REPAIRATION
 STORM INLET TYPE "A"
 STORM INLET TYPE "B"
 STORM INLET TYPE "C"
 STORM INLET TYPE "D"
 STORM INLET TYPE "E"
 STORM INLET TYPE "F"
 STORM INLET TYPE "G"
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 STORM INLET TYPE "EZ"
 STORM INLET TYPE "FA"
 STORM INLET TYPE "FB"
 STORM INLET TYPE "FC"



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



Engineering
& Design

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COLLIERS ENGINEERING & DESIGN, INC.
V.A. Bus. Reg. #: 0411001546

BOUNDARY SURVEY
FOR
NORTH MALLORY
QUAY LLC

SUBDIVISION OF
COLLEGE COURT
(PLAT BOOK 2, PAGE 68)

HAMPTON
VIRGINIA

Engineering
& Design

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	05/22/22	WJW	WJW

PROJECT NUMBER:	DRAWING NAME:
22001616A	W-SURF2

SHEET TITLE:

BOUNDARY CURVES

BOUNDARY SURVEY

1 of 1

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NOT SCALE DRAWINGS FOR CONSTRUCTION.

**North Mallory Quay LLC
Conditional Rezoning Application**

**LRSN Number(s) 12006047, 12006083, 12006048, 12006084, 12006049, 12006085,
12006051, 12006086, 12006052, 12006087, 12006053, 12006088, 12006054, 12006089,
12006055, 12006090, 12006057, 12006058, 12006059, 12006067, 12006066, 12006068,
12006070, 12006091, 12006092, 12006072, 12006093, 12006074, 12006075, 12006096,
12006076, 12006097, 12006077, 12006098, 12006099, 12006081, 12006082, 12006069,
12006094, 12006078, 12006079, 12006056 & 12006080**

Project Narrative

Need for Rezoning & Proposed Use:

North Mallory Quay LLC (“Developer”) has entered into a Development Agreement with the Hampton Redevelopment and Housing Authority (“HRHA”) to purchase thirty-seven (37) parcels of real property located in Buckroe owned by HRHA and listed on **Exhibit A**, attached hereto (“HRHA Property”). In addition, the Developer has acquired five (5) nearby privately owned properties listed on **Exhibit B** (collectively, “Developer Properties”), and has entered into an agreement to purchase a sixth nearby property described on **Exhibit C** from Thomas A. Wampler, William W. Wampler and Mark S. Wampler, the heirs of Jack L. Wampler (collectively, “Wampler”). The HRHA Property, the Developer Properties, and the property owned by Wampler (“Wampler Property”)(collectively, the “Property”), together comprise approximately fourteen (14) contiguous acres in the Buckroe area. In order to redevelop the Property as a multi-family community with approximately forty (40) single-family detached homes and thirty-five (35) townhomes for a total unit count of seventy-five (75) units, together with related infrastructure improvements (collectively, “North Mallory Quay” or “the Project”), the Developer, HRHA and Wampler have applied to conditionally rezone the Property from R-11 to R-4 and MD-4, and to resubdivide it, all as depicted on the plan entitled “N. MALLORY SUBDIVISION, CITY OF HAMPTON, VIRGINIA, PRELIMINARY LAYOUT” dated April 14, 2026 prepared by Timmons Group (“Concept Plan”), attached hereto as **Exhibit D**. The current zoning of this Property only allows for the development of single-family residences and duplexes and would not allow for a mix of single-family homes and townhomes and would not allow for the density, lot sizes, configurations and amenities depicted on the Concept Plan. The proposed redevelopment depicted on the Concept Plan is more consistent with HRHA’s policy goals and the Buckroe Master Plan, adopted by City Council in 2005 (“Buckroe Plan”).

Residential Community:

North Mallory Quay, located along the eastern boundary line of the historic and resurgent Phoebus Section of the City, will be a thoughtfully designed, neo-traditional neighborhood that celebrates the architectural and cultural heritage of Phoebus, while introducing high-quality new housing and enhanced community connectivity. The Project name, “North Mallory Quay” reflects both its street orientation and its connection to the water — a place where land, community, Hampton’s maritime heritage, and the Chesapeake Bay’s legacy intersect.

The Project will feature thirty-five (35) townhomes designed in cohesive rows with two (2) rows facing the public streets with private alleys at the rear, and a row facing the lake, each with varied façades, reflecting traditional coastal and early 20th-century design cues, as well as forty (40) single-family detached homes, which along with the townhomes will be situated on walkable, tree-lined streets with porches, front-facing entries, and garage access oriented to preserve streetscape character. An integrated network of pedestrian-friendly lanes, greenspace, and parks wrapped around a community lake will encourage neighborhood interaction and outdoor living. A variety of materials will be used for paving within the front yards of the lots to create places of interest. Decorative sidewalks will be utilized from the front stoop of the single-family homes to the driveway or street and from the front stoop of the townhomes to the street or shared path/sidewalk. In addition, decorative pavement will be utilized throughout the neighborhood in strategic public areas.

The edge of the community lake (stormwater management feature) will be designed and planted to appear natural, including the use of native vegetation, as found within the "Native Plants for Southeast Virginia including Hampton Roads Region" guidebook, on file with the City's Community Development Department ("Native Vegetation"). Street trees will be planted and maintained around the entirety of the lake, on alternating sides of the path, so that at twenty (20) years of growth they will create a full canopy around the lake. A total of 100 street trees, including the trees around the lake, will be planted on lots within public rights-of-way. A minimum of 75% of the vegetation planted throughout the neighborhood will be Native Vegetation, the remainder will be species native to USDA Hardiness Zones 8a or 8b, which are suited for future climate change conditions. Street tree spacing will be roughly fifty (50) feet, offset along the streets, and trees will be a minimum 2-1/2" calipers in size. Enhanced landscaping improvements will be installed along Mallory Street, within an easement created by the Developer. The Developer's specific landscape design, including the identification of the Native Vegetation and other vegetation that will be utilized and the existing mature trees identified by HRHA as viable, which shall be preserved to the maximum extent practicable, will all be depicted on the landscape plan and tree preservation plan submitted with the Developer's site development plan (collectively, "Landscape Plan"). Landscape Guidelines for North Mallory Quay are attached as **Exhibit E**. As part of the conditional rezoning application and as indicated in the Proffer Statement submitted therewith, the Developer is requesting a ten (10) foot deviation from the maximum setback allowed for the townhomes in the MD-4 portion of the Project in an effort to facilitate the preservation of mature trees required under the Development Agreement. The proposed townhouse front yard setbacks along Lawrence Avenue and Sargeant Street may be increased up to ten (10) feet to a maximum of thirty (30) feet, in lieu of the twenty (20) foot maximum front yard setback set forth in ARTICLE V. - MD-4 DISTRICT-MULTIFAMILY RESIDENTIAL, Sec. 5-45 for townhouse dwellings.

Architectural Character & Design Features:

The design inspiration and color palette (as depicted on **Exhibit F**) for North Mallory Quay draw from historic Hampton and coastal Virginia vernaculars — including influences from late

Victorian, Craftsman, and early Colonial Revival Architecture. Following the Buckroe Beach Pattern Book, key design principles will include: (a) variation in façade rhythm and rooflines to avoid repetition; (b) authentic materials such as fiber-cement siding, architectural grade vinyl 0.46 inch thick, minimum, brick masonry, and standing-seam metal accents; (c) generous porches, columns, and trim details reinforcing neighborhood character; and (d) rear-loaded garages (where feasible) and limited driveway dominance on primary streets.

The Applicant is submitting architectural elevations for the proposed townhomes and single-family residences, attached hereto as **Exhibit G**. The townhome component will consist of two distinct product types: two-story townhomes with detached garages and three-story townhomes with integrated garages, each providing a minimum of 1,800 square feet of heated living area. The single-family homes will provide a minimum of 2,000 square feet of heated living area. The homes at North Mallory Quay are envisioned to serve young professional families and active adults seeking walkable, character-rich housing along Hampton’s coastal corridor. Townhomes are expected to be priced from the mid- to upper-\$300,000s, with single-family homes projected to range from the upper-\$400,000s to the mid-\$500,000s.

Air conditioning, mechanical equipment, and any trash enclosures will be screened from public view with a combination of shrubs, hedges, walls, or fences. Details regarding proposed dumpster enclosures and screening of mechanical equipment within public areas will be provided for review and approval prior to final development plan approval.

Prior to the recordation of a subdivision plat, the Developer will establish a property owner’s association (“HOA”) and will record a Declaration of Restrictive Covenants (“Declaration”), which will impose certain restrictions on the use of the Property and will impose the design standards described in this narrative. The HOA will enforce the Declaration, the restrictions and the design standards. The HOA will also maintain the lake, the walking trail, the pedestrian amenities and the private alleyways serving the townhomes in perpetuity.

New Infrastructure & Amenities:

In addition to installing a new stormwater management feature, the Developer will install new sewer and water lines, curb, gutter and sidewalks within existing platted streets. The lots at the southeastern terminus of Lawrence Avenue will be replatted to provide for entrances to the Project from North Mallory Street in two locations. The new Lawrence Avenue entrance and the existing Sargeant Street entrance. There will be a continuous trail around the stormwater management feature, meandering in design, constructed of concrete, and a minimum of five feet (5’) in width. At a minimum, pedestrian amenities will include at least one (1) dog cleanup station, one (1) trash receptacle, and one (1) bench placed on the east, west and south sides of the stormwater management feature. In addition, two (2) picnic tables with seating will be placed on the east and south sides of the stormwater management feature. Streetlights utilized throughout the neighborhood will be Carlyle Acorn fixtures on black poles as provided by Dominion Energy or equivalent as approved by the Community Development Department Director. Final details regarding pedestrian amenities and streetlights will be submitted for review and approval prior to final development plan approval. All amenities will be maintained in perpetuity by the HOA.

Building & Energy Resilience Features:

The Developer will install ENERGY STAR–rated HVAC systems and appliances, smart thermostats and properly sealed ductwork, as well as tankless water heaters for on-demand hot water in all homes. In addition, each home will have generator-ready wiring with optional backup generator installation. Homes will also be pre-wired for Level 2 EV charging in garages or designated parking areas. Additional resiliency features will include: (a) LED lighting throughout for reduced energy consumption; and (b) Water Sense-rated fixtures for improved water efficiency. Smart home and leak detection systems, as well as whole-house surge protection and smart load management panels will be available as options to home buyers. In addition, all homes will be built to withstand a 115-mph wind load and gutter systems will be designed to move stormwater away from building foundations utilizing a splash block at the bottom of the downspout.

The community lake will serve as a stormwater management facility, which in concert with a new drainage system designed to current standards, will also enhance flood resiliency. In addition, during the development of the final site development plan, options for inclusion of resilience measures for stormwater management such as bio-retention, rain gardens, etc. will be considered and included, to the extent practical and cost effective, as determined by the Developer’s civil engineer in consultation with the Developer.

Parking Analysis:

As depicted on the Concept Plan, a total of 150 parking spaces on lots will be provided. The breakdown is as follows:

REQUIRED PARKING:

MD-4

(1BED = 1 SPACE MIN. 1.5 SPACES MAX, 2 BED = 1.5 SPACES MIN. 2 SPACES MAX, 3+ BED = 2 SPACES MIN. 2.25 SPACES MAX)

+ 1 GUEST SPACE PER 5 UNITS

ASSUMING ALL 3+ BED UNITS

(35 UNITS * 2 SPACES PER UNIT) + 7 GUEST SPACES = 77 SPACES MINIMUM

(35 UNITS * 2.25 SPACES PER UNIT) + 7 GUEST SPACES = 81 SPACES MAXIMUM

R-4

2 SPACES PER HOUSEKEEPING UNIT

40 UNITS * 2 SPACES PER UNIT = 80 SPACES REQUIRED

Additional spaces will be provided on both sides of Lawrence Avenue and Sargeant Street through unrestricted on-street parking.

PARKING PROVIDED:

MD-4

A MINIMUM OF TWO ON LOT DRIVEWAY SPACES WILL BE INCLUDED ON EACH LOT FOR A TOTAL OF 70 SPACES MINIMUM ON LOTS.
ADDITIONAL SPACES PROVIDED BY ON STREET PARKING AS SHOWN

R-4

ALL REQUIRED SPACES FOR R-4 LOTS WILL BE PROVIDED IN DRIVEWAYS TO ACCOMMODATE TWO CARS ON EACH LOT – FOR A TOTAL OF 80 SPACES
TOTAL PARKING PROVIDED AS SHOWN: 150 SPACES

Additional spaces will be provided on both sides of Lawrence Avenue and Sargeant Street through unrestricted on-street parking.

Impact to Adjacent Properties:

Increasing the population of Buckroe to support a vibrant commercial base through the addition of high-quality for sale single-family homes and townhomes will facilitate economic development and enhance quality of life for residents. In addition to the HRHA Property, the Developer has acquired the Developer Properties and intends to acquire the Wampler Property, so these properties will be included in the overall redevelopment and revitalization of the Property creating a larger more cohesive and impactful neighborhood revitalization project.

Impact to City Services:

As indicated above, the Developer will install new sewer and water lines, curb, gutter and sidewalks within existing platted streets and will create a second entrance into the Project at Lawrence Avenue. The Project will require an additional thirty-two (32) water meters to be added to the forty-three (43) existing water meters. The Developer also needs to acquire 32 new sewer taps. The Property was previously developed with residential lots and will remain residential with a mix of units in conformity with the Master Plan and HRHA's redevelopment policies.

Newport News Waterworks (“NNWW”) flow testing indicates that water service should not be an issue. Water modeling is underway, as is analysis of sanitary sewer pump station capacity. Both will be addressed during the full subdivision review process with NNWW. It is anticipated that all necessary services will be available to support the Project.

As indicated above, sewer lines within the Project up to the manhole located at the intersection of Lawrence Avenue and Old Buckroe Road will be replaced with this Project. Based on discussions with City staff and the HRSD flow projection spreadsheet, the new gravity system will be required to serve the seventy-five (75) units being developed along with this plan as well as the existing six (6) units that will remain that are currently using the outdated system in Lawrence Avenue. In total the eighty-one (81) units generate an average flow of 17.44 gpm and a peak flow of 43.59 gpm. Based on feedback from City staff some downstream gravity system improvements may be required in addition to the replacement of lines in Lawrence Avenue and Sargeant Street.

Consistency with Hampton Community Plan:

The Buckroe Plan calls for multi-family, mixed income communities with architectural design based on Colonial and Victorian styles that reflect the coastal location of Buckroe. The Master Plan encourages design elements such as porches, awnings, and dormers. Using the Master Plan and Buckroe Bayfront Pattern Book as its guide, the Developer intends to develop a community with a mix of high quality single-family detached homes and townhomes, which are harmonious with Buckroe's historic traditions.

Moreover, the Project aligns closely with the Buckroe Plan's specific goals of (a) encouraging compatible infill development that respects existing neighborhood scale; (b) reinforcing the area's identity as a coastal, walkable community; (c) strengthening linkages to the Fort Monroe and Buckroe Beach waterfronts; and (d) promoting a mix of housing types to broaden Hampton's residential appeal.

Overall, the Project is consistent with HRHA's policy goals and the Buckroe Plan, which recommend increasing the population of Buckroe to support a vibrant commercial base through the addition of high-quality residential units, in order to facilitate economic development and to enhance the quality of life for residents.

Conclusion:

North Mallory Quay represents a unique opportunity for the City of Hampton to see its heritage carried forward through a new community that captures the spirit of both Buckroe Beach and Phoebus — its history, architecture, and proximity to the Chesapeake Bay.

Development Team

Developer: Arland Development

Ownership Entity: North Mallory Quay, LLC

Architect: Crouse/Saunders

Civil Engineer: Timmons Engineering

Landscape Architect: Timmons

Legal: Willcox & Savage, P.C.

Exhibit A

To

Project Narrative

HRHA PROPERTY

1 Sargeant Street
Tax ID 12006047

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered ONE (1), in College Court Subdivision, as shown on plat filed and of record in the office of the Clerk of the Circuit Court of the City of Hampton, Virginia, in Plat Book 2, page 68, and as revised in Plat Book 3, page 129, in said office, and to which said plats reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from George C Ronan dated March 25, 2002 and recorded March 25, 2002 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 020006687.

3 Sargeant Street
Tax ID 12006048

All that certain lot, piece or parcel of land situate. lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered 2, in College Court Subdivision, as shown on plat filed and of record in the office of the Clerk of the Circuit Court of the City of Hampton, Virginia, made by R. F. Pyle, Engineers and Surveyors, dated May 16, 1950, in Plat Book 2, page 68 and as revised by plat in Plat Book 3, at page 129 in said office.

It being more particularly described on that certain plat entitled, "PLAT OF PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY LOT 2 COLLEGE COURT CITY OF HAMPTON, VIRGINIA", dated April 29, 2002, and prepared by Becouvarakis and Associates; a copy of which plat is recorded in Instrument Number 020017626.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry Mason dated August 23, 2002, and recorded August 27, 2002, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 020017626.

7 Sargeant Street
Tax ID 12006049

All those certain lots, pieces or parcels of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered THREE-A (3A) and Lot Numbered THREE B (3B), as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF CHRISTOPHER J. LARSON, LOT 3A, DIVISION OF LOT 3, COLLEGE COURT, CITY OF HAMPTON, VA.", which plat is dated October 25, 1988, made by Davis

& Associates, Surveyors & Planners, a copy of which said plat is recorded in Deed Book 928, Page 715; and known and designated as Lots 3-A and 3-B, as shown on that certain plat entitled, "PLAT OF PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY LOTS 3-A & 3-B COLLEGE COURT HAMPTON, VIRGINIA", dated October 6, 2003, and prepared by Becouvarakis and Associates; a copy of which plat is recorded in Instrument Numbers 030028112 and 030026569.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Christopher J. Larson dated October 23, 2003, and recorded November 7, 2003, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 030028112.

It being the same property conveyed to Hampton Road Redevelopment and Housing Authority by deed from James F. Huff Jr. dated October 23, 2003, and recorded October 27, 2003, in the Clerks' Office of the Circuit Court of the City of Hampton Virginia in Instrument Number 030026569.

11 Sargeant Street
Tax ID: 12006051

All that certain lot, piece or parcel of land, lying, situate and being in the City of Hampton, Virginia, known and designated as Lot FOUR (4) as shown on a certain plat entitled "COLLEGE COURT," made by R. F. Pyle, Engineers and Surveyors dated May 16, 1950, and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which plat reference is hereby made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Lorraine J. Nurney and William T. Nurney, her attorney in fact dated November 30, 2000, and recorded November 30, 2000, in Deed Book 1349 at page 856.

18 Sargeant Street
Tax ID: 12006087

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot THIRTY-FIVE (35), "COLLEGE COURT SUBDIVISION", as shown on plat filed and of record in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, as revised by plat in Plat Book 3, page 129, in said office and survey recorded in Instrument Number 010012607.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Walter S Lingeback and Cornelia S. Lingeback, his wife, dated July 26, 2001 and recorded August 1, 2001 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 010012607.

19 Sargeant Street
Tax ID: 12006053

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, being designated and described on that certain plat entitled, "PLAT OF THE PROPERTY OF HRHA, LOT 6, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA," dated September 9, 2005, and prepared by Walters Land Surveying, Ltd.; a copy of which plat is recorded in Instrument Number 050027424.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Lateon Ronald Still, unmarried dated October 13, 2005, and recorded October 14, 2025 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 050027424.

23 Sargeant Street
Tax ID: 12006054

All that certain lot, piece or parcel of land located in the City of Hampton, Virginia, known, designated and described as Lot Numbered SEVEN (7) as shown on that certain plat entitled, "COLLEGE COURT", made by R. F. Pyle, Engineer and Surveyors, dated May 16, 1950, a copy of which plat is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Heather M. Easley dated June 3, 2016, and recorded June 6, 2016, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 160007183.

27 Sargeant Street
Tax ID 12006055

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known, described and described as Lot Numbered EIGHT (8) in College Court Subdivision as shown on that certain plat filed and of record in the Office of the Circuit Court for the City Hampton, Virginia, in Plat Book 3, at page 129.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Robert A. Teravainen and Lynn M. Teravainen dated January 5, 2016, and recorded January 19, 2016, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 160000557.

35 Sargeant Street
Tax ID 12006057

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia. being known and designated as Lot Numbered TEN (10) as shown on that

certain plat entitled "COLLEGE COURT", made by R. F. Pyle, Engineer, Surveyor, dated May 16, 1950, and duly recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Plat Book 2, page 68.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Barbara C. Edwards dated February 16, 2015, and recorded March 2, 2015, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 150002023.

39 Sargeant Street
Tax ID 12006058

All that certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered ELEVEN (11), as shown on that certain plat entitled, "COLLEGE COURT SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE, DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA," which said plat is recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G. Mason, Sr. dated July 27, 2013, and recorded July 2, 2013¹, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 130010514.

43 Sargeant Street
Tax ID 12006059

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered 12, as shown on that certain plat entitled, "COLLEGE COURT," and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, and revised in Plat Book 3, page 129, to which plats reference is here made.

It being more particularly described on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY, LOT 12, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA", dated June 27, 2000, and prepared by Becouvarakis & Associates; a copy of which plat is attached and recorded in Deed Book 1333 at page 2162.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Thirteenth Street Properties L.C., a Virginia limited liability company dated June 30, 2000 and recorded June 30, 2000 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1333 at page 2162.

¹ The deed was recorded on July 2, 2013; however, it is dated July 27, 2013. This appears to be a typo as grantor's signature was notarized on June 28, 2013.

2 Lawrence Avenue
Tax ID 12006066

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered SEVENTEEN (17), as shown on that certain plat entitled "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY, LOT 17, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA", dated November 13, 2006, and made by Walters Land Surveying, Ltd., a copy of which plat is recorded in Instrument Number 060031358.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from John R. Waller, Jr. individually and doing business as Eagle Real Estate Investments dated December 6, 2006 and recorded December 7, 2006 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 060031358.

9 Lawrence Avenue
Tax ID 12006070

All that certain lot, piece, or parcel of land situate, lying, and being in the City of Hampton, Virginia, known and designated as Lot Numbered TWENTY (20) as shown on that certain plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROEPRTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA", dated May 16, 1950, made by R.F. Pyle, Engineer & Surveyor, and duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68; and known and designated as Lot 20 as shown on that certain plat entitled, "PLAT OF PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHROITY LOT 20 COLLEGE COURT CITY OF HAMPTON, VIRGINIA", dated August 17, 2004, and prepared by Becouvarakis and Associates, a copy of which plat is recorded in Instrument Number 040023879.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from William J. Stutt and Linda G. Stutt dated August 23, 2004, and recorded August 31, 2004, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 040023879.

17 &19 Lawrence Avenue
Tax ID 12006072

All those certain lots, pieces or parcels of land situate, lying and being in the City of Hampton, Virginia, known and designated as Parcel Numbered 22A, also commonly known as 17 Lawrence Avenue, and Parcel 22B, also commonly known as 19 Lawrence Avenue as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF DAVID M & DOUGLAS R SCOGGINS, LOT 22 COLLEGE COURT SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CITY OF HAMPTON VIRGINIA", which plat is made by Davis & Associates, Surveyors & Planners, dated June 13, 1984, and recorded in Deed

Book 685 at page 404; and known and designated as Lot 22, as shown on that certain plat entitled, "PLAT OF THE PROEPRTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHROITY, LOT 22, COLLEGE COURT, CITYOF HAMPTON, VIRGINIA", dated July 19, 2000, and prepared by Becouvarakis and Associates, a copy of which plat is recorded in Deed Book 1343, at Page 386.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from David M. Scoggins dated September 27, 2000, and recorded September 27, 2020 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1343 at page 386.

21 Lawrence Avenue
Tax ID 12006074

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known, designated and described as Lot Numbered TWENTY-THREE (23) as shown on a certain plat entitled "COLLEGE COURT", which plat is recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, at Page 68, with a revision in Plat Book 3, at Page 129 and known and designated as Lot 23, as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY LOT 23 COLLEGE COURT CITY OF HAMPTON, VIRGINIA", dated October 11, 2001, and prepared by Becouvarakis and Associates; a copy of which plat is recorded in Instrument Number 010021675.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by David L. Spruill and Rachael M. Spruill dated December 27, 2001, and recorded December 28, 2001, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 010021675.

25 Lawrence Avenue
Tax ID 12006075

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, and known, designated and described as Lot 24, College Court Subdivision, as shown on that certain plat dated May 16, 1950, made by R. F. Pyle, Engineer and Surveyor, and duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Plat Book 2, page 68, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Sharon Van Meter Garrett Limpus aka Sharon Garrett Limpus and Robert Wayne Limpus her husband and Sharon Van Meter Garrett Limpus aka Sharon Garrett Limpus, Trustee of the trust created under the Will of Lyle E. Van Meter dated November 29, 1960, by deed dated August 2, 2018 and recorded August 7, 2018 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 180009560.

29 Lawrence Avenue
Tax ID 12006076

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 25, as shown on that certain plat entitled, "COLLEGE COURT" and duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 3, page 129; and known and designated as Lot 25, College Court, as shown on that certain plat entitled, PLAT OF PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY, LOT 25, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA", dated December 21, 2000 and recorded in the aforesaid Clerk's Office in Deed Book 1356 at page 640 to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G Mason dated February 2, 2001, and recorded February 5, 2001, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1356 at page 640.

33 Lawrence Avenue
Tax ID 12006077

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 26, in College Court Subdivision, as shown on plat filed and of record in the Office of the Clerk of the Circuit Court of the City of Hampton, Virginia, in Plat Book 2, Page 68, as revised by plat in Plat Book 3, at Page 129 in said office.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry Mason dated August 9, 2012, and recorded August 23, 2012, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 120012593.

45 Lawrence Avenue
TAX ID: 12006081

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered TWENTY-NINE (29) as shown on that certain plat entitled, "COLLEGE COURT", made by R. F. Pyle, Engineer & Surveyor, dated May 16, 1950, recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, revised by plat entitled, "REVISION OF #2 COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, REVISION OF LOTS 28 AND 29", recorded in the Clerk's Office aforesaid in Plat Book 3 (erroneously shown as Plat Book 2 in deed of gift recorded as Instrument No. 080012936), page 129.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Christopher A Easley dated May 20, 2016, and recorded May 23, 2016, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 160006440.

49 Lawrence Avenue
Tax ID 12006082

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING SITUATE AND BEING IN THE CITY OF HAMPTON, VIRGINIA, AND BEING SHOWN AND DESIGNATED AS LOT THIRTY (30), ON A CERTAIN PLAT ENTITLED, "COLLEGE COURT SUBDIVISION" RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF HAMPTON IN PLAT BOOK 2, PAGE 68, AND REVISED AND RECORDED IN PLAT BOOK 3, PAGE 129.

It being the same property conveyed to Hampton Redevelopment and Housing Authority a Virginia Corporation by deed from the Secretary of Housing and Urban Development dated September 15, 1998 and recorded October 1, 1998 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1258 at page 665.

2 Sargeant Street
Tax ID 12006083

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, being designated and described on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY, LOT 31, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA, dated September 9, 2005, and prepared by Walters Land Surveying, Ltd., recorded September 28, 2005 in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Instrument Number 050025709.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from William J. Stutt and Linda G. Stutt dated September 27, 2005, and recorded September 28, 2005, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 050025709.

10 Sargeant Street
TAX ID 12006085

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 33, in College Court Subdivision, as shown on that certain plat recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, as revised by plat in Plat Book 3, page 129, to which references are hereby made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G. Mason Sr. dated April 23, 2014, and recorded April 25, 2014, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 140004713.

14 Sargeant Street
Tax ID 12006086

All that certain lot situate in the City of Hampton, State of Virginia, known and designated as Lot Numbered THIRTY-FOUR (34) in College Court Subdivision, as shown on that certain plat filed of record in the Clerk's Office of the Circuit Court of Hampton, Virginia, in Plat Book 2, page 68, and as revised by plat filed of record in the Clerk's Office aforesaid in Plat Book 3, page 129, to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from David W. Brown and Jennifer L. Brown dated May 21, 2012, and recorded May 25, 2012, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 120007641.

15 Sargeant Avenue
Tax ID #12006052

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING SITUATE AND BEING IN THE CITY OF HAMPTON, VIRGINIA, AND BEING SHOWN AND DESIGNATED AS LOT FIVE (5), ON A CERTAIN PLAT ENTITLED, "COLLEGE COURT SUBDIVISION" RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF HAMPTON IN PLAT BOOK 2, PAGE 68, AND REVISED AND RECORDED IN PLAT BOOK 3, PAGE 129.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by Deed from Charles R. Sheppard, Executor of The Estate of Mildred L. Sheppard, aka Mildred E. Sheppard, deceased dated May 16, 2005 and recorded May 20, 2005 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 050012473.

18 Sargeant Street
Tax ID 12006087

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot THIRTY-FIVE (35), "COLLEGE COURT SUBDIVISION", as shown on plat filed and of record in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, as revised by plat in Plat Book 3, page 129, in said office, and known and designated as Lot 35 College Court on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY, LOT 35, COLLEGE COURT", dated May 8, 2001 and recorded August 1, 2001 in the aforesaid Clerk's Office as Instrument Number 010012607.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Walter S. Lingeback and Cornelia S. Lingeback, his wife dated July 26, 2001, and recorded August 1, 2001, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 010012607.

22 Sargeant Street
Tax ID 12006088

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 36, College Court, as shown on that certain plat entitled, "PLAT OF PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY LOT 36 COLLEGE COURT CITY OF HAMPTON, VIRGINIA", made by Becouvarakis and Assoc., PC., dated October 7, 2003 and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Instrument Number 030026570."

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Gary M. Greer and Terri J. Greer, husband and wife dated October 23, 2003, and recorded October 27, 2003, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 030026570.

30 Sargeant Street
Tax ID 12006090

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton (formerly Chesapeake Magisterial District, Elizabeth City County), Virginia, together with all and singular the privileges and appurtenances thereunto belonging or in anywise appertaining, being known, designated and described as Lot THIRTY-EIGHT (38) in College Court Subdivision as shown on plat filed and of record in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, and as revised by plat in Plat Book 3, page 129 in the said Clerk's Office.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from David W. Brown and Jennifer L Brown dated July 11, 2017, and recorded July 19, 2017, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 170008821.

10 Lawrence Avenue
Tax ID 12006091

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 39, as shown on that certain plat entitled "College Court," recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, at page 68.

It being the same property conveyed to Hampton Redevelopment & Housing Authority by deed of gift from City of Hampton, Virginia a municipal corporation dated March 28, 2018, and recorded April 9, 2018, in the Clerk's Office of the Circuit Court of the city of Hampton, Virginia in Instrument Number 180004154.

14 Lawrence Avenue
Tax ID# 12006092

All that certain lot piece or parcel of land located in the City of Hampton, Virginia, known and designated as Lot 40 in College Court Subdivision as shown on plat filed and of record in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, as revised in Plat Book 3, page 129.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Virgil E. Lindle and Mary E. Lindle husband and wife dated October 26, 2016, and recorded November 1, 2016, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 160014101.

18 Lawrence Avenue
TAX ID# 12006093

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered FORTY-ONE (41), as shown on that certain plat entitled, "COLLEGE COURT SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA", made by R. F. Pyle, Engineer and Surveyor, Newport News, Virginia, dated May 16, 1950, duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, and revised plat as recorded in Plat Book 3, page 129, to which plats reference is here made; and known and designated as Lot 41, as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY LOT 41 COLLEGE COURT CITY OF HAMPTON, VIRGINIA", made by Andrew Becouvarakis, Surveyor and Planner, dated November 28, 2000 and recorded December 21, 2000, in the aforesaid Clerk's Office in Deed Book 1352, Page 325.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Boyd A. Starcher and Patricia C. Starcher, husband and wife dated December 21, 2000 and recorded December 21, 2000 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1352 at page 322.

30 Lawrence Avenue
Tax ID 12006097

All that certain lot, piece or parcel of land situate, lying, and being in the City of Hampton, Virginia, known and designated as Lot Numbered FORTY- FOUR (44), as shown on that certain

plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA", dated May 16, 1950, made by A. F. Pyle, Engineer and Surveyor, which plat is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, and revised in Plat Book 3, page 125, to which plats reference are hereby made; and known and designated as Lot 44, as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY LOT 41 COLLEGE COURT CITY OF HAMPTON, VIRGINIA", made by Andrew Becouvarakis, Surveyor and Planner, dated October 5, 2000 and recorded November 7, 2000, in the aforesaid Clerk's Office in Deed Book 1347, Page 657.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G. Mason, Sr. dated November 6, 2000, and recorded November 7, 2000 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1347 at page 657.

34 Lawrence Avenue
Tax ID 12006098

All that certain lot, piece or parcel of land lying, situate and being in the City of Hampton, Virginia, and known, designated and described as Lot Numbered FORTY-FIVE (45), as shown on that certain plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA," made by R.F. Pyle, Engineer and Surveyor dated May 16, 1950, and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68 and revised in Plat Book 3 at page 129, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G. Mason dated March 24, 2014, and recorded March 25, 2014, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 140003335.

38 Lawrence Avenue
Tax ID 12006099

All that certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, State of Virginia, known and designated as Lot Number FORTY-SIX (46), in College Court Subdivision, as shown on plat filed and recorded in the Office of the Clerk of the Circuit Court of the City of Hampton, Virginia, in Plat Book 2, Page 68, and as revised by plat recorded in the aforesaid Clerk's Office in Plat Book 3, Page 129, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Robert T. Hammond, unmarried dated July 20, 2001, and

recorded July 20, 2001, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 010611888.

1 Lawrence Avenue
Tax ID # 12006067

All that certain lot, piece or parcel of land, situate and being in the City of Hampton, Virginia, known, designated and described as "PART OF LOT 18" as shown on that certain plat entitled, "PLAT SHOWING PROPERTY OF JAMES L. & PATRICIA J. GREENE, BEING PART OF LOT 18, COLLEGE COURT, HAMPTON, VIRGINIA," made by John N. Ruth, Professional Land Surveyor, dated July 20, 1980, a copy of which plat is recorded in Deed Book 577, Page 680 in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Thomas E. Taliaferro and Diane Evans dated February 1, 2011, and recorded February 16, 2011, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 110002132.

3 Lawrence Avenue
Tax ID 12006068

ALL THAT certain piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 18, as shown on that certain plat entitled "Part of Lot 18, College Court, City of Hampton, VA", dated February 23, 1989, made by Davis & Associates, Surveyors & Planners, recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 947, at Page 458.

It being the same property conveyed to The Hampton Redevelopment and Housing Authority by deed from Liam A. Konouck dated October 7, 2009, and recorded October 9, 2009, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 090016740.

6 Sargeant Street
Tax ID 12006084

All that certain lot, piece or parcel of land situated, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered THIRTY-TWO (32), as shown that certain plat entitled, "COLLEGE COURT" made by R.F. Pyle, Engineer & Surveyor, dated May 16, 1950 and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Plat Book 2, page 68, revised by plat entitled, "REVISION #2 OF COLLEGE COURT SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, REVISION OF LOTS 28 & 29" recorded in the Clerk's Office aforesaid in Plat Book 3, page 129, to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Starting Five Investments, LLC dated October 31, 2019, and recorded November 4, 2019, in the Clerk's Office of the Circuit court of the City of Hampton, Virginia in Instrument Number 190014569.

26 Sargeant Street
Tax ID 12006089

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered THIRTY SEVEN (37), as shown on that certain plat entitled "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA", made by R.F. Pyle, Engineer and Surveyor, dated May 16, 1950, which plat is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry Mason dated April 12, 2013, and recorded April 16, 2013, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 130006007.

26 Lawrence Avenue
TAX ID 12006096

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered FORTY-THREE (43), as shown on that certain plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA," made by R.F. Pyle, Engineer and Surveyors, dated May 16, 1950, which plat is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, revised on September 11, 1953, in Plat Book 3, page 129, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry Mason dated August 9, 2012, and recorded August 23, 2012, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 120012592.

Exhibit B

To

Project Narrative

DEVELOPER PROPERTIES

5 & 7 Lawrence Avenue
Tax ID12006069

ALL THAT certain piece or parcel of land, lying, situate and being in the Borough of Chesapeake, City of Hampton, Virginia, being known and designated as Lot Number 19 in College Court Subdivision as shown on a plat filed and of record in the Office of the Clerk of the Circuit Court of the City of Hampton, Virginia, in Plat Book 2, page 68, as revised by plat in Plat Book 3, at page 129 in said office.

It being the same property conveyed to North Mallory Quay LLC by deed from Synergy Syndications LLC dated October 15, 2025, and recorded October 21, 2025, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250013621.

22 & 24 Lawrence Avenue
Tax ID 12006094

All that certain lot, piece or parcel of land lying, situate and being in the City of Hampton, Virginia, known, designated and described as Lot Numbered Forty-Two (42) as shown on that certain plat entitled, "College Court", dated May 16, 1980, made by R. F. Pyle, Engineer and Surveyor, recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which plat reference is hereby made.

It being the same property conveyed to North Mallory Quay LLC by deed from Synergy Syndications LLC dated October 15, 2025, and recorded October 21, 2025, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250013618.

37 Lawrence Avenue
Tax ID 12006078

All that certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, Virginia, known, designated and described as Parcel "A", as shown on the certain plat entitled "Plat of the property of Walter L. Hogge and Elisa Rotenberry shown as (Lot 27-1 and 27 B) part of Lot 27 College Court, Hampton, Va.", dated July 16, 1987, revised September 1, 1987, made by Becouvarakis and Associates, Land Surveying, a copy of which said plat is recorded in Deed Book 861 at page 871 said parcel being the northerly portion or part of a duplex now known as 37 Lawrence Avenue, Hampton, Virginia.

It being the same property conveyed to North Mallory Quay LLC by deed from Synergy Syndications LLC dated October 15, 2025, and recorded October 21, 2025, in the Clerk's Office

of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250013620.

39 Lawrence Avenue
Tax ID 12006079

ALL that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known, designated and described as PARCEL "B", as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF WALTER L. HOGGE & ELISA ROTENBERRY SHOWN AS (LOT 27-A & 27-B) PART OF LOT 27 COLLEGE COURT, HAMPTON, VA.", made by Becouvarakis and Associates, Land Surveying, dated July 16, 1987, revised September 1, 1987, and recorded in the Clerk's Office, Circuit Court, City of Hampton, Virginia, in Deed Book 861, at Page 880, to which plat reference is hereby made for a more particular description of the property hereby conveyed.

It being the same property conveyed to North Mallory Quay LLC by deed from Synergy Syndications LLC dated October 15, 2025, and recorded October 21, 2025, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250013617.

41 Lawrence Avenue
Tax ID 12006080

All that certain lot, piece, or parcel of land situate, lying, and being in the city of Hampton, Virginia, known and designated as Lot Numbered TWENTY-EIGHT (28), shown originally on that certain plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT dated May 16, 1950, made by R. F. Pyle, Engineer and Surveyor, being of record in the Clerk's Office of the Circuit Court for the city of Hampton, Virginia, in Plat Book 2, page 68; and being subsequently shown in revised form as said Lot Numbered TWENTY-EIGHT (28) on the certain plat entitled, "REVISION 32 OF COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF UNITED STATES GOVERNMENT, REVISIONS OF LOTS 28 AND 29, CITY OF HAMPTON, VIRGINIA," dated September 11, 1953, made by R. F. Pyle, C.E., and duly of record in the aforesaid Clerk's Office in Plat Book 3, page 129, to which reference is here made, and being subject to easements and restrictions of record.

It being the same property conveyed to North Mallory Quay LLC by deed from Robert D. Gurganus dated October 15, 2025, and recorded October 31, 2025, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250014192.

Exhibit C

To

Project Narrative

WAMPLER PROPERTY

31 Sargeant Street

Tax ID: 12006056

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Nine (9), as shown on that certain plat entitled, "College Court Subdivision", and recorded in the Clerk's Office of the Circuit Court of Hampton, Virginia, in Plat Book 2, page 68, to which reference is here made.

It being the same property conveyed to Jack L. Wampler by deed from Jack L. Wampler and Marion C. Wampler dated March 2, 1970, and recorded March 4, 1970, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 428 at page 73.

The said Jack L. Wampler died 6/16/1970 and a Real Estate Affidavit was recorded in Instrument Number 250013490 listing Thomas A. Wampler, William W. Wampler and Mark S. Wampler as his heirs at law.

Exhibit D
To
Project Narrative

[Attach Concept Plan]

Exhibit E
To
Project Narrative

[Attach Landscape Guidelines]

Exhibit F
To
Project Narrative

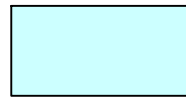
[Attach Color Palette]

Exhibit G
To
Project Narrative

[Attach Building Elevations]

LEGEND AND NOTES

R4 ZONING

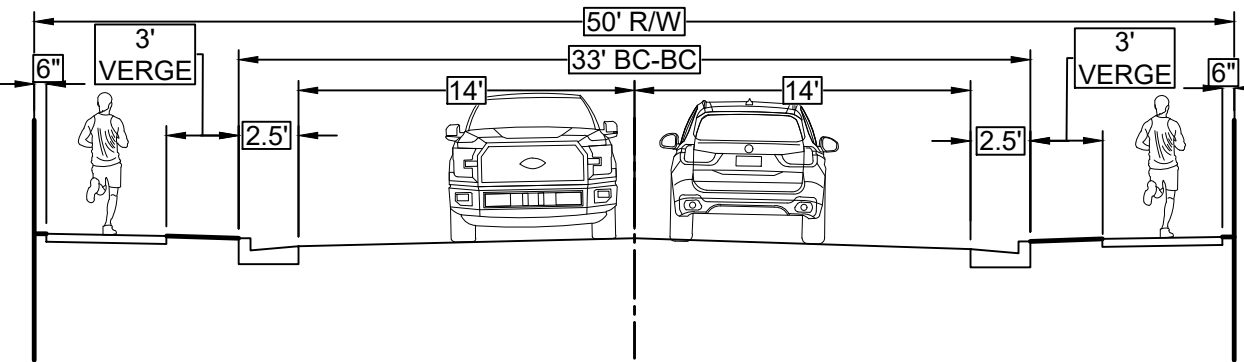


MOD. MD 4 ZONING*

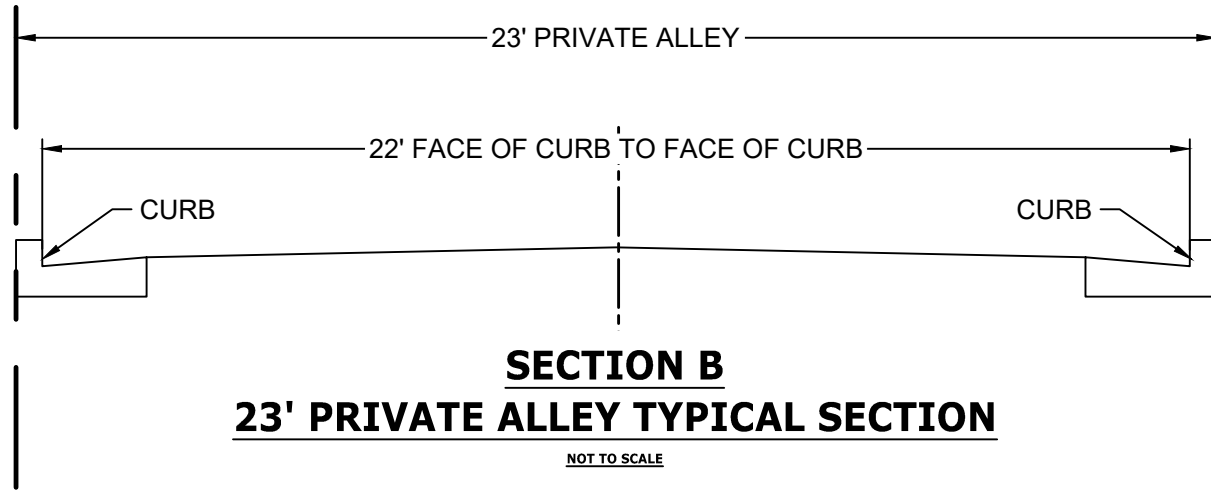


*MD 4 ZONING MAXIMUM TOWN HOME BUILDING SETBACK WILL BE MODIFIED TO 30' MAXIMUM SETBACK TO ALLOW FOR LANDSCAPE PRESERVATION AND SITE SPECIFIC LAYOUT ADJUSTMENTS.

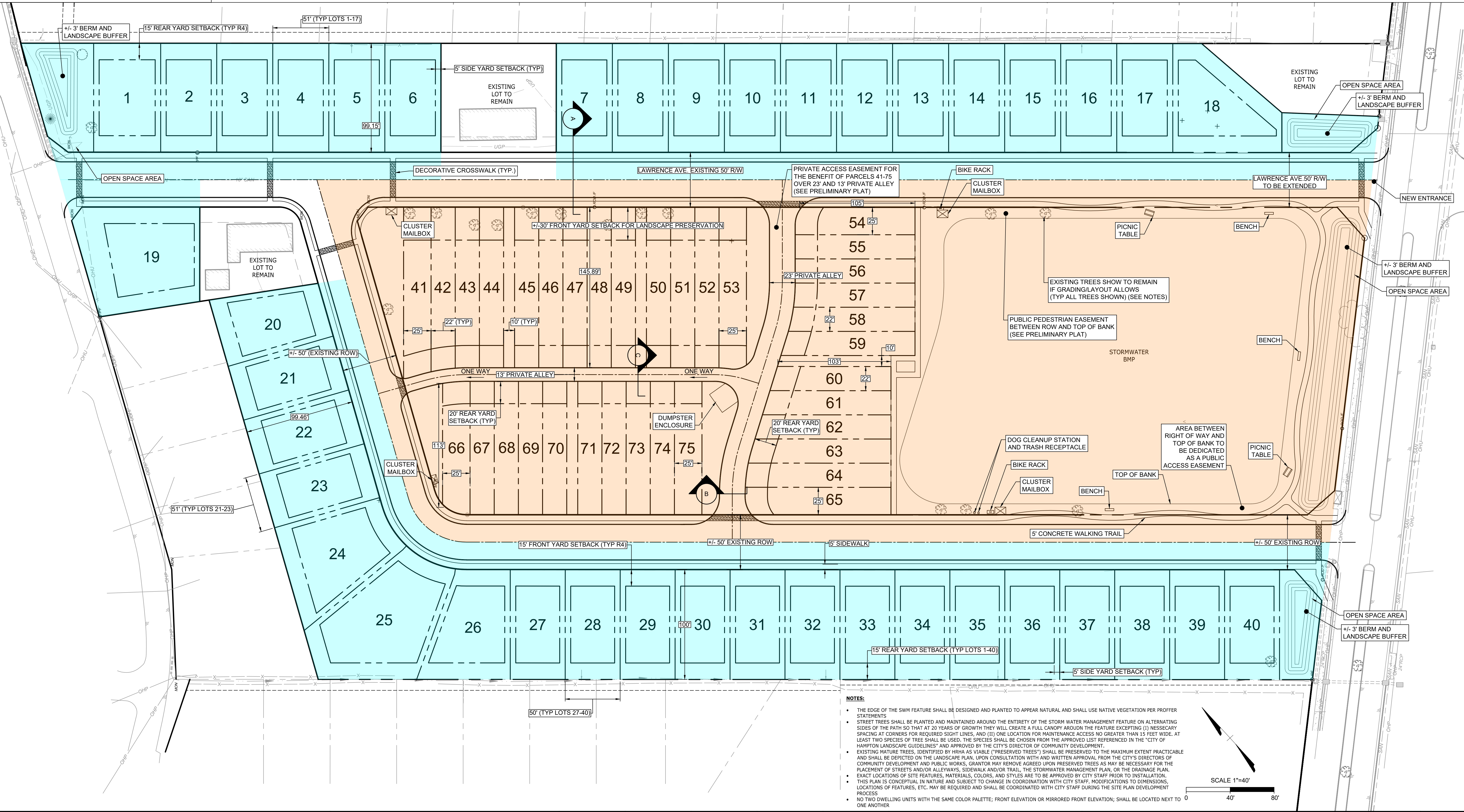
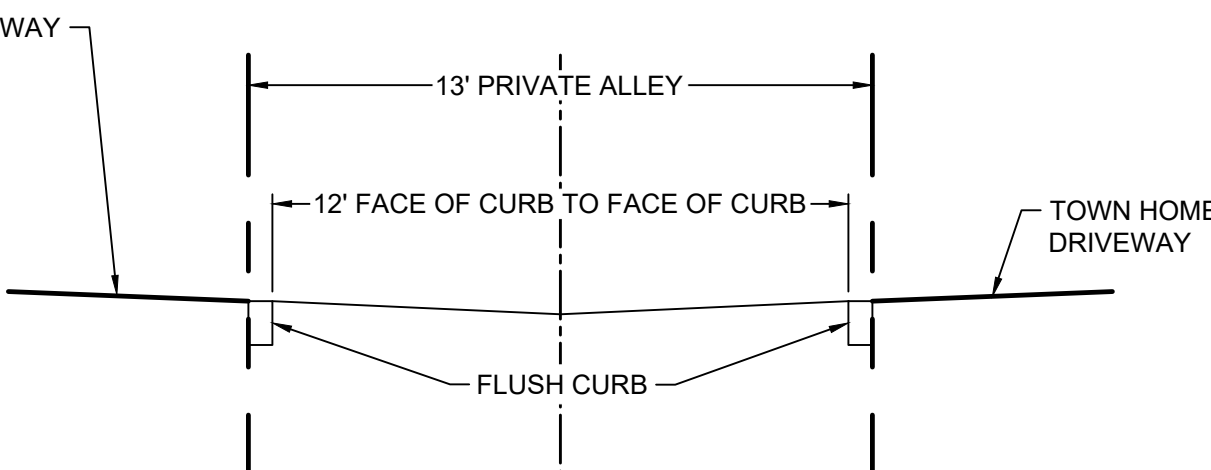
SECTION A
(50' R/W WITH PARKING)
NOT TO SCALE



SECTION B
23' PRIVATE ALLEY TYPICAL SECTION
NOT TO SCALE



SECTION C
13' PRIVATE ALLEY TYPICAL SECTION
NOT TO SCALE



- NOTES:
- THE EDGE OF THE SWM FEATURE SHALL BE DESIGNED AND PLANTED TO APPEAR NATURAL AND SHALL USE NATIVE VEGETATION PER PROFFER STATEMENTS
 - STREET TREES SHALL BE PLANTED AND MAINTAINED AROUND THE ENTIRETY OF THE STORM WATER MANAGEMENT FEATURE ON ALTERNATING SIDES OF THE PATH SO THAT AT 20 YEARS OF GROWTH THEY WILL CREATE A FULL CANOPY AROUND THE FEATURE EXCEPTING (1) NECESSARY SPACING AT CORNERS FOR REQUIRED SIGHT LINES, AND (2) ONE LOCATION FOR MAINTENANCE ACCESS NO GREATER THAN 15 FEET WIDE. AT LEAST TWO SPECIES OF TREE SHALL BE USED. THE SPECIES SHALL BE CHOSEN FROM THE APPROVED LIST REFERENCED IN THE "CITY OF HAMPTON LANDSCAPE GUIDELINES" AND APPROVED BY THE CITY'S DIRECTOR OF COMMUNITY DEVELOPMENT.
 - EXISTING MATURE TREES, IDENTIFIED BY HRHA AS VIABLE ("PRESERVED TREES") SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE AND SHALL BE DEPICTED ON THE LANDSCAPE PLAN. UPON CONSULTATION WITH AND WRITTEN APPROVAL FROM THE CITY'S DIRECTORS OF COMMUNITY DEVELOPMENT AND PUBLIC WORKS, GRANTOR MAY REMOVE AGREED UPON PRESERVED TREES AS MAY BE NECESSARY FOR THE PLACEMENT OF STREETS AND/OR ALLEYS, SIDEWALK AND/OR TRAIL, THE STORMWATER MANAGEMENT PLAN, OR THE DRAINAGE PLAN.
 - EXACT LOCATIONS OF SITE FEATURES, MATERIALS, COLORS, AND STYLES ARE TO BE APPROVED BY CITY STAFF PRIOR TO INSTALLATION.
 - THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE IN COORDINATION WITH CITY STAFF. MODIFICATIONS TO DIMENSIONS, LOCATIONS OF FEATURES, ETC. MAY BE REQUIRED AND SHALL BE COORDINATED WITH CITY STAFF DURING THE SITE PLAN DEVELOPMENT PROCESS.
 - NO TWO DWELLING UNITS WITH THE SAME COLOR PALETTE; FRONT ELEVATION OR MIRRORED FRONT ELEVATION; SHALL BE LOCATED NEXT TO ONE ANOTHER



① FRONT ELEVATION - LAPSIDING
1/4" = 1'-0"



② REAR ELEVATION - LAPSIDING
1/4" = 1'-0"



③ SIDE ELEVATION - LAPSIDING
1/4" = 1'-0"



④ SIDE ELEVATION - LAPSIDING 1
1/4" = 1'-0"

LAYOUT 1 - OPTION 1

NORTH MALLORY QUAY SINGLE FAMILY HOME ELEVATIONS

N. MALLORY, HAMPTON - VA

DATE: 04/27/26

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- ARCHITECTURAL 30-YEAR SHINGLES
- 5/4 x 12 SOFFIT TRIM, TYP.
- 5/4 x 10 FASCIA/RAKE BOARD, TYP.
- 5/4 x 8 FRIEZE BOARD, TYP.
- 5/4 x 8 WINDOW HEAD TRIM, TYP.
- 5/4 x 6 WINDOW JAMB TRIM, TYP.
- 5/4 x 6 CORNER BOARD, TYP.
- BOARD & BATTEN SIDING
- LAP SIDING
- LOW-E VINYL WINDOWS
EARTH CRAFT RATED
- 5/4 x 2 WINDOW SILL TRIM, TYP.
- ARCHITECTURAL 30-YEAR
SHINGLES
- FIBERGLASS INSULATED FRONT
DOORS AND SIDELIGHTS
- 10" COLUMN
- FULL FACE BRICK BASE
- 5/4 x 6 DOOR TRIM, TYP.

LAYOUT 1 - OPTION 1

NORTH MALLORY QUAY SINGLE FAMILY HOME VIEW

N. MALLORY, HAMPTON - VA

DATE:04/27/26



① FRONT ELEVATION - B & B
1/4" = 1'-0"



③ REAR ELEVATION - B & B
1/4" = 1'-0"



② SIDE ELEVATION - B & B
1/4" = 1'-0"



④ SIDE ELEVATION - B & B
1/4" = 1'-0"

LAYOUT 1- OPTION 2

NORTH MALLORY QUAY SINGLE FAMILY HOME ELEVATIONS

N. MALLORY, HAMPTON - VA

DATE:04/27/26

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LAYOUT 1 - OPTION 2

NORTH MALLORY QUAY SINGLE FAMILY HOME VIEW

N. MALLORY, HAMPTON - VA

DATE:04/27/26



① FRONT ELEVATION, BOARD & BATTEN
1/4" = 1'-0"



② REAR ELEVATION, BOARD & BATTEN
1/4" = 1'-0"



③ SIDE ELEVATION 1 - BOARD & BATTEN
1/4" = 1'-0"



④ SIDE ELEVATION 2 - BOARD & BATTEN
1/4" = 1'-0"

LAYOUT 2 - OPTION 1

NORTH MALLORY QUAY SINGLE FAMILY HOME ELEVATIONS

N. MALLORY, HAMPTON - VA

DATE: 04/27/26

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- ARCHITECTURAL 30-YEAR SHINGLES
- 5/4 x 12 SOFFIT TRIM, TYP.
- 5/4 x 10 FASCIA/RAKE BOARD, TYP.
- 5/4 x 8 FRIEZE BOARD, TYP.
- 5/4 x 8 HEAD TRIM, TYP.
- 5/4 x 6 JAMB TRIM, TYP.
- 5/4 x 6 CORNER BOARD, TYP.
- BOARD & BATTEN SIDING
- LOW-E VINYL WINDOWS
EARTH CRAFT RATED
- 5/4 x 2 WINDOW SILL TRIM, TYP.
- ARCHITECTURAL 30-YEAR SHINGLES
- FIBERGLASS INSULATED FRONT
DOORS AND SIDELIGHTS
- 10" COLUMN
- FULL FACE BRICK BASE
- 5/4 x 6 DOOR TRIM, TYP.

LAYOUT 2 - OPTION 1

NORTH MALLORY QUAY SINGLE FAMILY HOME VIEW

N. MALLORY, HAMPTON - VA

DATE:04/27/26



- ARCHITECTURAL 30-YEAR SHINGLES
- 5/4 x 12 SOFFIT TRIM, TYP.
- 5/4 x 10 FASCIA/RAKE BOARD, TYP.
- 5/4 x 8 FRIEZE BOARD, TYP.
- 5/4 x 8 HEAD TRIM, TYP.
- 5/4 x 6 JAMB TRIM, TYP.
- 5/4 x 6 CORNER BOARD, TYP.
- LAP SIDING
- LOW-E VINYL WINDOWS
EARTH CRAFT RATED
- 5/4 x 2 WINDOW SILL TRIM, TYP.
- ARCHITECTURAL 30-YEAR SHINGLES
- FIBERGLASS INSULATED FRONT
DOORS AND SIDELIGHTS
- 10" COLUMN
- FULL FACE BRICK BASE
- 5/4 x 6 DOOR TRIM, TYP.
- WOOD RAILING

LAYOUT 2 - OPTION 2

NORTH MALLORY QUAY SINGLE FAMILY HOME VIEW

N. MALLORY, HAMPTON - VA

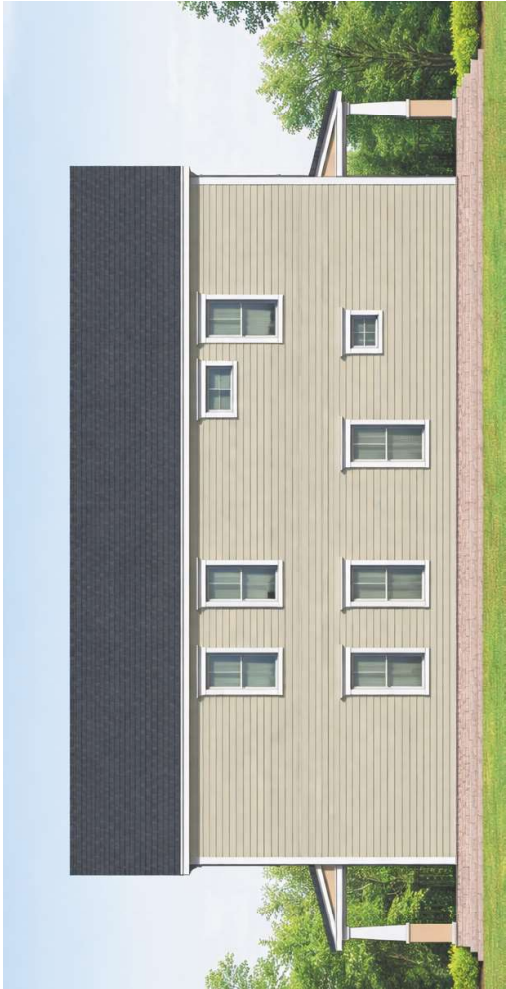
DATE:04/27/26



① FRONT ELEVATION LAP SIDING
1/4" = 1'-0"



② REAR ELEVATION LAP SIDING
1/4" = 1'-0"



③ SIDE ELEVATION 2 - LAP SIDING
1/4" = 1'-0"



④ SIDE ELEVATION 1 - LAP SIDING
1/4" = 1'-0"

LAYOUT 2 - OPTION 2

NORTH MALLORY QUAY SINGLE FAMILY HOME ELEVATIONS

N. MALLORY, HAMPTON - VA

DATE: 04/27/26

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① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"



③ SIDE ELEVATION
1/4" = 1'-0"



④ SIDE ELEVATION
1/4" = 1'-0"

LAYOUT 3

NORTH MALLORY QUAY SINGLE FAMILY HOME ELEVATIONS

N. MALLORY, HAMPTON - VA

DATE: 04/27/26

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- STANDING SEAM METAL ROOF
- 5/4 x 10 FASCIA/RAKE BOARD, TYP.
- ARCHITECTURAL 30-YEAR SHINGLES
- 5/4 x 12 SOFFIT TRIM, TYP.
- 5/4 x 8 FRIEZE BOARD, TYP.
- 5/4 x 8 WINDOW HEAD TRIM, TYP.
- 5/4 x 6 WINDOW JAMB TRIM, TYP.
- 5/4 x 6 CORNER BOARD, TYP.
- LOW-E VINYL WINDOWS
EARTH CRAFT RATED
- LAP SIDING
- 5/4 x 2 WINDOW SILL TRIM, TYP.
- ARCHITECTURAL 30-YEAR
SHINGLES
- FIBERGLASS INSULATED FRONT
DOORS AND SIDELIGHTS
- 10" COLUMN
- FULL FACE BRICK BASE
- 5/4 x 6 DOOR TRIM, TYP.

LAYOUT 3

NORTH MALLORY QUAY SINGLE FAMILY HOME VIEW

N. MALLORY, HAMPTON - VA

DATE:04/27/26



① FRONT ELEVATION - BOARD & BATTEN
1/4" = 1'-0"



② REAR ELEVATION - BOARD & BATTEN
1/4" = 1'-0"



③ SIDE ELEVATION - B & B SIDING
1/4" = 1'-0"



④ SIDE ELEVATION - B & B SIDING
1/4" = 1'-0"

LAYOUT 3 - OPTION 2

NORTH MALLORY QUAY SINGLE FAMILY HOME ELEVATIONS

N. MALLORY, HAMPTON - VA

DATE: 04/27/26

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- STANDING SEAM METAL ROOF
- 5/4 x 10 FASCIA/RAKE BOARD, TYP.
- ARCHITECTURAL 30-YEAR SHINGLES
- 5/4 x 12 SOFFIT TRIM, TYP.
- 5/4 x 8 FRIEZE BOARD, TYP.
- 5/4 x 8 WINDOW HEAD TRIM, TYP.
- 5/4 x 6 WINDOW JAMB TRIM, TYP.
- 5/4 x 6 CORNER BOARD, TYP.
- LOW-E VINYL WINDOWS
EARTH CRAFT RATED
- BOARD & BATTEN SIDING
- 5/4 x 2 WINDOW SILL TRIM, TYP.
- ARCHITECTURAL 30-YEAR
SHINGLES
- FIBERGLASS INSULATED FRONT
DOORS AND SIDELIGHTS
- 10" COLUMN
- FULL FACE BRICK BASE
- 5/4 x 6 DOOR TRIM, TYP.



LAYOUT 3 - OPTION 2

NORTH MALLORY QUAY SINGLE FAMILY HOME VIEW

N. MALLORY, HAMPTON - VA

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① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"



③ SIDE ELEVATION
1/4" = 1'-0"



④ SIDE ELEVATION
1/4" = 1'-0"

LAYOUT 4 - OPTION 1

NORTH MALLORY QUAY SINGLE FAMILY HOME ELEVATIONS

N. MALLORY, HAMPTON - VA

DATE: 04/27/26

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- ARCHITECTURAL 30-YEAR SHINGLES
- 5/4 x 12 SOFFIT TRIM, TYP.
- 5/4 x 10 FASCIA/RAKE BOARD, TYP.
- 5/4 x 8 FRIEZE BOARD, TYP.
- 5/4 x 8 WINDOW HEAD TRIM, TYP.
- 5/4 x 6 WINDOW JAMB TRIM, TYP.
- 5/4 x 6 CORNER BOARD, TYP.
- BOARD & BATTEN SIDING
- LAP SIDING
- 5/4 x 2 WINDOW SILL TRIM, TYP.
- LOW-E VINYL WINDOWS
- EARTH CRAFT RATED
- ARCHITECTURAL 30-YEAR SHINGLES
- FIBERGLASS INSULATED FRONT DOORS AND SIDELIGHTS
- 10" COLUMN
- FULL FACE BRICK BASE
- 5/4 x 6 DOOR TRIM, TYP.

LAYOUT 4 - OPTION 1

NORTH MALLORY QUAY SINGLE FAMILY HOME VIEW

N. MALLORY, HAMPTON - VA

DATE:04/27/26



① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"



③ SIDE ELEVATION
1/4" = 1'-0"



④ SIDE ELEVATION
1/4" = 1'-0"

LAYOUT 4 - OPTION 2

NORTH MALLORY QUAY SINGLE FAMILY HOME ELEVATIONS

N. MALLORY, HAMPTON - VA

DATE: 04/27/26

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ARCHITECTURAL 30-YEAR SHINGLES

5/4 x 12 SOFFIT TRIM, TYP.

5/4 x 10 FASCIA/RAKE BOARD, TYP.

5/4 x 8 FRIEZE BOARD, TYP.

5/4 x 8 HEAD TRIM, TYP.

5/4 x 6 JAMB TRIM, TYP.

5/4 x 6 CORNER BOARD, TYP.

BOARD & BATTEN SIDING

5/4 x 2 WINDOW SILL TRIM, TYP.

LOW-E VINYL WINDOWS
EARTH CRAFT RATED

ARCHITECTURAL 30-YEAR SHINGLES

FIBERGLASS INSULATED FRONT
DOORS AND SIDELIGHTS

10" COLUMN

FULL FACE BRICK BASE

5/4 x 6 DOOR TRIM, TYP.

LAYOUT 4 - OPTION 2

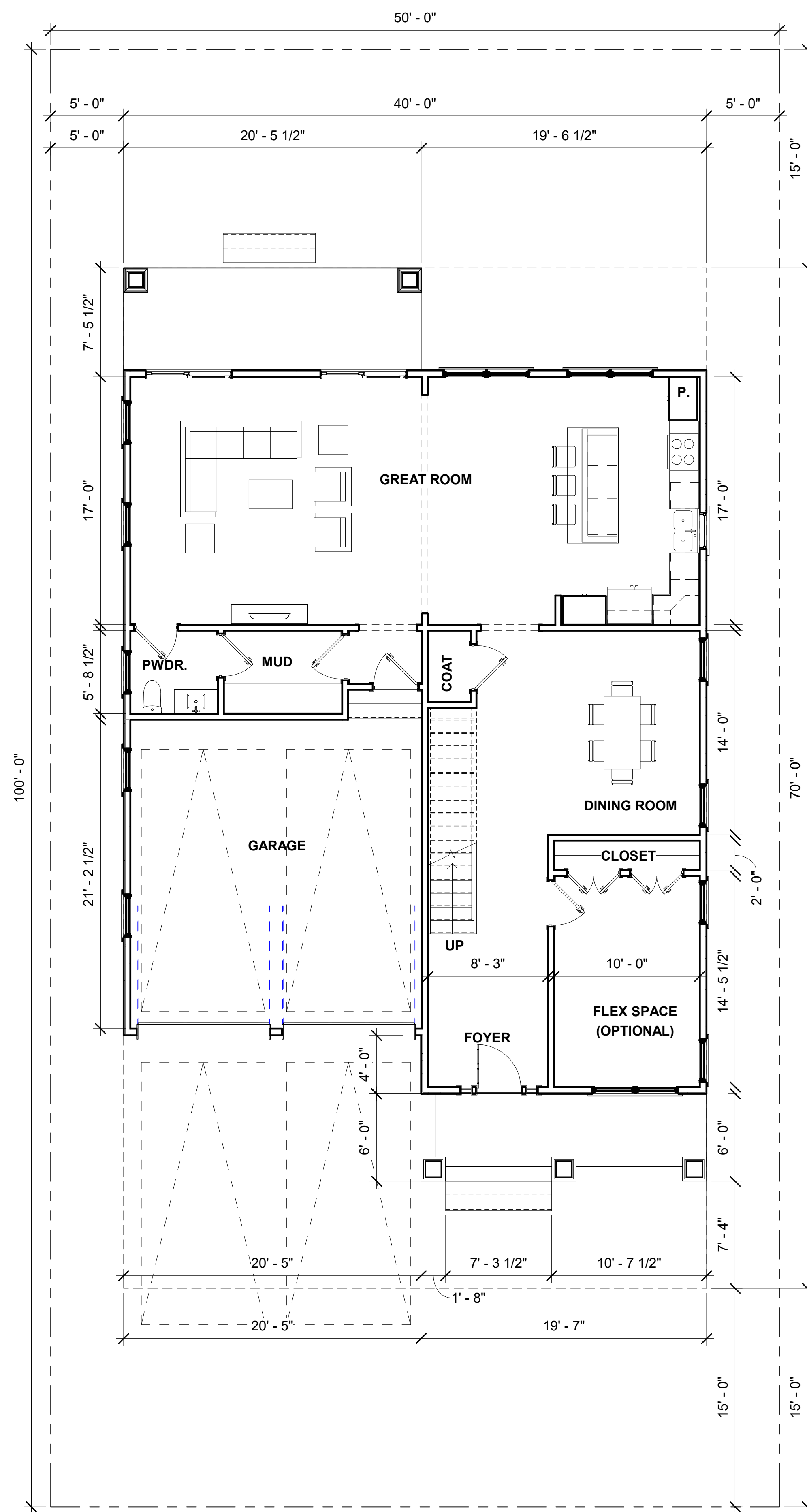
NORTH MALLORY QUAY SINGLE FAMILY HOME VIEW

N. MALLORY, HAMPTON - VA

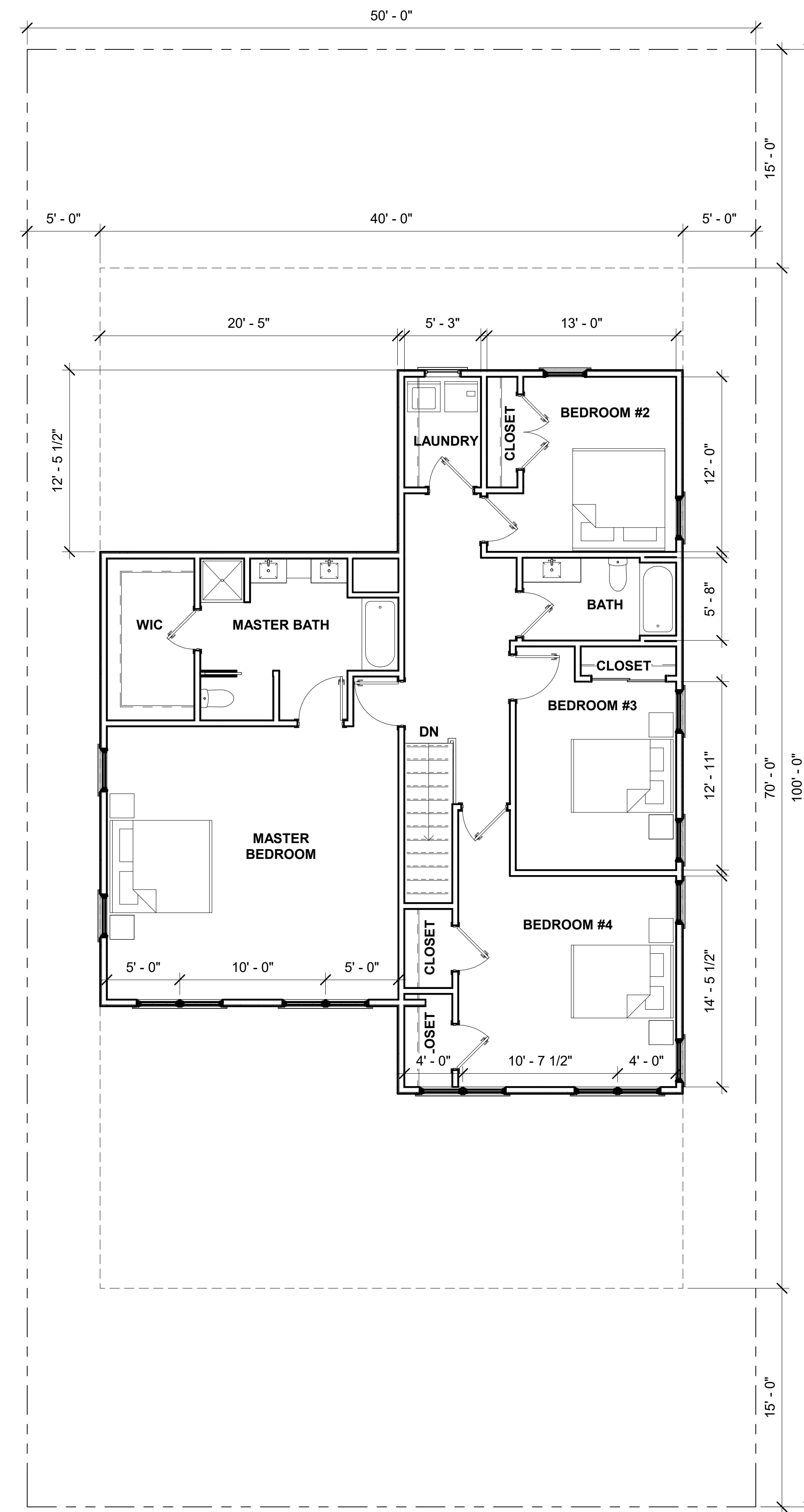
DATE:04/27/26

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① FIRST FLOOR PLAN
3/16" = 1'-0"



② SECOND FLOOR PLAN
3/16" = 1'-0"

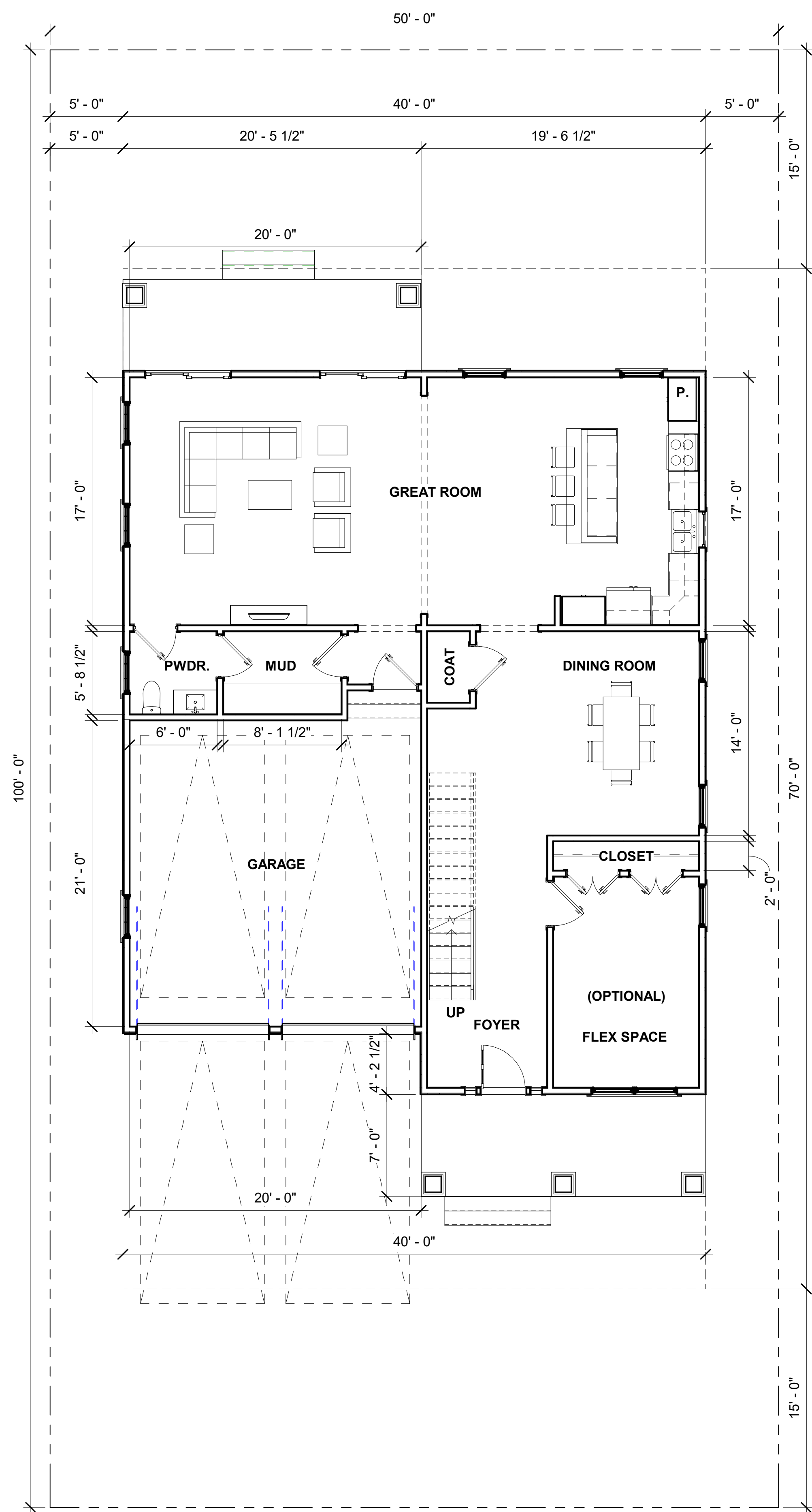
SINGLE FAMILY HOME - LAYOUT 1 - PLANS

NORTH MALLORY QUAY

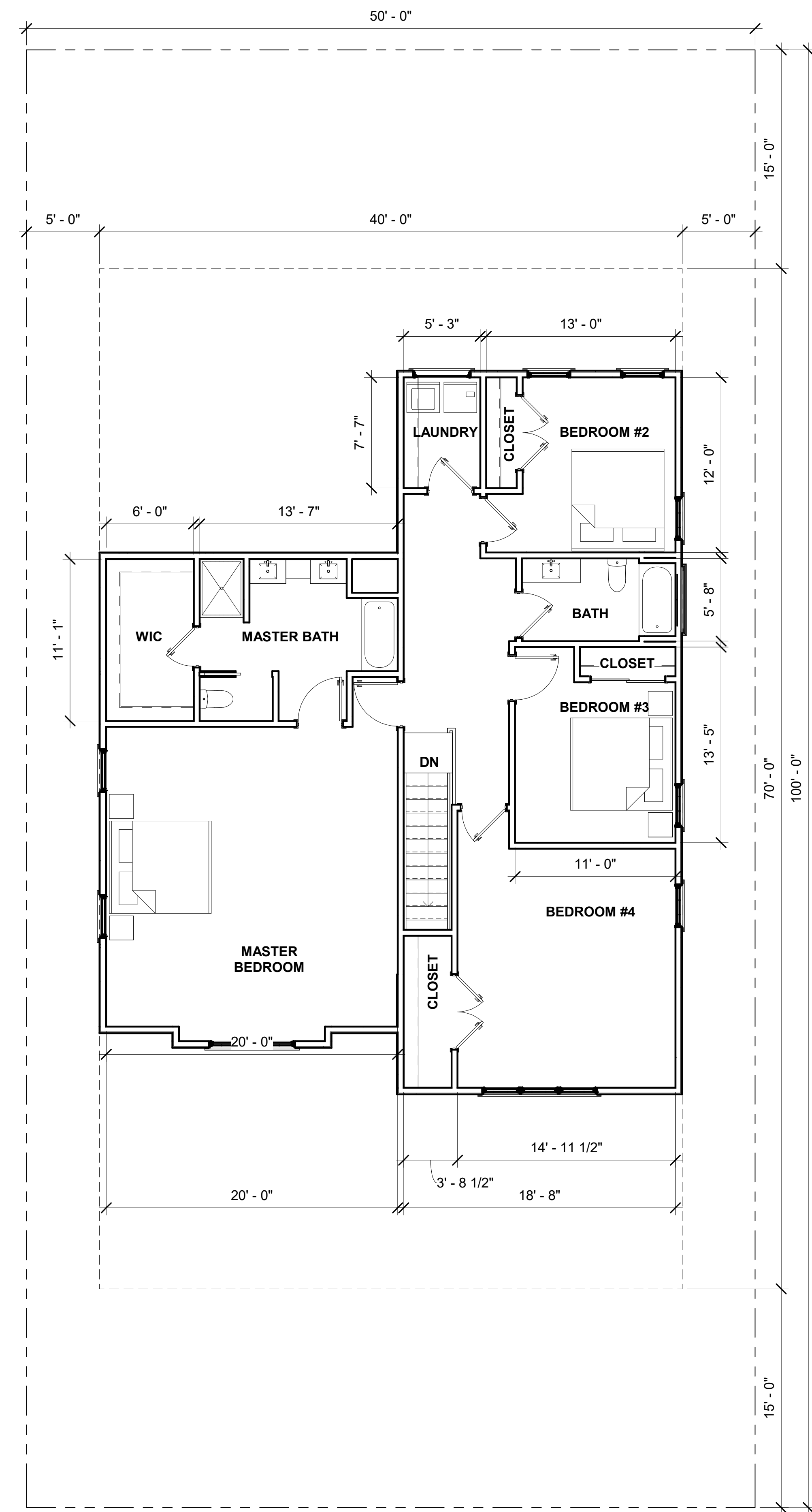
N. MALLORY, HAMPTON - VA

HEATED AREA:	
FIRST FLOOR AREA	- 1,410 SQ. FT.
SECOND FLOOR AREA	- 1,360 SQ. FT.
TOTAL AREA	- 2,770 SQ. FT.

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① FIRST FLOOR PLAN
3/16" = 1'-0"



② SECOND FLOOR PLAN
3/16" = 1'-0"

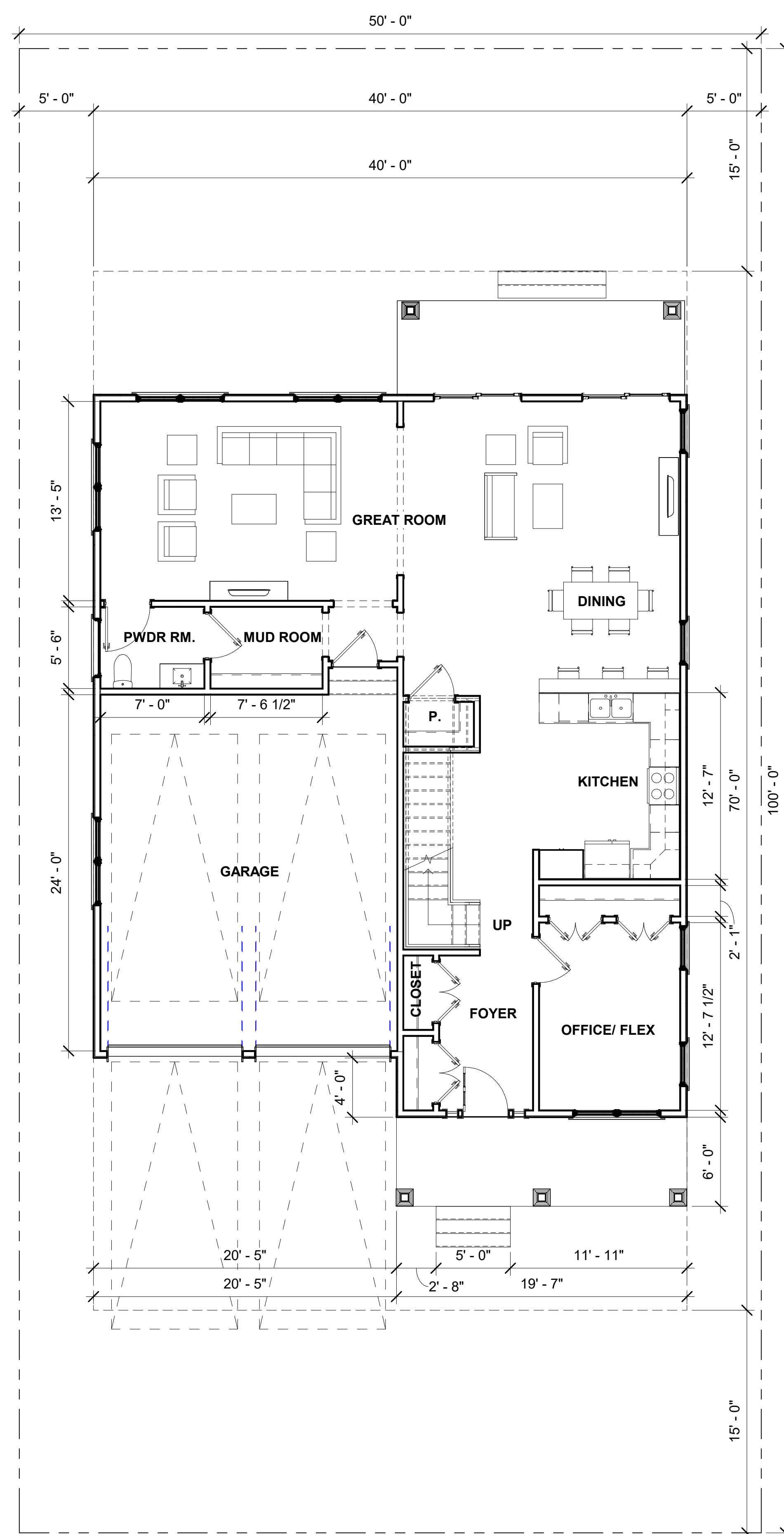
SINGLE FAMILY HOME - LAYOUT 2 - PLANS

NORTH MALLORY QUAY

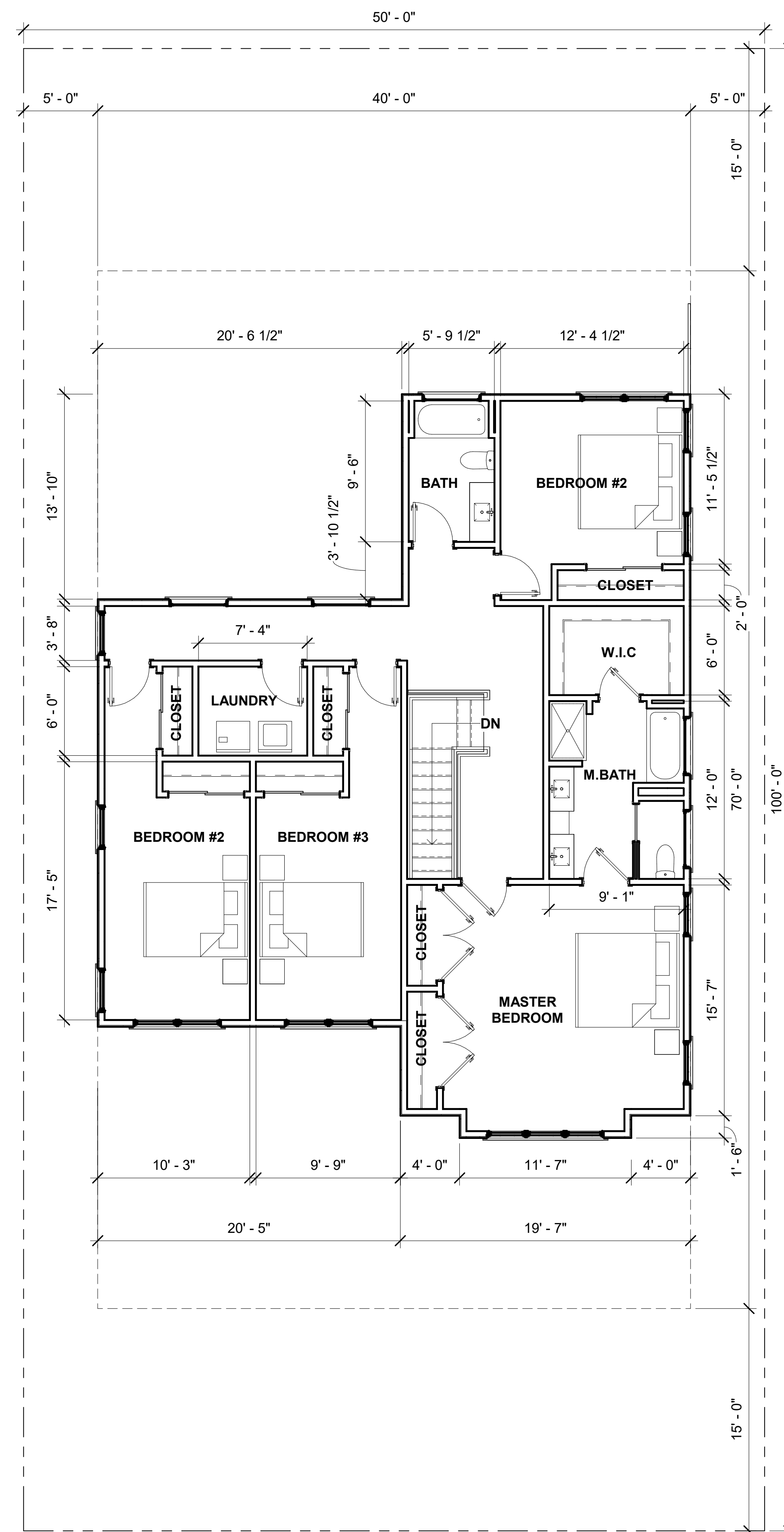
N. MALLORY, HAMPTON - VA

HEATED AREA:	
FIRST FLOOR AREA	- 1,400 SQ. FT.
SECOND FLOOR AREA	- 1,370 SQ. FT.
TOTAL AREA	- 2,770 SQ. FT.





① FIRST FLOOR PLAN
3/16" = 1'-0"



② SECOND FLOOR PLAN
3/16" = 1'-0"

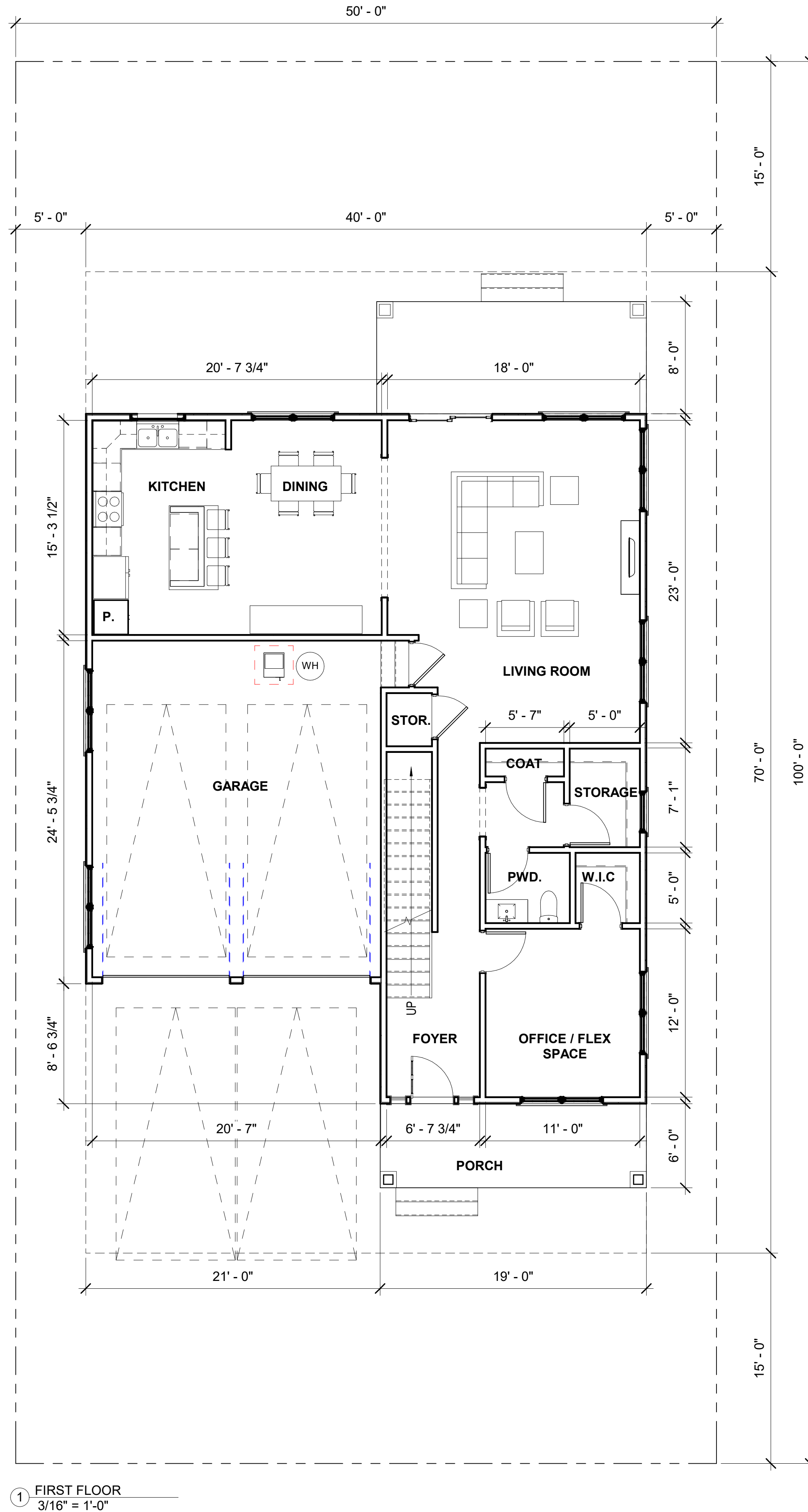
SINGLE FAMILY HOME - LAYOUT 3 - PLANS

NORTH MALLORY QUAY

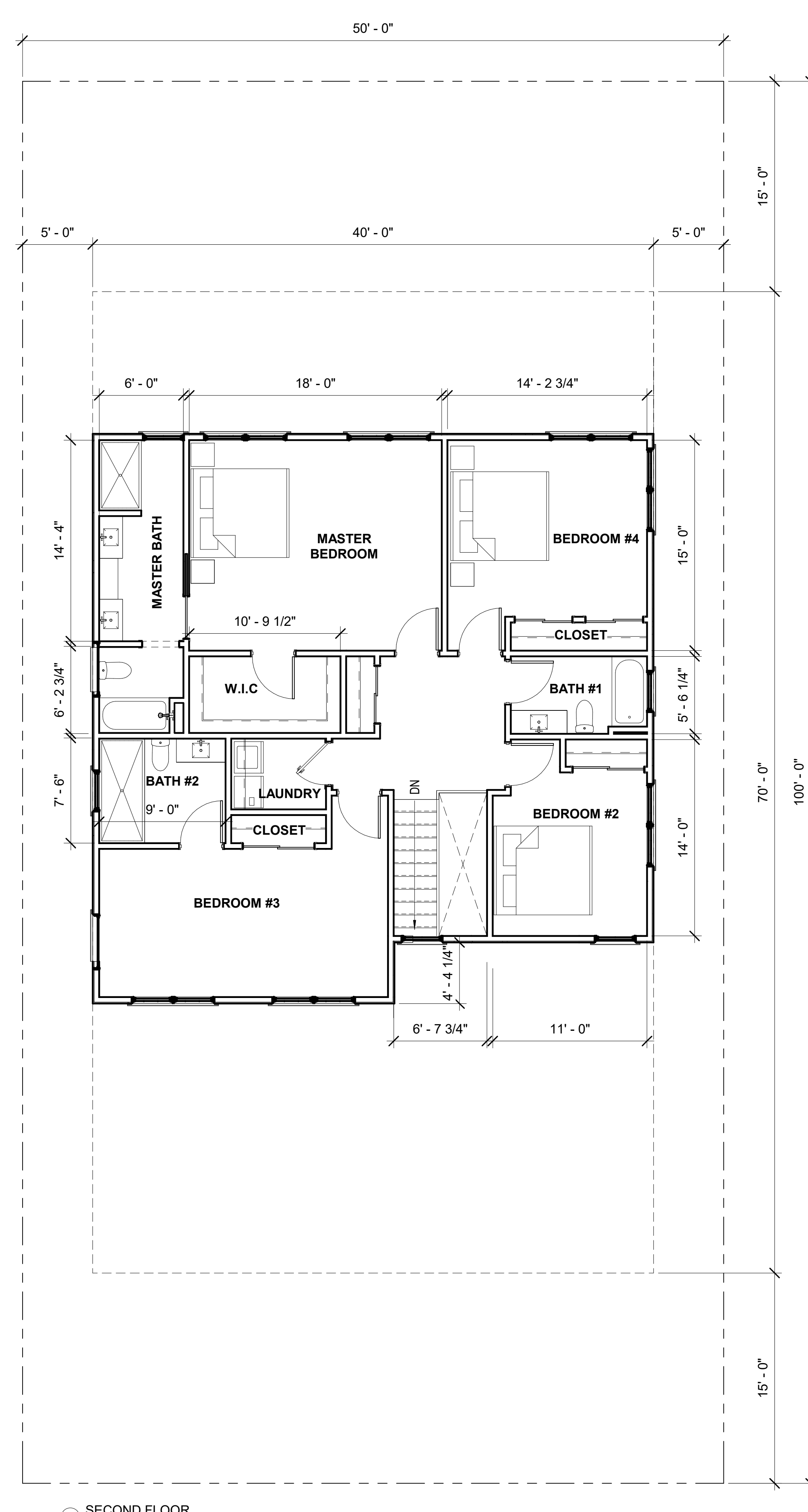
N. MALLORY, HAMPTON - VA

HEATED AREA:	
FIRST FLOOR AREA	- 1,240 SQ. FT.
SECOND FLOOR AREA	- 1,440 SQ. FT.
TOTAL AREA	- 2,680 SQ. FT.

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① FIRST FLOOR
3/16" = 1'-0"



② SECOND FLOOR
3/16" = 1'-0"

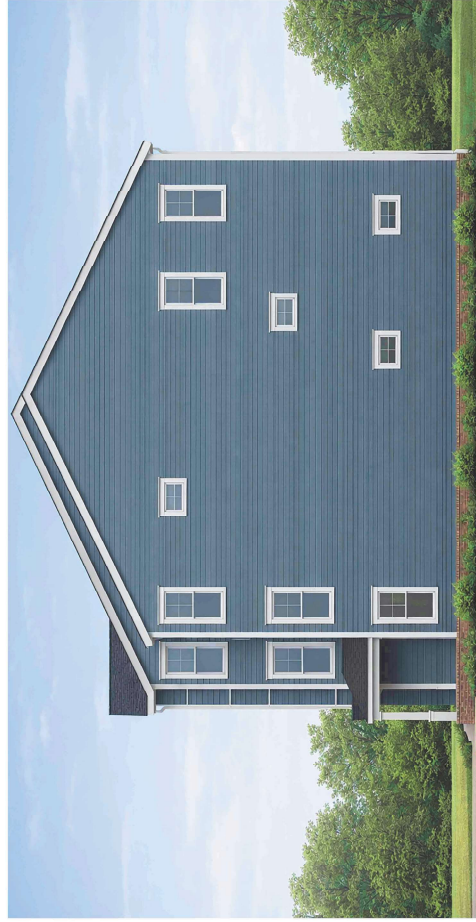
HEATED AREA:	
FIRST FLOOR AREA	- 1,280 SQ. FT.
SECOND FLOOR AREA	- 1,300 SQ. FT.
TOTAL AREA	- 2,580 SQ. FT.

SINGLE FAMILY HOME - LAYOUT 4 - PLANS

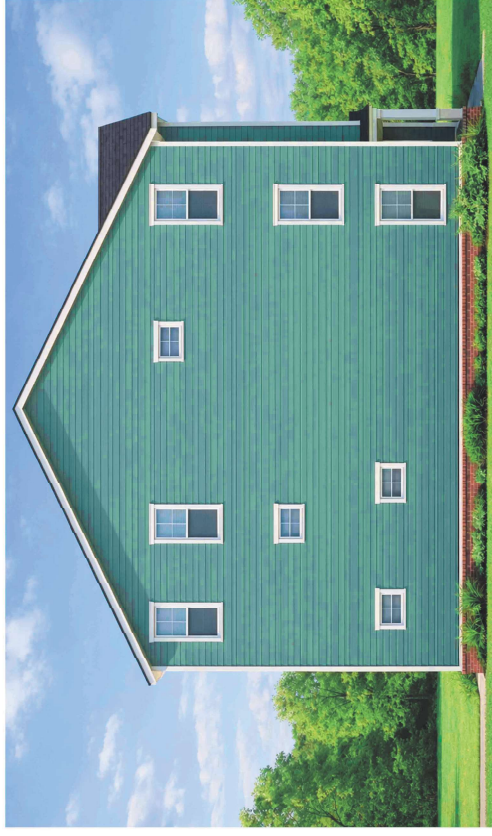
NORTH MALLORY QUAY

N. MALLORY, HAMPTON - VA

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SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

TYPICAL 3-STORY

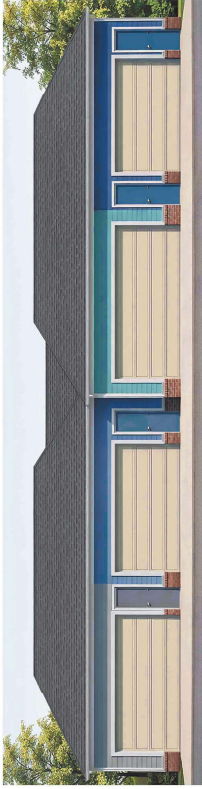
NORTH MALLORY QUAY TOWNHOME ELEVATIONS

N. MALLORY, HAMPTON - VA

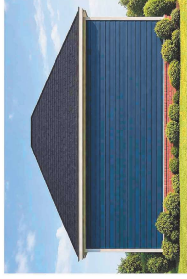
DATE: 04/27/2026

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ALLEYWAY ELEVATION



SIDE ELEVATION



YARD FACING ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

TYPICAL 2-STORY

NORTH MALLORY QUAY TOWNHOME ELEVATIONS

N. MALLORY, HAMPTON - VA

DATE: 04/27/2026

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ARCHITECTURAL 30-YEAR
SHINGLES

5/4 x 12 SOFFIT TRIM, TYP.

5/4 x 10 FASCIA/RAKE
BOARD, TYP.

5/4 x 8 FRIEZE BOARD, TYP.

5/4 x 8 WINDOW HEAD TRIM, TYP.

5/4 x 6 WINDOW JAMB TRIM, TYP.

5/4 x 6 CORNER BOARD, TYP.

LAP SIDING

LOW-E VINYL WINDOWS
EARTH CRAFT RATED

5/4 x 2 WINDOW SILL
TRIM, TYP.

10" COLUMN

5/4 x 6 DOOR TRIM, TYP.

FIBERGLASS INSULATED
FRONT DOORS

FULL FACE BRICK BASE

TYPICAL 3-STORY

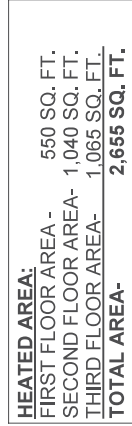
NORTH MALLORY QUAY VIEW

N. MALLORY, HAMPTON - VA

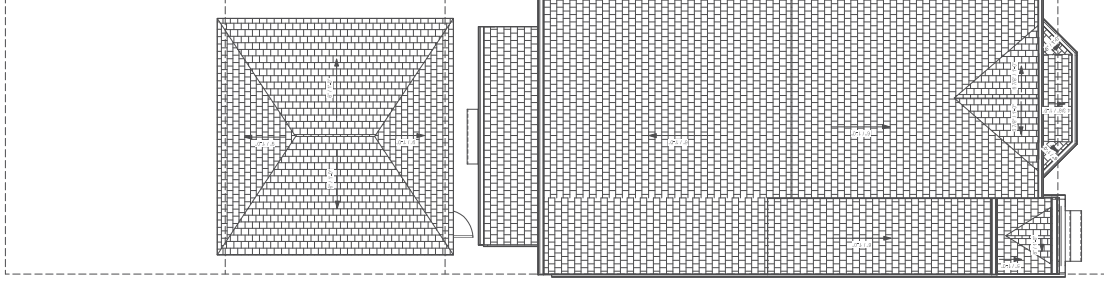
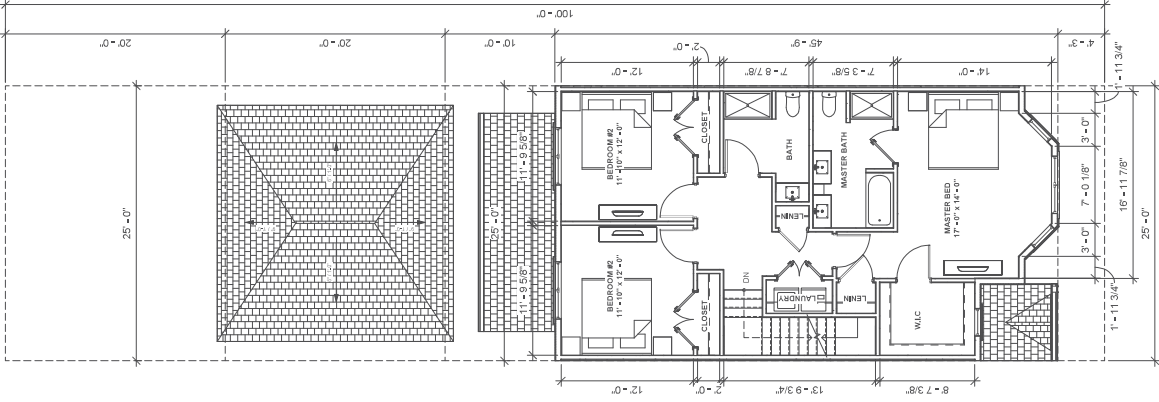
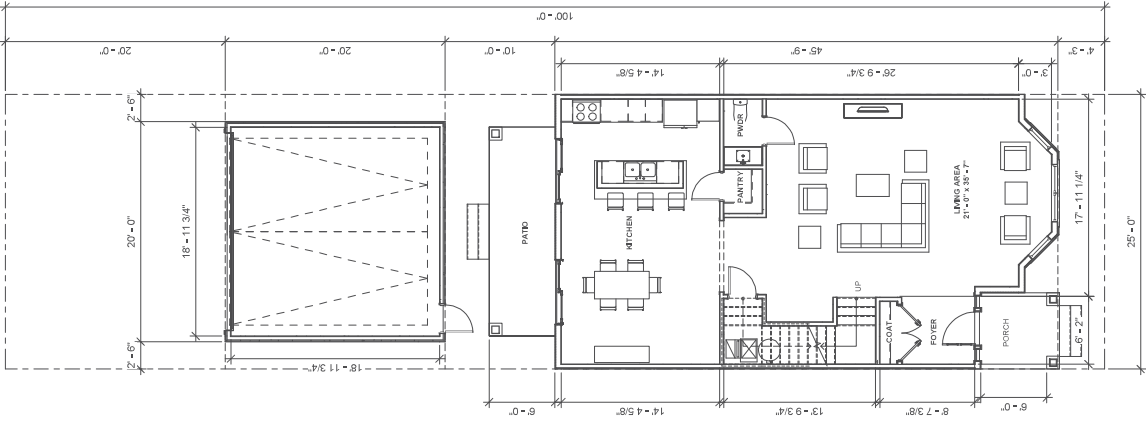
DATE: 04/27/26

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DATE:04/27/26



TYPICAL 2-STORY
NORTH MALLORY QUAY TOWNHOME PLANS
N. MALLORY, HAMPTON - VA

DATE:04/27/26

HEATED AREA:	
FIRST FLOOR AREA	- 1,035 SQ. FT.
SECOND FLOOR AREA	- 975 SQ. FT.
TOTAL AREA	- 2,010 SQ. FT.

DOOR &
ACCENTS

TRIM

BODY



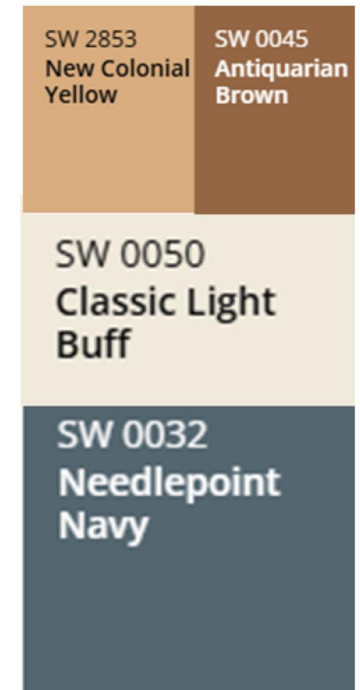
A



B



C



D

POTENTIAL HISTORICAL COLOR COMBINATIONS FOR EXTERIORS (FOR BOTH SINGLE-FAMILY AND TOWNHOMES)

**North Mallory Quay LLC
Rezoning Application**

**LRSN Number(s) 12006047, 12006083, 12006048, 12006084, 12006049, 12006085,
12006051, 12006086, 12006052, 12006087, 12006053, 12006088, 12006054, 12006089,
12006055, 12006090, 12006057, 12006058, 12006059, 12006067, 12006066, 12006068,
12006070, 12006091, 12006092, 12006072, 12006093, 12006074, 12006075, 12006096,
12006076, 12006097, 12006077, 12006098, 12006099, 12006081, 12006082, 12006069,
12006094, 12006078 12006079, 12006056 & 12006080**

CERTIFICATE OF TITLE

Based solely on the title commitment issued by Old Republic National Title Insurance Company (“Title Company”), with an effective date of July 1, 2026, (the “Commitment”) attached hereto as **Exhibit A**, without having performed any further investigation of any kind whatsoever, the undersigned, Lisa M. Murphy, an attorney licensed in the Commonwealth of Virginia, hereby certifies the following:

1. That pursuant to the Commitment, title to the property commonly known as 1, 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 35, 39 & 43 Sargeant Street and 1, 2, 3, 9, 10, 14, 17, 18, 21, 25, 26, 29, 30, 33, 34, 38, 45 & 49 Lawrence Avenue, located in the City of Hampton, Virginia, LRSN Numbers: 12006047, 12006083, 12006048, 12006084, 12006049, 12006085, 12006051, 12006086, 12006052, 12006087, 12006053, 12006088, 12006054, 12006089, 12006055, 12006090, 12006057, 12006058, 12006059, 12006067, 12006066, 12006068, 12006070, 12006091, 12006092, 12006072, 12006093, 12006074, 12006075, 12006096, 12006076, 12006097, 12006077, 12006098, 12006099, 12006081 & 12006082 (collectively, “HRHA PROPERTY”), which is more fully described on **Exhibit B**, attached hereto and incorporated herein by reference, is vested in HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY, a political subdivision of the Commonwealth of Virginia.

2. That pursuant to the Commitment and Deeds, title to the property commonly known as 5 & 7, 22 & 24, 37 & 39 and 41 & 43 Lawrence Avenue, in the City of Hampton, Virginia (LRSN Numbers: 12006069, 12006094, 12006078 & 12006079 & 12006080) (collectively, “DEVELOPER PROPERTY”), which is more fully described on **Exhibit B**, is vested in NORTH MALLORY QUAY LLC, a Virginia limited liability company.

3. That pursuant to the Commitment, title to the property commonly known as 31 & 33 Sargeant Street, in the City of Hampton, Virginia (LRSN Number: 12006056) (collectively, “WAMPLER PROPERTY”), which is more fully described on **Exhibit B**, is vested in THOMAS A. WAMPLER, WILLIAM W. WAMPLER and MARK S. WAMPLER, the heirs of the Estate of Jack L. Wampler.

This Certificate is made in connection with the filing of the Rezoning Application of
NORTH MALLORY QUAY LLC.

Willcox & Savage, P.C.,
A Professional Corporation

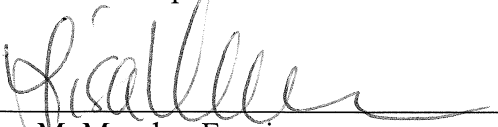
By: 
Lisa M. Murphy, Esquire

EXHIBIT A
TO
CERTIFICATE OF TITLE

[Attach Title Commitment]



ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Date: July 6, 2026
Premier Real Estate Title Insurance Company ,
LLC

Donna M. McClung, Underwriter

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

By

President

Attest

Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Commitment Conditions

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I - Requirements; and
- f. Schedule B, Part II - Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I - Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II - Exceptions does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Premier Real Estate Title Insurance Company, LLC
Issuing Office: 5350 Kempsriver Drive, #108C, Virginia Beach, VA 23464
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: 81116-0724
Issuing Office File No.: 81116-0724
Property Address: College Court and Lawrence Ave, Hampton, VA 23663

SCHEDULE A COMMITMENT

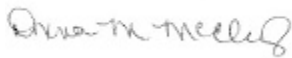
1. Commitment Date: July 1, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (2021)
Proposed Insured: North Mallory Quay LLC
Proposed Amount of Insurance: \$24,000,000.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

Hampton Redevelopment and Housing Authority (all other parcels except as noted) and North Mallory Quay LLC (parcels 24, 31, 38, 40 and 41) and Thomas A. Wampler, William W. Wampler and Mark S. Wampler, Heirs of the Estate of Jack L. Wampler (parcel 17)
5. The Land is described as follows:

see attached for legal descriptions

Date: July 6, 2026
Premier Real Estate Title Insurance Company, LLC



Donna M. McClung, Underwriter

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ORT Form 4757VA A
Schedule A-ALTA Commitment for Title Insurance 2021 v. 01.00
07/01/2021

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SCHEDULE B I COMMITMENT

REQUIREMENTS

Commitment No.: 81116-0724

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Bargain and Sale Deed from Hampton Redevelopment and Housing Authority and Thomas A. Wampler, William W. Wampler and Mark S. Wampler, Heirs of the Estate of Jack L. Wampler Estate of Jack Wampler to North Mallory Quay LLC.
 - b. Deed of Trust from North Mallory Quay LLC to Trustee(s) for , securing the principal amount of \$0.00.
5. There must be payment of all taxes, stormwater fees, charges and assessments, together with any penalties and interest of any kind that are due and payable as of the date of policy.
6. Satisfactory Owner's Affidavit as to mechanic's liens and possession.

Note: If construction has been performed on the premises within the last 123 days, additional requirements and/or exceptions may be made.

7. Run PACER report on current owners/Buyers to determine if bankruptcy has been filed.
If any party is in bankruptcy, the Company must receive a satisfactory, final and non-appealable* Court Order (a) authorizing the transaction to be insured, or (b) declaring the property exempt. In a Chapter 7 Bankruptcy the trustee may give written notice the real estate is abandoned. Additional requirements or exceptions may be made upon review.
(*After the 14 day appeal period has passed without appeal.)
8. If survey coverage is required in the Owner's Policy, provide a copy of a satisfactory current survey of the property subject to review by the Company.
NOTE: If the purchaser does not obtain a survey Covered Risk 2 (c) will be deleted from the ALTA Owner's Policy and Covered Risks 21, 22, 23 and 24 will be deleted from the ALTA Homeowner's Policy.

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SCHEDULE B, PART I

(Continued)

9. Examination of the appropriate public records in the name(s) of the purchaser(s) of the property proposed to be insured and described in this title commitment, and disclosure to the Company of all United States liens revealed. Unless released of record or otherwise disposed of to the satisfaction of the Company, IRS tax liens will appear as exceptions in Schedule B, page 1 of the final policy.

NOTE: The Company has performed the above-requested examination through the effective date of this commitment in the names of the Purchasers and/or Borrowers and found no liens other than those listed in this Commitment

10. The Company must be provided with an executed Notice of Availability of Owner's Title Insurance and/or Notice of Availability of Reduced title Insurance Premium.
11. Settlement Agent must receive proof that all natural persons in this transaction are of full age and legally competent.
12. **NOTE:** The consort, if any, of the [Seller - Borrower] must join in the required instrument to release any claim of inchoate spousal interest, including, but not limited to, dower, curtesy or claim for an augmented estate unless the transfer was made in good faith and for valuable consideration. The approved attorney must certify that consideration has changed hands even if consideration is stated in the instrument in the event the instrument represents an intra-family transaction, a transaction with a family trust, or with a business entity in which the grantor has an interest.
13. Settlement agent must ascertain identity of all parties executing instruments required for this transaction in compliance with Virginia statutes (eg. Section 47.1-14).
14. Company requires an executed privacy policy notice by buyer and seller.
15. Company requires properly completed and executed ATTORNEY'S FINAL CERTIFICATE OF TITLE to issue title insurance policies.

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SCHEDULE B, PART I

(Continued)

16. In regard to any documents which will be signed and enotarized, the Company requires the following:
- a. Settlement agent must verify that the Clerk of Courts where the land is located has approved and authorized the electronic recording process utilizing electronic signatures and notaries.
 - b. Settlement agent must verify that the document is in the proper form for title insurance purposes.
 - c. Acknowledgment of instruments to be insured by a notary properly commissioned as an electronic notary by the Secretary of the Commonwealth with the capability of performing electronic notarial acts under Virginia Code Section 47.1-1, et seq.
- NOTE: Settlement agent must verify that the notary is acceptable per existing Old Republic National Title Insurance Company requirements; and, that the notary has the proper commission to perform electronic notarization by submitting the notary registration number and commission name to Notary@governor.virginia.gov (if a Virginia notary) and asking for verification of same or verifying at <https://www.commonwealth.virginia.gov/official-documents/notary-commissions/>. If the notary is not a Virginia notary, Settlement Agent to verify the notary has the proper commission to perform electronic notarization in the State of the notary's commission.
- d. Settlement agent to verify that notary was physically in Virginia at time of notarization.
 - e. The document to be enotarized MUST indicate online (remote) or face-to-face electronic notarization. (Per Virginia Code 47.1-16.A)
 - f. Signer of the document and Lender must consent in writing to the use of a remote process.
 - g. IF a clerk does not have an eRecording System, the clerk shall record a legible paper copy of an electronic document, provided it otherwise meets the requirements for recordation and is CERTIFIED TO BE A TRUE AND ACCURATE COPY OF THE ELECTRONIC ORIGINAL BY THE PARTY WHO SUBMITS THE DOCUMENT FOR RECORDATION. (See Virginia Code 17.1-223.C for sample form.)
 - h. Execution of the instrument(s) to be insured pursuant to the requirements of the Virginia Electronic Transactions Act, Section 59.1-479, et seq.
17. Provide Title Company with satisfactory evidence that any limited liability company involved in this transaction is a valid and subsisting Limited Liability Company at the time of execution and delivery of the Instruments required above. NOTE: A Certificate of Organization or Certificate of Good Standing from the State Corporation Commission will satisfy this requirement.
- Provide Title Company with satisfactory evidence that the person(s) executing the Instruments required above on behalf of the company are duly authorized by the Company to execute said Instrument(s). NOTE: A review by the Title Company of the current Articles of Organization and Operation Agreement governing said Limited Liability Company may satisfy this requirement.
- Provide Title Company with a certified copy of a resolution by a duly authorized signor of the limited liability company authorizing execution of the Instruments required above.
18. Payment of any and all homeowners dues and or assessments, charges and fees, which the subject property may be subject to, plan any penalties and interest which may be due at the time of closing.
19. NOTE: THERE ARE SEVERAL JUDGMENTS IN THE NAME OF WILLIAM KING which may or may not be the purchaser/guarantor of this property. These judgments will attach if Will King take property as an individual.

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SCHEDULE B, PART I

(Continued)

20. Affidavit or Satisfaction and release of record as to the subject property of the Judgment in favor of IRS FEDERAL TAX LIEN against William R. King at 707 Jonquil Lane Hampton, VA 23669-2159, dated February 23, 2018, docketed in Judgment Book 18-0784, page in the amount of \$21,906.12, plus interest and costs.
21. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
22. This company need Overlimit approval, "Underwriter review, approval and changes, if any, are required prior to settlement."

PARCEL ONE

23. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#:12006047 currently tax exempt

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$-0-

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$ not given

SEMI-ANNUAL AMOUNT: \$not given

DELINQUENCIES: none

PAID THROUGH: 6//2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

STORMWATER FEES CALL : 757-727-6374

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

24. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL TWO

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SCHEDULE B, PART I

(Continued)

25. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006083 tax exempt
BILL#:
LAND VALUE: \$60,000.00
IMPROVEMENT VALUE: \$-0-
TOTAL VALUE: \$60,000.00
ANNUAL TAX: \$ not given
SEMI-ANNUALAMOUNT: \$not given
DELINQUENCIES: none
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
P.O. Box 638
Hampton, Virginia 23669
Phone (757) 727-6374

26. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL THREE

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SCHEDULE B, PART I

(Continued)

27. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#:12006048 currently tax exempt

BILL#:

LAND VALUE: \$57,000.00

IMPROVEMENT VALUE: \$-0-

TOTAL VALUE: \$57,000.00

ANNUAL TAX: \$ not given

SEMI-ANNUAL AMOUNT: \$not given

DELINQUENCIES: Not given

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

STORMWATER FEES CALL : 757-727-6374

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

28. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL FOUR

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SCHEDULE B, PART I

(Continued)

29. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#:12006084 currently tax exempt

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$-0-

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$ not given

SEMI-ANNUAL AMOUNT: \$not given

DELINQUENCIES: Not given

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

STORMWATER FEES CALL : 757-727-6374

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

30. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL FIVE

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SCHEDULE B, PART I

(Continued)

31. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006049 tax exempt
BILL#:
LAND VALUE: \$60,000.00
IMPROVEMENT VALUE: \$-0-
TOTAL VALUE: \$60,000.00
ANNUAL TAX: \$not given
SEMI-ANNUAL AMOUNT: \$
DELINQUENCIES: one
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
P.O. Box 638
Hampton, Virginia 23669
Phone (757) 727-6374

32. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL SIX

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SCHEDULE B, PART I

(Continued)

33. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006085 tax exempt
BILL#:
LAND VALUE: \$63,000.00
IMPROVEMENT VALUE: \$-0-
TOTAL VALUE: \$63,000.00
ANNUAL TAX: \$not given
SEMI-ANNUAL AMOUNT: \$
DELINQUENCIES: none
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
P.O. Box 638
Hampton, Virginia 23669
Phone (757) 727-6374

34. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL SEVEN

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SCHEDULE B, PART I

(Continued)

35. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006051 tax exempt
BILL#:
LAND VALUE: \$60,000.00
IMPROVEMENT VALUE: \$-0-
TOTAL VALUE: \$60,000.00
ANNUAL TAX: \$not given
SEMI-ANNUAL AMOUNT: \$
DELINQUENCIES: none
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
P.O. Box 638
Hampton, Virginia 23669
Phone (757) 727-6374

36. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL EIGHT

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SCHEDULE B, PART I

(Continued)

37. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006086 tax exempt

BILL#:

LAND VALUE: \$63,000.00

IMPROVEMENT VALUE: \$-0-

TOTAL VALUE: \$63,000.00

ANNUAL TAX: \$not given

SEMI-ANNUAL AMOUNT: \$ not given

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/202

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

38. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL NINE

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SCHEDULE B, PART I

(Continued)

39. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006052 tax exempt

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$-0-

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$NOT GIVEN

SEMI-ANNUAL AMOUNT: \$not out yet

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

40. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL TEN

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SCHEDULE B, PART I

(Continued)

41. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006087 tax exempt
BILL#:
LAND VALUE: \$63,000.00
IMPROVEMENT VALUE: \$-0-
TOTAL VALUE: \$63,000.00
ANNUAL TAX: \$not given
SEMI-ANNUAL AMOUNT: \$
DELINQUENCIES: none
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
P.O. Box 638
Hampton, Virginia 23669
Phone (757) 727-6374

42. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL ELEVEN

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SCHEDULE B, PART I

(Continued)

43. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006053 tax exempt
BILL#:
LAND VALUE: \$60,000.00
IMPROVEMENT VALUE: \$-0-
TOTAL VALUE: \$60,000.00
ANNUAL TAX: \$not given
SEMI-ANNUAL AMOUNT: \$
DELINQUENCIES: none
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
P.O. Box 638
Hampton, Virginia 23669
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44. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL TWELVE

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SCHEDULE B, PART I

(Continued)

45. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006088 tax exempt
BILL#:
LAND VALUE: \$63,000.00
IMPROVEMENT VALUE: \$-0-
TOTAL VALUE: \$63,000.00
ANNUAL TAX: \$not given
SEMI-ANNUAL AMOUNT: \$
DELINQUENCIES: none
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
P.O. Box 638
Hampton, Virginia 23669
Phone (757) 727-6374

46. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL THIRTEEN

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SCHEDULE B, PART I

(Continued)

47. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006054 tax exempt

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$-0-

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$ not given

SEMI-ANNUAL AMOUNT: not given

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

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48. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL FOURTEEN

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SCHEDULE B, PART I

(Continued)

49. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006089 tax exempt

BILL#:

LAND VALUE: \$57,000.00

IMPROVEMENT VALUE: \$0

TOTAL VALUE: \$57,000.00

ANNUAL TAX: \$not given

SEMI-ANNUAL AMOUNT: \$not given

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

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50. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL FIFTEEN

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SCHEDULE B, PART I

(Continued)

51. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006055 ts exempt

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$0

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$not given yet

SEMI-ANNUAL AMOUNT: \$not given yet

DELINQUENCIES: no

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

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52. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL SIXTEEN

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SCHEDULE B, PART I

(Continued)

53. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006090 tax exempt

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$-

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$ no given

SEMI-ANNUAL AMOUNT: \$not given

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

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54. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL SEVENTEEN

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SCHEDULE B, PART I

(Continued)

55. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006056 Jack Wampler Property

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$90,300.00

TOTAL VALUE: \$150,300.00

ANNUAL TAX: \$1,713.42

SEMI-ANNUAL AMOUNT: \$856.71

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12//2025

TAX DUE DATES: 12-5 and 6-5

STORMWATER FEES: \$70.98 DUE PER HALF

Tax Office:

Hampton City Treasurer

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Hampton, Virginia 23669

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56. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL EIGHTEEN

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SCHEDULE B, PART I

(Continued)

57. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006057

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$-0-

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$not given

SEMI-ANNUAL AMOUNT: \$

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

58. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL NINETEEN

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SCHEDULE B, PART I

(Continued)

59. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006058

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$-0

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$NOT GIVEN

SEMI-ANNUAL AMOUNT: \$NOT GIVEN

DELINQUENCIES: NONE

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

60. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL TWENTY

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SCHEDULE B, PART I

(Continued)

61. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006059 tax exempt
BILL#:
LAND VALUE: \$60,000.00
IMPROVEMENT VALUE: \$-0-
TOTAL VALUE: \$60,000.00
ANNUAL TAX: \$not given
SEMI-ANNUAL AMOUNT: \$
DELINQUENCIES: none
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
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Hampton, Virginia 23669
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62. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL TWENTY-ONE

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SCHEDULE B, PART I

(Continued)

63. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006067 tax exempt
BILL#:
LAND VALUE: \$63,000.00
IMPROVEMENT VALUE: \$-0-
TOTAL VALUE: \$63,000.00
ANNUAL TAX: \$not given
SEMI-ANNUAL AMOUNT: \$
DELINQUENCIES: none
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
P.O. Box 638
Hampton, Virginia 23669
Phone (757) 727-6374

64. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL TWENTY-TWO

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SCHEDULE B, PART I

(Continued)

65. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#:1206066 TAX EXEMPT

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$-0-

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$not given

SEMI-ANNUAL AMOUNT: \$not given

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

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Hampton, Virginia 23669

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66. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL TWENTY-THREE

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SCHEDULE B, PART I

(Continued)

67. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006068

BILL#:

LAND VALUE: \$55,800.00

IMPROVEMENT VALUE: -0-

TOTAL VALUE: \$55,800.00

ANNUAL TAX: \$NOT GIVEN

SEMI-ANNUAL AMOUNT: \$NOT GIVEN

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

68. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL TWENTY-FOUR

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SCHEDULE B, PART I

(Continued)

69. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006069

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$119,700.00

TOTAL VALUE: \$179,700.00

ANNUAL TAX: \$1,741.10

SEMI-ANNUAL AMOUNT: \$870.55

DELINQUENCIES: YES 6/5/2025

PAID THROUGH: 12/5/2024

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

70. Satisfaction and release or subordination of record as to the subject property of the Deed of Trust from Synergy Syndications LLC, a Virginia limited liability company, to Virginia Title Center, LLC, Trustee(s), dated 11/08/2024, recorded in Instrument Number 240013410 on 11/14/2024, securing \$210,000.00 payable to Anchor Loans, LP. Assigned in Instrument Number 250000224 and Instrument Number 250000348 to U.S. Bank Trust National Association as Trustee for Park Funding, II Trust.
71. Payment of DELINQUENT REAL ESTATE TAXES.
72. Deed of Trust from North Mallory Quay, LLC to L.T. Caplan, Esquire Trustee dated October 14, 2025 and recorded October 31, 2025 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250014193.

PARCEL TWENTY-FIVE

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SCHEDULE B, PART I

(Continued)

73. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006070 tax exempt
BILL#:
LAND VALUE: \$60,000.00
IMPROVEMENT VALUE: \$-
TOTAL VALUE: \$60,000.00
ANNUAL TAX: \$not given
SEMI-ANNUAL AMOUNT: \$
DELINQUENCIES: none
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
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74. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL TWENTY-SIX

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SCHEDULE B, PART I

(Continued)

75. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006091

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$0

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$not given

SEMI-ANNUAL AMOUNT: \$

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

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76. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL TWENTY-SEVEN

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SCHEDULE B, PART I

(Continued)

77. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006092

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$-0-

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$not given

SEMI-ANNUAL AMOUNT: \$

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

78. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL TWENTY-EIGHT

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SCHEDULE B, PART I

(Continued)

79. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006072 tax exempt
BILL#:
LAND VALUE: \$60,000.00
IMPROVEMENT VALUE: \$-0-
TOTAL VALUE: 607,000.00
ANNUAL TAX: \$not given
SEMI-ANNUAL AMOUNT: \$-0-
DELINQUENCIES: none
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
P.O. Box 638
Hampton, Virginia 23669
Phone (757) 727-6374

80. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL TWENTY-NINE

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SCHEDULE B, PART I

(Continued)

81. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006093

BILL#:

LAND VALUE: \$63,000.00

IMPROVEMENT VALUE: \$-0-

TOTAL VALUE: \$63,000.00

ANNUAL TAX: \$not given

SEMI-ANNUAL AMOUNT: \$not given

DELINQUENCIES: none

PAID THROUGH: 6/5/2024

NEXT DUE: 12/5/2024

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

82. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL THIRTY

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SCHEDULE B, PART I

(Continued)

83. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006074

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$0-

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$not given

SEMI-ANNUAL AMOUNT: \$

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

84. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL THIRTY-ONE

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SCHEDULE B, PART I

(Continued)

85. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006094

BILL#:

LAND VALUE: \$63,000.00

IMPROVEMENT VALUE: \$133,500.00

TOTAL VALUE: \$196,500.00

ANNUAL TAX: \$1,719.26

SEMI-ANNUAL AMOUNT: \$859.63

DELINQUENCIES: yes 6/5/2025

PAID THROUGH: 12/5/2024

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

86. Deed of Trust from North Mallory Quay, LLC to L.T. Caplan, Esquire Trustee dated October 14, 2025 and recorded October 31, 2025 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250014193.

PARCEL THIRTY-TWO

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SCHEDULE B, PART I

(Continued)

87. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006075 tax exempt

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$0

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$not given

SEMI-ANNUAL AMOUNT: \$

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

88. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL THIRTY-THREE

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SCHEDULE B, PART I

(Continued)

89. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006096 tax exempt

BILL#:

LAND VALUE: \$63,000.00

IMPROVEMENT VALUE: \$-0-

TOTAL VALUE: \$63,000.00

ANNUAL TAX: \$not given

SEMI-ANNUAL AMOUNT: \$

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

90. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL THIRTY-FOUR

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SCHEDULE B, PART I

(Continued)

91. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#:12006076 tax exempt
BILL#:
LAND VALUE: \$60,000.00
IMPROVEMENT VALUE: \$-0-
TOTAL VALUE: \$60,000.00
ANNUAL TAX: \$not given
SEMI-ANNUAL AMOUNT: \$
DELINQUENCIES: none
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
P.O. Box 638
Hampton, Virginia 23669
Phone (757) 727-6374

92. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL THIRTY-FIVE

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SCHEDULE B, PART I

(Continued)

93. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006097

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: -0

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$not given

SEMI-ANNUAL AMOUNT: \$

DELINQUENCIES: NONE

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

94. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL THIRTY-SIX

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SCHEDULE B, PART I

(Continued)

95. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006077 TAX EXEMPT

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$-0-

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$NOT GIVEN

SEMI-ANNUAL AMOUNT: \$

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

96. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL THIRTY-SEVEN

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SCHEDULE B, PART I

(Continued)

97. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#:12006098 TAX EXEMPT

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$0

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$not given

SEMI-ANNUAL AMOUNT: \$

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

98. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL THIRTY-EIGHT

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SCHEDULE B, PART I

(Continued)

99. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006078

BILL#:

LAND VALUE: \$36,000.00

IMPROVEMENT VALUE: \$53,100.00

TOTAL VALUE: \$89,100.00

ANNUAL TAX: \$891.26

SEMI-ANNUAL AMOUNT: \$445.63

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

STORMWATER FEE: \$70.98

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

100. Deed of Trust from North Mallory Quay, LLC to L.T. Caplan, Esquire Trustee dated October 14, 2025 and recorded October 31, 2025 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250014193.

PARCEL THIRTY-NINE

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SCHEDULE B, PART I

(Continued)

101. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006099 Tax exempt

BILL#:

LAND VALUE: \$60,000.00

IMPROVEMENT VALUE: \$-0-

TOTAL VALUE: \$60,000.00

ANNUAL TAX: \$not given

SEMI-ANNUAL AMOUNT: \$

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

102. Deed of Trust from North Mallory Quay, LLC to L.T. Caplan, Esquire Trustee dated October 14, 2025 and recorded October 31, 2025 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250014193.

PARCEL FORTY

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SCHEDULE B, PART I

(Continued)

103. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006079

BILL#:

LAND VALUE: \$36,000.00

IMPROVEMENT VALUE: \$53,100.00

TOTAL VALUE: \$89,100.00

ANNUAL TAX: \$659.82

SEMI-ANNUAL AMOUNT: \$329.91

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12/5/2025

TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

104. Deed of Trust from North Mallory Quay, LLC to L.T. Caplan, Esquire Trustee dated October 14, 2025 and recorded October 31, 2025 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250014193.

PARCEL FORTY-ONE

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SCHEDULE B, PART I

(Continued)

105. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006080

BILL#:

LAND VALUE: \$63,000.00

IMPROVEMENT VALUE: \$103,400.00

TOTAL VALUE: \$166,400.00

ANNUAL TAX: \$1,643.36

SEMI-ANNUAL AMOUNT: \$821.68

DELINQUENCIES: none

PAID THROUGH: 6/5/2025

NEXT DUE: 12//2025

TAX DUE DATES: 12-5 and 6-5

stormwater fee: \$70.98 per half

Tax Office:

Hampton City Treasurer

P.O. Box 638

Hampton, Virginia 23669

Phone (757) 727-6374

106. Deed of Trust from North Mallory Quay, LLC to L.T. Caplan, Esquire Trustee dated October 14, 2025 and recorded October 31, 2025 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250014193.

PARCEL FORTY-TWO

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SCHEDULE B, PART I

(Continued)

107. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#:12006081 tax exempt
BILL#:
LAND VALUE: \$60,000.00
IMPROVEMENT VALUE: \$-0-
TOTAL VALUE: \$60,000.00
ANNUAL TAX: \$not given
SEMI-ANNUAL AMOUNT: \$
DELINQUENCIES: none
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
P.O. Box 638
Hampton, Virginia 23669
Phone (757) 727-6374

108. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

PARCEL FORTY-THREE

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SCHEDULE B, PART I

(Continued)

109. This tax information is furnished for our information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent or attorney must verify these figures for the purposes of certifying title to the company, and preparing his prorations.

TAX ID#: 12006082 tax exempt
BILL#:
LAND VALUE: \$63,000.00
IMPROVEMENT VALUE: \$-0-
TOTAL VALUE: \$63,000.00
ANNUAL TAX: \$NOT GEVEN
SEMI-ANNUAL AMOUNT: \$
DELINQUENCIES: NONE
PAID THROUGH: 6/5/2025
NEXT DUE: 12/5/2025
TAX DUE DATES: 12-5 and 6-5

Tax Office:

Hampton City Treasurer
P.O. Box 638
Hampton, Virginia 23669
Phone (757) 727-6374

110. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

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SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

Commitment No.: 81116-0724

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.

Any discrepancies or conflicts in boundary lines or shortage in area or encroachments, which a correct survey or any inspection of the premises would disclose; Such state of facts discoverable by an accurate survey and inspection of the premises

Rights or claims of parties in possession not recorded in the public records.

3. Any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records.
(WILL NOT APPEAR ON FINAL LOAN POLICY)
4. Those taxes, storm water fees and/or solid waste fees for all subsequent billing periods, and supplemental taxes for improvements posted subsequent to the effective date of this Commitment/Policy but not yet due and payable.
5. Riparian, littoral or other water rights, claims, or title to water whether or not shown by the public record.

Title to that portion of property lying below mean high water mark. Navigation servitudes and all other statutory, regulatory and littoral rights of powers of the United States of America, Commonwealth of Virginia and any other governmental entity or subdivision and the public over lands comprising the beds of oceans, gulfs, bays, rivers, and other bodies of water without limitation and their shore lands extending to the ordinary high-water line thereof, lands beyond the line of the border or bulkheads lines, filled-in lands, submerged lands or artificial lands.

6. Matters shown on subdivision plat referenced in Schedule A.
FOR ALL PARCELS
7. Real Estate Taxes for the first half of the tax year 2025/2026, a lien not yet due and payable and all future subsequent taxes and stormwater fees.
8. Fourteen (14) foot setback line as shown on the recorded plat.
9. Propane Gas easement through part of the property as shown on the recorded plat.
10. Five (5) foot Easements reserved for utilities along the front as shown on the recorded plat.
11. Easement(s) to Virginia Electric and Power Company by instrument filed for record in Deed Book 178 at page 159 and in Instrument Number 170015556 and Instrument Number 180006907.

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SCHEDULE B, PART II

(Continued)

12. Dedication recorded in Deed Book 182 at page 477.
13. Sewer easement running through the property as shown on plat..
14. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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EXHIBIT A

The land referred to in this Commitment is described as follows:

see attached for legal descriptions

File 81116-0724

LEGAL DESCRIPTIONS

PARCEL ONE:

Street Address for information purposes and not for insurance purposes of any kind:

1 Sargeant Street, Hampton, VA 23663

Tax ID 12006047

ALL that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered ONE (1), in College Court Subdivision, as shown on plat filed and of record in the office of the Clerk of the Circuit Court of the City of Hampton, Virginia, in Plat Book 2, page 68, and as revised in Plat Book 3, page 129, in said office, and to which said plats reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from George C Ronan dated March 25, 2002 and recorded March 25, 2002 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 020006687.

PARCEL TWO:

2 Sargeant Street Hampton, VA

Tax ID 12006083

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, being designated and described on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY, LOT 31, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA, dated September 9, 2005, and prepared by Walters Land Surveying, Ltd., recorded in Plat Book 2 at page 68 and in Instrument Number 050025709.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from William J. Stutt and Linda G. Stutt dated September 27, 2005 and recorded September 28, 2005 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 050025709.

PARCEL THREE:

Address for information purposes and not for insurance purposes of any kind:

3 Sargeant Street , Hampton, VA 23663

Tax ID 12006048

All that certain lot, piece or parcel of land situate. lying and being in the City of Hampton. Virginia, known and designated as Lot Numbered 2, in College Court Subdivision, as shown on plat filed and of record in the office of the Clerk of the Circuit Court of the City of Hampton, Virginia, made by R. F. Pyle, Engineers and Surveyors, dated May 16, 1950, in Plat Book 2, page 68 and as revised by plat in Plat Book 3, at page 129 in said office.

It being more particularly described on that certain plat entitled, "PLAT OF PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY LOT 2 COLLEGE COURT CITY OF HAMPTON, VIRGINIA", dated April 29, 2002, and prepared by Becouvarakis and Associates; a copy of which plat is attached hereto and by this reference made a part of this description.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry Mason dated August 23, 2002 and recorded August 27, 2002 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument umber 020017626.

PARCEL FOUR

6 Sargeant Street Hampton, VA
Tax ID 12006084

All that certain lot, piece or parcel of land situated, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered THIRTY-TWO (32), as shown that certain plat entitled, "COLLEGE COURT" made by R.F. Pyle, Engineer & Surveyor, dated May 16, 1950 and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Plat Book 2, page 68, revised by plat entitled, "REVISION #2 OF COLLEGE COURT SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, REVISION OF LOTS 28 & 29" recorded in the Clerk's Office aforesaid in Plat Book 3, page 129, to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Starting Five Investments, LLC, a Virginia limited liability company dated October 31, 2019 and recorded November 4, 2019 in the Clerk's Office of the Circuit court of the City of Hampton, Virginia in Instrument Number 190014569.

PARCEL FIVE

PARCEL THREE:

7 Sargeant Street Hampton, VA
Tax ID 12006049

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered THREE-A (3A) and Lot Numbered Three-B, as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF CHRISTOPHER J. LARSON, LOT 3A, DIVISION OF LOT 3, COLLEGE COURT, CITY OF HAMPTON, VA.", dated October 25, 1988, made by Davis & Associates, Surveyors & Planners, a copy of which said plat is attached hereto and made a part hereof for a more particular description of said lot.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Christopher J. Larson dated October 23, 2003 and recorded November 7, 2003 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 030028112.

It being the same property conveyed to Hampton Road Redevelopment and Housing Authority by deed from James F. Huff Jr. dated October 23, 2003 and recorded October 27, 2003 in the Clerks' Office of the Circuit Court of the City of Hampton Virginia in Instrument Number 030026569.

PARCEL SIX

10 Sargeant Street Hampton, VA
TAX ID 12006085

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 33, in College Court Subdivision, as shown on that certain plat recorded in the Clerk's Office of the Circuit Court for the City of Hampton,

Virginia, in Plat Book 2, page 68, as revised by plat in Plat Book 3, page 129, to which references are hereby made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G. Mason Sr. dated April 23, 2014 and recorded April 25, 2014 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 140004713.

PARCEL SEVEN

11 Sargeant Street Hampton, VA
Tax ID: 12006051

All that certain lot, piece or parcel of land, lying, situate and being in the City of Hampton, Virginia, known and designated as Lot FOUR (4) as shown on a certain plat entitled "COLLEGE COURT," made by R. F. Pyle, Engineers and Surveyors dated May 16, 1950, and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book .2, page 68, to which plat reference is hereby made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Lorraine J. Nurney and William T. Nurney, her attorney in fact dated November 30, 2000 and recorded November 30, 2000 in Deed Book 1349 at page 856.

PARCEL EIGHT

14 Sargeant Avenue Hampton, VA
Tax ID 12006086

All that certain lot situate in the City of Hampton, State of Virginia, known and designated as Lot Numbered THIRTY-FOUR (34) in College Court Subdivision, as shown on that certain plat filed of record in the Clerk's Office of the Circuit Court of Hampton, Virginia, in Plat Book 2, page 68, and as revised by plat filed of record in the Clerk's Office aforesaid in Plat Book 3, page 129, to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from David W. Brown and Jennifer L. Brown dated May 21, 2012 and recorded May 25, 2012 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 120007641.

PARCEL NINE

15 Sargeant Avenue Hampton, VA
Tax ID 12006052

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 5, in College Court Subdivision, as shown on that certain plat recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, as revised by plat in Plat Book 3, page 129, to which references are hereby made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by Deed from Charles R. Sheppard, Executor of The Estate of Mildred L. Sheppard, aka Mildred E. Sheppard, deceased dated May 16, 2005 and recorded May 20, 2005 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 050012473.

PARCEL TEN

18 Sargeant Street Hampton, Virginia
Tax ID 12006087

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot THIRTY-FIVE (35), "COLLEGE COURT SUBDIVISION", as shown on plat filed and of record in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, as revised by plat in Plat Book 3, page 129, in said office and survey recorded in Instrument Number 010012607.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Walter S Lingeback and Cornelia S. Lingeback, his wife dated July 26, 2001 and recorded August 1, 2001 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 010012607.

PARCEL ELEVEN

19 Sargeant Street Hampton, VA
Tax ID: 12006053

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, being designated and described on that certain plat entitled, "PLAT OF THE PROPERTY OF HRHA, LOT 6, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA," dated September 9, 2005, and prepared by Walters Land Surveying, Ltd.; a copy of which plat is attached hereto.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Lateon Ronald Still, unmarried dated October 13, 2005 and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 050027434.

PARCEL TWELVE

22 Sargeant Avenue Hampton, Virginia
Tax ID 12006088

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 36, College Court, as shown on that certain plat entitled, "PLAT OF PROPERTY OF GARY M. & TERRI J. GREER, LOT 37, COLLEGE COURT, HAMPTON, VIRGINIA", made by Campbell Land Surveying, Inc., Surveyors, Planners, York County, Virginia, dated February 3, 1995, and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1133 at page 626 and survey recorded in Instrument Number 030026570.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Gary M. Greer and Terri J. Greer, husband and wife dated October 23, 2003 and recorded October 27, 2003 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 030026570.

PARCEL THIRTEEN

23 Sargeant Street Hampton, VA 23663
Tax ID: 12006054

All that certain lot, piece or parcel of land located in the City of Hampton, Virginia, known, designated and described as Lot Numbered SEVEN (7) as shown on that certain plat entitled, "COLLEGE COURT", made by R. F. Pyk, Engineer and Surveyors, dated May 16, 1950, a copy of which plat is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Heather M. Easley dated June 3 2016 and recorded June 6, 2016 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 160007183.

PARCEL FOURTEEN

26 Sargeant Street Hampton, VA
Tax ID 12006089

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered THIRTY SEVEN (37), as shown on that certain plat entitled "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA", made by R.F. Pyle, Engineer and Surveyor, dated May 16, 1950, which plat is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry Mason dated April 12, 2013 and recorded April 16, 2013 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 130006007.

PARCEL FIFTEEN

27 Sargeant Street Hampton, VA
Tax ID 12006055

All that certain lot, piece or parcel of land located in the City of Hampton, Virginia, known, designated and described as Lot Numbered EIGHT (8) in COLLEGE COURT Subdivision as shown on that certain plat filed and of record in the Office of the Circuit Court for the City Hampton, Virginia, in Plat Book 2, page 68 and revised in Plat Book 3 at page 129.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Robert A. Teravainen and Lynn M. Teravainen dated January 5, 2016 and recorded January 19, 2016 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 160000557.

PARCEL SIXTEEN

30 Sargeant Street Hampton, VA
Tax ID 12006090

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton (formerly Chesapeake Magisterial District, Elizabeth City County), Virginia, together with all and singular the privileges and appurtenances thereunto belonging or in anywise appertaining, being known, designated and described as Lot THIRTY-EIGHT (38) in College Court Subdivision as shown on plat filed and of record in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, and as revised by plat in Plat Book 3, page 129 in the said Clerk's Office.

IT being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from David W. Brown and Jennifer L Brown dated July 11, 2017 and recorded July 19, 2017 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 170008821.

PARCEL SEVENTEEN

31 Sargeant Street Hampton, VA (Jack Wampler Property_
Tax ID: 12006056

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Nine (9), as shown on that certain plat entitled, "College Court Subdivision", and recorded in the Clerk's Office of the Circuit Court of Hampton, Virginia, in Plat Book 2, page 68, to which reference is here made.

It being the same property conveyed to Jack L. Wampler by deed from Jack L. Wampler and Marion C. Wampler dated March 2, 1970 and recorded March 4, 1970 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 428 at page 73. The said Jack L. Wampler died 6/16/1970 and a Real Estate Affidavit was recorded in Instrument Number 250013490 listing Thomas A. Wampler, William W. Wampler and Mark S. Wampler as his heirs at law.

PARCEL EIGHTEEN

35 Sargeant Street Hampton
Tax ID 12006057

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, being known and designated as Lot Numbered TEN (10) as shown on that certain plat

entitled "COLLEGE COURT", made by R. F. Pyle. Engineer, Surveyor, dated May 16, 1950, and duly recorded in the Clerk's Office of the Circuit Court of the City of Hampton. Virginia in Plat Book 2, page 68.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Barbara C. Edwards dated February 16, 2015 and recorded March 2, 2015 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 150002023.

PARCEL NINETEEN

39 Sargeant Street Hampton, VA
Tax ID 12006058

All that certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered ELEVEN (11), as shown on that certain plat entitled, "COLLEGE COURT SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE, DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA," which said plat is recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G. Mason, Sr. dated July 27, 2013 and recorded July 2, 2013 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 130010514.

PARCEL TWENTY

43 Sargeant Street Hampton, Virginia
Tax ID 12006059

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered 12, as shown on that certain plat entitled, "COLLEGE COURT," and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, and revised in Plat Book 3, page 129, to which plats reference is here made.

It being more particularly described on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY, LOT 12, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA", dated June 27, 2000, and prepared by Becouvarakis & Associates; a copy of which plat is attached and recorded in Deed Book 1333 at page 2162.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Thirteenth Street Properties L.C., a Virginia limited liability company dated June 30, 2000 and recorded June 30, 2000 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 008010048 in Deed Book 1333 at page 2162.

PARCEL TWENTY -ONE

1 Lawrence Avenue Hampton, Virginia
Tax ID # 12006067

All that certain lot, piece or parcel of land, situate and being in the City of Hampton,

Virginia, known, designated and described as "PART OF LOT 18" as shown on that certain plat entitled, "PLAT SHOWING PROPERTY OF JAMES L. & PATRICIA J. GREENE, BEING PART OF LOT 18, COLLEGE COURT, HAMPTON, VIRGINIA," made by John N. Ruth, Professional Land Surveyor, dated July 20, 1980, a copy of which plat is recorded in Deed Book 577, Page 680 in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Thomas Taliaferro and Diane Evans dated February 1, 2011 and recorded February 16, 2011 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 110002132.

PARCEL TWENTY-TWO

2 Lawrence Avenue Hampton, VA
Tax ID 12006066

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered SEVENTEEN (17), as shown on that certain plat entitled "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY, LOT 17, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA", dated November 13, 2006, and made by Walters Land Surveying, Ltd., a copy of which survey is recorded in Instrument Number 060031358.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from John R. Waller, Jr. individually and doing business as Eagle Real Estate Investments dated December 6, 2006 and recorded December 7, 2006 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 060031358.

PARCEL TWENTY-THREE

3 Lawrence Avenue Hampton, Virginia
Tax ID 12006068

ALL THAT certain piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 18, as shown on that certain plat entitled "Part of Lot 18, College Court, City of Hampton, VA", dated February 23, 1989, made by Davis & Associates, Surveyors & Planners, recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 947, at Page 458.

It being the same property conveyed to The Hampton Redevelopment and Housing Authority by deed from Liam A. Konouck dated October 7, 2009 and recorded October 9, 2009 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 090016740.

PARCEL TWENTY-FOUR

5 & 7 Lawrence Avenue
Tax ID12006069

ALL THAT certain piece or parcel of land. lying, situate and being the in Borough of Chesapeake, City of Hampton, Virginia, being known and designated as Lot Number 19 in College Court Subdivision as shown on a plat filed and of record in the Office of the Clerk of the Circuit Court of the City of Hampton, Virginia, in Plat Book 2, page 68, as revised by plat in Plat Book 3, at page 129 in said office.

It being the same property conveyed to Synergy Syndications LLC by deed from John D. McCloud, III dated November 13, 2024 and recorded November 14, 2024 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 240013409.

It being the same property conveyed to John D. McCloud, III by deed from Thomas E. Barnes, Jr and Sheila D. Barnes, husband and wife dated September 15, 1999 and recorded October 18, 1999 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1307 at page 972.

PARCEL TWENTY-FIVE

9 Lawrence Avenue Hampton, VA
Tax ID 12006070

All that certain lot, piece, or parcel of land situate, lying, and being in the City of Hampton, Virginia, known and designated as Lot Numbered TWENTY (20) as shown on that certain plat entitled, "COLLEGE COURT ", dated August 17, 2004, made by Becouvarakis and Associates, P.C. Land Surveying Hampton, Virginia , and duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Instrument Number 040023879.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from William J. Stutt and Linda G. Stutt dated August 23, 2004 and recorded August 31, 2004 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 040023879.

PARCEL TWENTY-SIX

10 Lawrence Avenue Hampton, Virginia
Tax ID 12006091

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 39, as shown on that certain plat entitled "College Court," recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, at page 68.

It being the same property conveyed to Hampton Redevelopment & Housing Authority by deed of gift from City of Hampton, Virginia a municipal corporation dated March 28, 2018 and recorded April 9, 2018 in the Clerk's Office of the Circuit Court of the city of Hampton, Virginia in Instrument Number 180004154.

PARCEL TWENTY-SEVEN

14 Lawrence Avenue Hampton, VA
Tax ID# 12006092

All that certain lot piece or parcel of land located in the City of Hampton, Virginia, known and designated as Lot 40 in College Court Subdivision as shown on plat filed and of record in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, as revised in Plat Book 3, page 129.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Virgil E. Lindle and Mary E. Lindle husband and wife dated October 26, 2016 and recorded November 1, 2016 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 160014101.

PARCEL TWENTY-EIGHT

17 & 19 Lawrence Avenue Hampton, VA
Tax ID 12006072

All those certain lots, pieces or parcels of land situate, lying and being in the City of Hampton, Virginia, known and designated as Parcel Numbered 22A, also commonly known as 17 Lawrence Avenue, and Parcel 22B, also commonly known as 19 Lawrence Avenue as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF DAVID M & DOUGLAS R SCOGGINS, LOT 22 COLLEGE COURT SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CITY OF HAMPTON VIRGINIA", which plat is made by Davis & Associates, Surveyors & Planners, dated June 13, 1984, and recorded in Deed Book 685 at page 404.

It being the same property conveyed to Hampton Redevelopment and Housing Authority dated September 27, 2000 and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1343 at page 386

PARCEL TWENTY-NINE

18 Lawrence Avenue Hampton , VA
TAX ID# 12006093

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered FORTY-ONE (41), as shown on that certain plat entitled, "COLLEGE COURT SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA", made by R. F. Pyle, Engineer and Surveyor, Newport News, Virginia, dated May 16, 1950, duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, and revised plat as recorded in Plat Book 3, page 129, to which plats reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Boyd A. Starcher and Patricia C. Starcher, husband and wife dated December 21, 2000 and recorded December 21, 2000 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1352 at page 322.

PARCEL THIRTY

21 Lawrence Avenue Hampton
Tax ID 12006074

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known, designated and described as Lot Numbered TWENTY-THREE (23) as shown on a certain plat entitled "COLLEGE COURT", which plat is recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, at Page 68, with a revision in Plat Book 3, at Page 129 and Instrument Number 010021675.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by David L. Spruill and Rachael M. Spruill dated December 27, 2001 and recorded December 28, 2001 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 010021675.

PARCEL THIRTY-ONE

22 & 24 Lawrence Avenue Hampton, VA
Tax ID 12006094

All that certain lot, piece or parcel of land lying, situate and being in the City of Hampton, Virginia, known, designated and described as Lot Numbered Forty-Two (42) as shown on that certain plat entitled, "College Court", dated May 16, 1980, made by R. F. Pyle, Engineer and Surveyor, recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which plat reference is hereby made.

It being the same property conveyed to Synergy Syndications LLC by deed from Todd Cottages, LC erroneously referred to Todd Cottages, LLC dated October 23, 2024 and recorded October 24, 2024 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 240012458.

PARCEL THIRTY-TWO

25 Lawrence Avenue Hampton, VA
Tax ID 12006075

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, and known, designated and described as Lot 24, College Court Subdivision, as shown on that certain plat dated May 16, 1950, made by R. F. Pyle, Engineer and Surveyor, and duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Plat Book 2, page 68, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Sharon Van Meter Garrett Limpus aka Sharon Garrett Limpus and Robert Wayne Limpus her husband and Sharon Van Meter Garrett Limpus aka Sharon Garrett Limpus Trustee of the trust created under the Will of Lyle E. Van Meter dated November 29, 1960 by deed dated August 2, 2018 and recorded August 7, 2018 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 180009560.

PARCEL THIRTY-THREE

26 Lawrence Avenue Hampton, VA
TAX ID 12006096

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered FORTY-THREE (43), as shown on that certain plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA," made by R.F. Pyle, Engineer and Surveyors, dated May 16, 1950, which plat is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, revised on September 11, 1953, in Plat Book 3, page 129, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry Mason dated August 9, 2012 and recorded August 23, 2012 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 120012592.

PARCEL THIRTY-FOUR

29 Lawrence Avenue Hampton, VA
Tax ID 12006076

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 25, as shown on that certain plat entitled, "COLLEGE COURT" and duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 3, page 129 and in Deed Book 1356 at page 640 to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G Mason dated February 2, 2001 and recorded February 5, 2001 in the clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1356 at page 640.

PARCEL THIRTY-FIVE

30 Lawrence Avenue Hampton, VA
Tax ID 12006097

All that certain lot, piece or parcel of land situate, lying, and being in the City of Hampton, Virginia, known and designated as Lot Numbered FORTY- FOUR (44), as shown on that certain plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA", dated May 16, 1950, made by A. F. Pyle, Engineer and Surveyor, which plat is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, and revised in Plat Book 3, page 125, to which plats reference are hereby made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G. Mason, Sr dated November 6, 2000 and recorded 11/7/200 in the Clerk's Office of the circuit Court of the city of Hampton, Virginia in Deed Book 1347 at

page 657.

PARCEL THIRTY-SIX

33 Lawrence Avenue Hampton, VA
Tax ID 12006077

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 26, in College Court Subdivision, as shown on plat filed and of record in the Office of the Clerk of the Circuit Court of the City of Hampton, Virginia, in Plat Book 2, Page 68, as revised by plat in Plat Book 3, at Page 129 in said office.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry Mason dated August 9, 2012 and recorded August 23, 2012 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 120012593.

PARCEL THIRTY -SEVEN

34 Lawrence Avenue Hampton, VA
Tax ID 12006098

All that certain lot, piece or parcel of land lying, situate and being in the City of Hampton, Virginia, and known, designated and described as Lot Numbered FORTY-FIVE (45), as shown on that certain plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA," made by R.F. Pyle. Engineer and Surveyor, dated May 16, 1950, and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68 and revised in Plat Book 3 at page 129, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G. Mason dated March 24, 2014 and recorded March 25, 2014 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 140003335.

PARCEL THIRTY-EIGHT

37 Lawrence Avenue Hampton, VA
Tax ID 12006078

All that certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, Virginia, known, designated and described as Parcel "A", as shown on the certain plat entitled "Plat of the property of Walter L. Hogge and Elisa Rotenberry shown as (Lot 27-1 and 27 B) part of Lot 27 College Court, Hampton, Va.", dated July 16, 1987, revised September 1, 1987, made by Becouvarakis and Associates, Land Surveying, a copy of which said plat is recorded in Deed Book 861 at page 871 said parcel being the northerly portion or part of a duplex now known as 37 Lawrence Avenue, Hampton, Virginia.

It being the same property conveyed to Synergy Syndications, LLC by deed from Walter L. Hogge and Jeanette Benton Hogge, husband and wife dated May 12, 2025 and recorded May 20, 2025 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250006240.

PARCEL THIRTY -NINE

38 Lawrence Avenue Hampton, VA
Tax ID 12006099

All that certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, State of Virginia, known and designated as Lot Number FORTY-SIX (46), in College Court Subdivision, as shown on plat filed and recorded in the Office of the Clerk of the Circuit Court of the City of Hampton, Virginia, in Plat Book 2, Page 68, and as revised by plat recorded in the aforesaid Clerk's Office in Plat Book 3, Page 129, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Robert T. Hammond, unmarried dated July 20, 2001 and recorded July 23, 2001 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 010611888.

PARCEL FORTY

39 Lawrence Avenue, Hampton, VA 23663
Tax ID 12006079

ALL that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known, designated and described as PARCEL "B", as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF WALTER L. HOGGE & ELISA ROTENBERRY SHOWN AS (LOT 27-A & 27-B) PART OF LOT 27 COLLEGE COURT, HAMPTON, VA.", made by Becouvarakis and Associates, Land Surveying, dated July 16, 1987, revised September 1, 1987, and recorded in the Clerk's Office, Circuit Court, City of Hampton, Virginia, in Deed Book 861, at Page 880, to which plat reference is hereby made for a more particular description of the property hereby conveyed.

It being the same property conveyed to Synergy Syndications, LLC by deed from Elisa Rotenberry dated May 14, 2025 and recorded May 16, 2025 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250006108.

PARCEL FORTY-ONE

41 Lawrence Avenue Hampton, Virginia
Tax ID 12006080

All that certain lot, piece, or parcel of land situate, lying, and being in the city of Hampton, Virginia, known and designated as Lot Numbered TWENTY-EIGHT (28), shown originally on that certain plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT dated May 16, 1950, made by R. F. Pyle, Engineer and surveyor, being of record in the Clerk's Office of the Circuit Court for the city of Hampton, Virginia, in Plat Book 2, page 68; and being subsequently shown in revised form as said Lot Numbered TWENTY-EIGHT (28) on the certain plat entitled, "REVISION 32 OF COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF UNITED STATES GOVERNMENT, REVISIONS OF LOTS 28 AND 29, CITY OF HAMPTON, VIRGINIA," dated September 11, 1953, made by R. F. Pyle, C.E., and duly of record in the aforesaid Clerk's Office in Plat Book 3, page 129, to which reference is here made, and

being subject to easements and restrictions of record.

It being the same property conveyed to Marguerite S. Gurganus, widow and Robert D. Gurganus by deed from Sidney J. Kline, Jr. divorced and not remarried dated August 26, 1994 and recorded September 2, 1994 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1119 at page 104. The said Marguerite S. Gurganus died intestate on 5/9/2002 and by operation of law, said property passed to Robert D. Gurganus

PARCEL FORTY-TWO

45 Lawrence Avenue Hampton, VA
TAX ID: 12006081

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered TWENTY-NINE (29) as shown on that certain plat entitled, "COLLEGE COURT", made by R. F. Pyle, Engineer & Surveyor, dated May 16, 1950, recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, revised by plat entitled, "REVISION OF #2 COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, REVISION OF LOTS 28 AND 29", recorded in the Clerk's Office aforesaid in Plat Book 3 (erroneously shown as Plat Book 2 in deed of gift recorded as Instrument No. 080012936), page 129.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Christopher A Easley dated May 20, 2016 and recorded May 23, 2016 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 160006440.

PARCEL FORTY-THREE

49 Lawrence Avenue
Tax ID 12006082

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING SITUATE AND BEING IN THE CITY OF HAMPTON, VIRGINIA, AND BEING SHOWN AND DESIGNATED AS LOT THIRTY (30), ON A CERTAIN PLAT ENTITLED, "COLLEGE COURT SUBDIVISION" RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF HAMPTON IN PLAT BOOK 2, PAGE 68, AND REVISED AND RECORDED IN PLAT BOOK 3, PAGE 129.

It being the same property conveyed to Hampton Redevelopment and Housing Authority a Virginia Corporation by deed from the Secretary of Housing and Urban Development dated September 15, 1998 and recorded October 1, 1998 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1258 at page 665.

EXHIBIT B

TO
CERTIFICATE OF TITLE

Property Legal Descriptions

HRHA PROPERTY

1 Sargeant Street
Tax ID 12006047

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered ONE (1), in College Court Subdivision, as shown on plat filed and of record in the office of the Clerk of the Circuit Court of the City of Hampton, Virginia, in Plat Book 2, page 68, and as revised in Plat Book 3, page 129, in said office, and to which said plats reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from George C Ronan dated March 25, 2002 and recorded March 25, 2002 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 020006687.

3 Sargeant Street
Tax ID 12006048

All that certain lot, piece or parcel of land situate. lying and being in the City of Hampton. Virginia, known and designated as Lot Numbered 2, in College Court Subdivision, as shown on plat filed and of record in the office of the Clerk of the Circuit Court of the City of Hampton, Virginia, made by R. F. Pyle, Engineers and Surveyors, dated May 16, 1950, in Plat Book 2, page 68 and as revised by plat in Plat Book 3, at page 129 in said office.

It being more particularly described on that certain plat entitled, "PLAT OF PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY LOT 2 COLLEGE COURT CITY OF HAMPTON, VIRGINIA", dated April 29, 2002, and prepared by Becouvarakis and Associates; a copy of which plat is recorded in Instrument Number 020017626.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry Mason dated August 23, 2002, and recorded August 27, 2002, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 020017626.

7 Sargeant Street
Tax ID 12006049

All those certain lots, pieces or parcels of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered THREE-A (3A) and Lot Numbered THREE B (3B), as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF CHRISTOPHER J. LARSON, LOT 3A, DIVISION OF LOT 3, COLLEGE

COURT, CITY OF HAMPTON, VA.", which plat is dated October 25, 1988, made by Davis & Associates, Surveyors & Planners, a copy of which said plat is recorded in Deed Book 928, Page 715; and known and designated as Lots 3-A and 3-B, as shown on that certain plat entitled, "PLAT OF PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY LOTS 3-A & 3-B COLLEGE COURT HAMPTON, VIRGINIA", dated October 6, 2003, and prepared by Becouvarakis and Associates; a copy of which plat is recorded in Instrument Numbers 030028112 and 030026569.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Christopher J. Larson dated October 23, 2003, and recorded November 7, 2003, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 030028112.

It being the same property conveyed to Hampton Road Redevelopment and Housing Authority by deed from James F. Huff Jr. dated October 23, 2003, and recorded October 27, 2003, in the Clerks' Office of the Circuit Court of the City of Hampton Virginia in Instrument Number 030026569.

11 Sargeant Street
Tax ID: 12006051

All that certain lot, piece or parcel of land, lying, situate and being in the City of Hampton, Virginia, known and designated as Lot FOUR (4) as shown on a certain plat entitled "COLLEGE COURT," made by R. F. Pyle, Engineers and Surveyors dated May 16, 1950, and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which plat reference is hereby made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Lorraine J. Nurney and William T. Nurney, her attorney in fact dated November 30, 2000, and recorded November 30, 2000, in Deed Book 1349 at page 856.

19 Sargeant Street
Tax ID: 12006053

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, being designated and described on that certain plat entitled, "PLAT OF THE PROPERTY OF HRHA, LOT 6, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA," dated September 9, 2005, and prepared by Walters Land Surveying, Ltd.; a copy of which plat is recorded in Instrument Number 050027424.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Lateon Ronald Still, unmarried dated October 13, 2005, and recorded October 14, 2025 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 050027424.

23 Sargeant Street
Tax ID: 12006054

All that certain lot, piece or parcel of land located in the City of Hampton, Virginia, known, designated and described as Lot Numbered SEVEN (7) as shown on that certain plat entitled, "COLLEGE COURT", made by R. F. Pyle, Engineer and Surveyors, dated May 16, 1950, a copy of which plat is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Heather M. Easley dated June 3, 2016, and recorded June 6, 2016, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 160007183.

27 Sargeant Street
Tax ID 12006055

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known, described and designated as Lot Numbered EIGHT (8) in College Court Subdivision as shown on that certain plat filed and of record in the Office of the Circuit Court for the City Hampton, Virginia, in Plat Book 3, at page 129.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Robert A. Teravainen and Lynn M. Teravainen dated January 5, 2016, and recorded January 19, 2016, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 160000557.

35 Sargeant Street
Tax ID 12006057

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, being known and designated as Lot Numbered TEN (10) as shown on that certain plat entitled "COLLEGE COURT", made by R. F. Pyle, Engineer, Surveyor, dated May 16, 1950, and duly recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Plat Book 2, page 68.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Barbara C. Edwards dated February 16, 2015, and recorded March 2, 2015, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 150002023.

39 Sargeant Street
Tax ID 12006058

All that certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered ELEVEN (11), as shown on that certain plat entitled, "COLLEGE COURT SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE, DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA," which said plat is recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G. Mason, Sr. dated July 27, 2013, and recorded July 2, 2013, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 130010514.

43 Sargeant Street
Tax ID 12006059

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered 12, as shown on that certain plat entitled, "COLLEGE COURT," and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, and revised in Plat Book 3, page 129, to which plats reference is here made.

It being more particularly described on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY, LOT 12, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA", dated June 27, 2000, and prepared by Becouvarakis & Associates; a copy of which plat is attached and recorded in Deed Book 1333 at page 2162.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Thirteenth Street Properties L.C., a Virginia limited liability company dated June 30, 2000 and recorded June 30, 2000 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1333 at page 2162.

2 Lawrence Avenue
Tax ID 12006066

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered SEVENTEEN (17), as shown on that certain plat entitled "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY, LOT 17, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA", dated November 13, 2006, and made by Walters Land Surveying, Ltd., a copy of which plat is recorded in Instrument Number 060031358.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from John R. Waller, Jr. individually and doing business as Eagle Real Estate Investments dated December 6, 2006 and recorded December 7, 2006 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 060031358.

9 Lawrence Avenue
Tax ID 12006070

All that certain lot, piece, or parcel of land situate, lying, and being in the City of Hampton, Virginia, known and designated as Lot Numbered TWENTY (20) as shown on that certain plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROEPRTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA", dated May 16, 1950, made by R.F. Pyle, Engineer & Surveyor, and duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68; and known and designated as Lot 20 as shown on that certain plat entitled, "PLAT OF PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHROITY LOT 20 COLLEGE COURT CITY OF HAMPTON, VIRGINIA", dated August 17, 2004, and prepared by Becouvarakis and Associates, a copy of which plat is recorded in Instrument Number 040023879.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from William J. Stutt and Linda G. Stutt dated August 23, 2004, and recorded August 31, 2004, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 040023879.

17 & 19 Lawrence Avenue
Tax ID 12006072

All those certain lots, pieces or parcels of land situate, lying and being in the City of Hampton, Virginia, known and designated as Parcel Numbered 22A, also commonly known as 17 Lawrence Avenue, and Parcel 22B, also commonly known as 19 Lawrence Avenue as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF DAVID M & DOUGLAS R SCOGGINS, LOT 22 COLLEGE COURT SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CITY OF HAMPTON VIRGINIA", which plat is made by Davis & Associates, Surveyors & Planners, dated June 13, 1984, and recorded in Deed Book 685 at page 404; and known and designated as Lot 22, as shown on that certain plat entitled, "PLAT OF THE PROEPRTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHROITY, LOT 22, COLLEGE COURT, CITYOF HAMPTON, VIRGINIA", dated July 19, 2000, and prepared by Becouvarakis and Associates, a copy of which plat is recorded in Deed Book 1343, at Page 386.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from David M. Scoggins dated September 27, 2000, and recorded September 27, 2020 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1343 at page 386.

21 Lawrence Avenue
Tax ID 12006074

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known, designated and described as Lot Numbered TWENTY-THREE (23) as shown on a certain plat entitled "COLLEGE COURT", which plat is recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, at Page 68, with a revision in Plat Book 3, at Page 129 and known and designated as Lot 23, as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY LOT 23 COLLEGE COURT CITY OF HAMPTON, VIRGINIA", dated October 11, 2001, and prepared by Becouvarakis and Associates; a copy of which plat is recorded in Instrument Number 010021675.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by David L. Spruill and Rachael M. Spruill dated December 27, 2001, and recorded December 28, 2001, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 010021675.

25 Lawrence Avenue
Tax ID 12006075

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, and known, designated and described as Lot 24, College Court Subdivision, as shown on that certain plat dated May 16, 1950, made by R. F. Pyle, Engineer and Surveyor, and duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Plat Book 2, page 68, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Sharon Van Meter Garrett Limpus aka Sharon Garrett Limpus and Robert Wayne Limpus her husband and Sharon Van Meter Garrett Limpus aka Sharon Garrett Limpus, Trustee of the trust created under the Will of Lyle E. Van Meter dated November 29, 1960, by deed dated August 2, 2018 and recorded August 7, 2018 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 180009560.

29 Lawrence Avenue
Tax ID 12006076

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 25, as shown on that certain plat entitled, "COLLEGE COURT" and duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 3, page 129; and known and designated as Lot 25, College Court, as shown on that certain plat entitled, PLAT OF PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY, LOT 25, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA", dated December 21, 2000 and recorded in the aforesaid Clerk's Office in Deed Book 1356 at page 640 to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G Mason dated February 2, 2001, and recorded February 5, 2001, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1356 at page 640.

33 Lawrence Avenue
Tax ID 12006077

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 26, in College Court Subdivision, as shown on plat filed and of record in the Office of the Clerk of the Circuit Court of the City of Hampton, Virginia, in Plat Book 2, Page 68, as revised by plat in Plat Book 3, at Page 129 in said office.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry Mason dated August 9, 2012, and recorded August 23, 2012, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 120012593.

45 Lawrence Avenue
TAX ID: 12006081

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered TWENTY-NINE (29) as shown on that certain plat entitled, "COLLEGE COURT", made by R. F. Pyle, Engineer & Surveyor, dated May 16, 1950, recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, revised by plat entitled, "REVISION OF #2 COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, REVISION OF LOTS 28 AND 29", recorded in the Clerk's Office aforesaid in Plat Book 3 (erroneously shown as Plat Book 2 in deed of gift recorded as Instrument No. 080012936), page 129.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Christopher A Easley dated May 20, 2016, and recorded May 23, 2016, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 160006440.

49 Lawrence Avenue
Tax ID 12006082

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING SITUATE AND BEING IN THE CITY OF HAMPTON, VIRGINIA, AND BEING SHOWN AND DESIGNATED AS LOT THIRTY (30), ON A CERTAIN PLAT ENTITLED, "COLLEGE COURT SUBDIVISION" RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF HAMPTON IN PLAT BOOK 2, PAGE 68, AND REVISED AND RECORDED IN PLAT BOOK 3, PAGE 129.

It being the same property conveyed to Hampton Redevelopment and Housing Authority a Virginia Corporation by deed from the Secretary of Housing and Urban Development dated September 15, 1998 and recorded October 1, 1998 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1258 at page 665.

2 Sargeant Street
Tax ID 12006083

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, being designated and described on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY, LOT 31, COLLEGE COURT, CITY OF HAMPTON, VIRGINIA, dated September 9, 2005, and prepared by Walters Land Surveying, Ltd., recorded September 28, 2005 in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Instrument Number 050025709.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from William J. Stutt and Linda G. Stutt dated September 27, 2005, and recorded September 28, 2005, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 050025709.

10 Sargeant Street
TAX ID 12006085

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 33, in College Court Subdivision, as shown on that certain plat recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, as revised by plat in Plat Book 3, page 129, to which references are hereby made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G. Mason Sr. dated April 23, 2014, and recorded April 25, 2014, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 140004713.

14 Sargeant Street
Tax ID 12006086

All that certain lot situate in the City of Hampton, State of Virginia, known and designated as Lot Numbered THIRTY-FOUR (34) in College Court Subdivision, as shown on that certain plat filed of record in the Clerk's Office of the Circuit Court of Hampton, Virginia, in Plat Book 2, page 68, and as revised by plat filed of record in the Clerk's Office aforesaid in Plat Book 3, page 129, to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from David W. Brown and Jennifer L. Brown dated May 21, 2012, and recorded May 25, 2012, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 120007641.

18 Sargeant Street
Tax ID 12006087

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot THIRTY-FIVE (35), "COLLEGE COURT SUBDIVISION", as shown on plat filed and of record in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, as revised by plat in Plat Book 3, page 129, in said office, and known and designated as Lot 35 College Court on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY, LOT 35, COLLEGE COURT", dated May 8, 2001 and recorded August 1, 2001 in the aforesaid Clerk's Office as Instrument Number 010012607.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Walter S. Lingeback and Cornelia S. Lingeback, his wife dated July 26, 2001, and recorded August 1, 2001, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 010012607.

22 Sargeant Street
Tax ID 12006088

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 36, College Court, as shown on that certain plat entitled, "PLAT OF PROPERTY OF HAMPTON REDEVELOPMENT & HOUSING AUTHORITY LOT 36 COLLEGE COURT CITY OF HAMPTON, VIRGINIA", made by Becouvarakis and Assoc., PC., dated October 7, 2003 and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Instrument Number 030026570."

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Gary M. Greer and Terri J. Greer, husband and wife dated October 23, 2003, and recorded October 27, 2003, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 030026570.

30 Sargeant Street
Tax ID 12006090

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton (formerly Chesapeake Magisterial District, Elizabeth City County), Virginia, together with all and singular the privileges and appurtenances thereunto belonging or in anywise appertaining, being known, designated and described as Lot THIRTY-EIGHT (38) in College Court Subdivision as shown on plat filed and of record in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, and as revised by plat in Plat Book 3, page 129 in the said Clerk's Office.

IT being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from David W. Brown and Jennifer L Brown dated July 11, 2017, and recorded July 19, 2017, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 170008821.

10 Lawrence Avenue
Tax ID 12006091

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 39, as shown on that certain plat entitled "College Court," recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, at page 68.

It being the same property conveyed to Hampton Redevelopment & Housing Authority by deed of gift from City of Hampton, Virginia a municipal corporation dated March 28, 2018, and recorded April 9, 2018, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 180004154.

14 Lawrence Avenue
Tax ID# 12006092

All that certain lot piece or parcel of land located in the City of Hampton, Virginia, known and designated as Lot 40 in College Court Subdivision as shown on plat filed and of record in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, as revised in Plat Book 3, page 129.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Virgil E. Lindle and Mary E. Lindle husband and wife dated October 26, 2016, and recorded November 1, 2016, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 160014101.

18 Lawrence Avenue
TAX ID# 12006093

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered FORTY-ONE (41), as shown on that certain plat entitled, "COLLEGE COURT SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA", made by R. F. Pyle, Engineer and Surveyor, Newport News. Virginia, dated May 16, 1950, duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, and revised plat as recorded in Plat Book 3, page 129, to which plats reference is here made; and known and

designated as Lot 41, as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY LOT 41 COLLEGE COURT CITY OF HAMPTON, VIRGINIA", made by Andrew Becouvarakis, Surveyor and Planner, dated November 28, 2000 and recorded December 21, 2000, in the aforesaid Clerk's Office in Deed Book 1352, Page 325.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Boyd A. Starcher and Patricia C. Starcher, husband and wife dated December 21, 2000 and recorded December 21, 2000 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1352 at page 322.

30 Lawrence Avenue
Tax ID 12006097

All that certain lot, piece or parcel of land situate, lying, and being in the City of Hampton, Virginia, known and designated as Lot Numbered FORTY- FOUR (44), as shown on that certain plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA", dated May 16, 1950, made by A. F. Pyle, Engineer and Surveyor, which plat is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, and revised in Plat Book 3, page 125, to which plats reference are hereby made; and known and designated as Lot 44, as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY LOT 41 COLLEGE COURT CITY OF HAMPTON, VIRGINIA", made by Andrew Becouvarakis, Surveyor and Planner, dated October 5, 2000 and recorded November 7, 2000, in the aforesaid Clerk's Office in Deed Book 1347, Page 657.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G. Mason, Sr. dated November 6, 2000, and recorded November 7, 2000 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 1347 at page 657.

34 Lawrence Avenue
Tax ID 12006098

All that certain lot, piece or parcel of land lying, situate and being in the City of Hampton, Virginia, and known, designated and described as Lot Numbered FORTY-FIVE (45), as shown on that certain plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA," made by R.F. Pyle, Engineer and Surveyor dated May 16, 1950, and recorded in the Clerk's Office of the Circuit Court for the City of Hampton,

Virginia, in Plat Book 2, page 68 and revised in Plat Book 3 at page 129, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry G. Mason dated March 24, 2014, and recorded March 25, 2014, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 140003335.

38 Lawrence Avenue
Tax ID 12006099

All that certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, State of Virginia, known and designated as Lot Number FORTY-SIX (46), in College Court Subdivision, as shown on plat filed and recorded in the Office of the Clerk of the Circuit Court of the City of Hampton, Virginia, in Plat Book 2, Page 68, and as revised by plat recorded in the aforesaid Clerk's Office in Plat Book 3, Page 129, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Robert T. Hammond, unmarried dated July 20, 2001, and recorded July 20, 2001, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 010611888.

1 Lawrence Avenue
Tax ID # 12006067

All that certain lot, piece or parcel of land, situate and being in the City of Hampton, Virginia, known, designated and described as "PART OF LOT 18" as shown on that certain plat entitled, "PLAT SHOWING PROPERTY OF JAMES L. & PATRICIA J. GREENE, BEING PART OF LOT 18, COLLEGE COURT, HAMPTON, VIRGINIA," made by John N. Ruth, Professional Land Surveyor, dated July 20, 1980, a copy of which plat is recorded in Deed Book 577, Page 680 in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Thomas E. Taliaferro and Diane Evans dated February 1, 2011, and recorded February 16, 2011, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 110002132.

3 Lawrence Avenue
Tax ID 12006068

ALL THAT certain piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot 18, as shown on that certain plat entitled "Part of Lot 18, College Court, City of Hampton, VA", dated February 23,

1989, made by Davis & Associates, Surveyors & Planners, recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 947, at Page 458.

It being the same property conveyed to The Hampton Redevelopment and Housing Authority by deed from Liam A. Konouck dated October 7, 2009, and recorded October 9, 2009, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 090016740.

6 Sargeant Street
Tax ID 12006084

All that certain lot, piece or parcel of land situated, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered THIRTY-TWO (32), as shown that certain plat entitled, "COLLEGE COURT" made by R.F. Pyle, Engineer & Surveyor, dated May 16, 1950 and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Plat Book 2, page 68, revised by plat entitled, "REVISION #2 OF COLLEGE COURT SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, REVISION OF LOTS 28 & 29" recorded in the Clerk's Office aforesaid in Plat Book 3, page 129, to which reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Starting Five Investments, LLC dated October 31, 2019, and recorded November 4, 2019, in the Clerk's Office of the Circuit court of the City of Hampton, Virginia in Instrument Number 190014569.

26 Sargeant Street
Tax ID 12006089

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered THIRTY SEVEN (37), as shown on that certain plat entitled "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA", made by R.F. Pyle, Engineer and Surveyor, dated May 16, 1950, which plat is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry Mason dated April 12, 2013, and recorded April 16, 2013, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 130006007.

26 Lawrence Avenue
TAX ID 12006096

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered FORTY-THREE (43), as shown on that certain plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT, CHESAPEAKE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA," made by R.F. Pyle, Engineer and Surveyors, dated May 16, 1950, which plat is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, revised on September 11, 1953, in Plat Book 3, page 129, to which plat reference is here made.

It being the same property conveyed to Hampton Redevelopment and Housing Authority by deed from Terry Mason dated August 9, 2012, and recorded August 23, 2012, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 120012592.

DEVELOPER PROPERTY

5 & 7 Lawrence Avenue
Tax ID 12006069

ALL THAT certain piece or parcel of land, lying, situate and being in the Borough of Chesapeake, City of Hampton, Virginia, being known and designated as Lot Number 19 in College Court Subdivision as shown on a plat filed and of record in the Office of the Clerk of the Circuit Court of the City of Hampton, Virginia, in Plat Book 2, page 68, as revised by plat in Plat Book 3, at page 129 in said office.

It being the same property conveyed to Synergy Syndications LLC by deed from John D McCloud, III dated November 13, 2024, and recorded November 14, 2024, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 240013409.

22 & 24 Lawrence Avenue
Tax ID 12006094

All that certain lot, piece or parcel of land lying, situate and being in the City of Hampton, Virginia, known, designated and described as Lot Numbered Forty-Two (42) as shown on that certain plat entitled, "College Court", dated May 16, 1980, made by R. F. Pyle, Engineer and Surveyor, recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 2, page 68, to which plat reference is hereby made.

It being the same property conveyed to Synergy Syndications LLC by deed from Todd's Cottages, L.C. erroneously referred to Todd Cottages, LLC dated October 23, 2024, and recorded October 24, 2024, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 240012458.

37 Lawrence Avenue
Tax ID 12006078

All that certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, Virginia, known, designated and described as Parcel "A", as shown on the certain plat entitled "Plat of the property of Walter L. Hogge and Elisa Rotenberry shown as (Lot 27-1 and 27 B) part of Lot 27 College Court, Hampton, Va.", dated July 16, 1987, revised September 1, 1987, made by Becouvarakis and Associates, Land Surveying, a copy of which said plat is recorded in Deed Book 861 at page 871 said parcel being the northerly portion or part of a duplex now known as 37 Lawrence Avenue, Hampton, Virginia.

It being the same property conveyed to Synergy Syndications, LLC by deed from Walter L. Hogge and Jeanette Benton Hogge, husband and wife, dated May 12, 2025, and recorded May 20, 2025, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250006240.

39 Lawrence Avenue
Tax ID 12006079

ALL that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known, designated and described as PARCEL "B", as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF WALTER L. HOGGE & ELISA ROTENBERRY SHOWN AS (LOT 27-A & 27-B) PART OF LOT 27 COLLEGE COURT, HAMPTON, VA.", made by Becouvarakis and Associates, Land Surveying, dated July 16, 1987, revised September 1, 1987, and recorded in the Clerk's Office, Circuit Court, City of Hampton, Virginia, in Deed Book 861, at Page 880, to which plat reference is hereby made for a more particular description of the property hereby conveyed.

It being the same property conveyed to Synergy Syndications LLC by deed from Elisa Rotenberry dated May 14, 2025, and recorded May 16, 2025, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250006108.

41 Lawrence Avenue
Tax ID 12006080

All that certain lot, piece, or parcel of land situate, lying, and being in the city of Hampton, Virginia, known and designated as Lot Numbered TWENTY-EIGHT (28), shown originally on that certain plat entitled, "COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF THE UNITED STATES GOVERNMENT dated May 16, 1950, made by R. F. Pyle, Engineer and Surveyor, being of record in the Clerk's Office of the Circuit Court for the city of Hampton, Virginia, in Plat Book 2, page 68; and being subsequently shown in revised form as said Lot Numbered TWENTY-EIGHT (28) on the certain plat entitled, "REVISION 32 OF COLLEGE COURT, SUBDIVISION OF THE PROPERTY OF UNITED STATES GOVERNMENT, REVISIONS OF LOTS 28 AND 29, CITY OF HAMPTON, VIRGINIA," dated September 11, 1953, made by R. F. Pyle, C.E., and duly of record in the aforesaid Clerk's Office in Plat Book 3, page 129, to which reference is here made, and being subject to easements and restrictions of record.

It being the same property conveyed to North Mallory Quay LLC by deed from Robert D. Gurganus dated October 15, 2025, and recorded October 31, 2025, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Instrument Number 250014192.

WAMPLER PROPERTY

31 Sargeant Street
Tax ID: 12006056

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Nine (9), as shown on that certain plat entitled, "College Court Subdivision", and recorded in the Clerk's Office of the Circuit Court of Hampton, Virginia, in Plat Book 2, page 68, to which reference is here made.

It being the same property conveyed to Jack L. Wampler by deed from Jack L. Wampler and Marion C. Wampler dated March 2, 1970, and recorded March 4, 1970, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 428 at page 73.
The said Jack L. Wampler died 6/16/1970 and a Real Estate Affidavit was recorded in Instrument Number 250013490 listing Thomas A. Wampler, William W. Wampler and Mark S. Wampler as his heirs at law.