



Application for Rezoning

OFFICE USE ONLY
Date Received:

April 9, 2025

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 - 0176**

1. PROPERTY INFORMATION

Address or Location 618, 632, 634, 636, & 638 Aberdeen Road and 2303 60th Street
1000303, 1000440, 1000441, 1000443

LRSN 1000442 & 1000301 Current Zoning District C2/R11/M2 Proposed Zoning District M-2

Current Land Use Crane and rigging business (including equipment and material storage), commercial, and residential

Proposed Land Use Crane and rigging business (including equipment storage, material storage, and training) and commercial

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

The applicant proposed to redevelop the residentially zoned properties as shown on the accompanying conceptual site plan in order to expand its equipment and material storage area and create room for crane and rigging training.

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

Owner's Name Prillaman's Property Management, LLC

Address 2303 60th Street City Hampton State VA Zip 23661

Phone 757.871.8629 Email aprilaman@pcr.us

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name Timothy O. Trant II, Esq. - Kaufman & Canoles, P.C.

Address 11815 Fountain Way, Suite 400 City Newport News State VA Zip 23606

Phone 757.259.3823 Email totrant@kaufcan.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 Prillamans Property Management LLC

Signed by:

Name (printed) Paul Prillaman, Its (title) President

Signature Paul Prillaman Date 4/2/25

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

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

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

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

Name (printed) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY

☐ Application Form

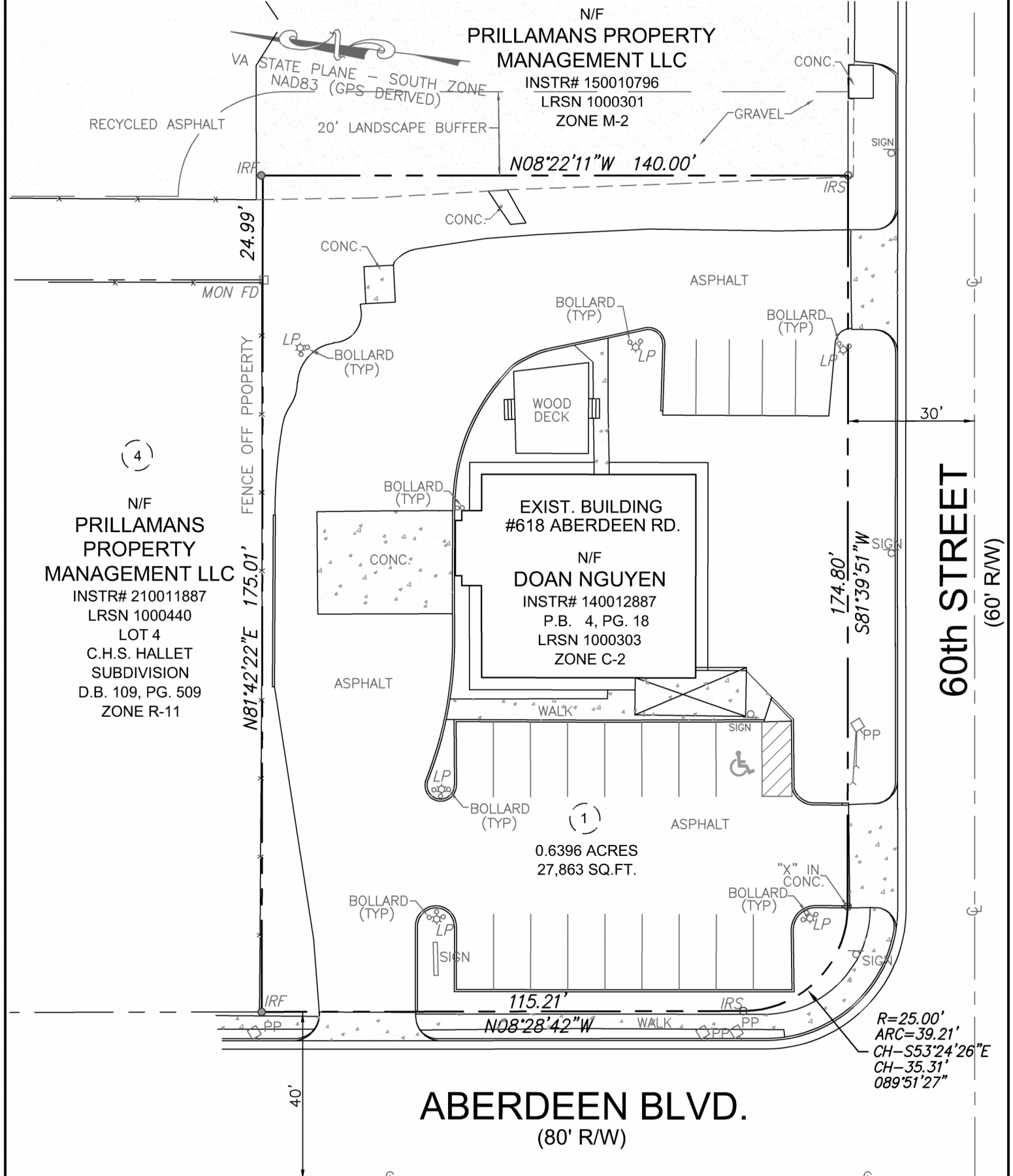
☐ Narrative Statement

☐ Proffer Statement

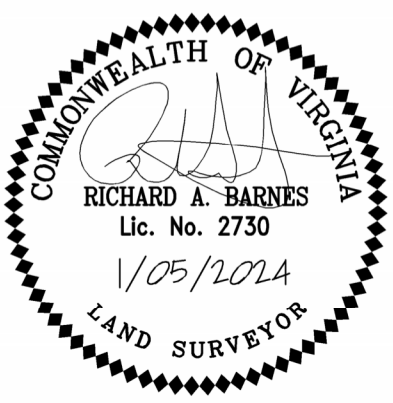
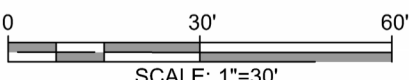
☐ Application Fee

☐ Survey Plat

☐ Additional materials (if required)



- NOTES:
1. THE MERIDIAN SOURCE OF THIS TOPOGRAPHIC SURVEY REFERENCE THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83.
 2. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RICHARD A. BARNES, L.S., LICENSE NO. 002730, FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION AND MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
 3. SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
 4. PROPERTY APPEARS TO LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #5155270024H, DATED MAY 16, 2016.



PLAT OF
LOT 1
HAMPTON INDUSTRIAL PARK
SECTION ONE
CITY OF HAMPTON, VIRGINIA
SHEET 1 OF 1
DATE: 1/05/2024 SCALE: 1"=30'

ATCS®
690 TOWN CENTER DRIVE, SUITE 201
NEWPORT NEWS, VIRGINIA 23606
(757) 504-2976 FAX (757) 637-0276

HOLMES SURVEYING



9225 GRANBY STREET NORFOLK, VA 23503
PHONE: 757-480-1230 FAX: 757-583-7390

INVOICE

May 3, 2021

Project No. 21-310

Prillaman's Property Management
632 Aberdeen Road
Hampton, VA

C/O: Prillaman

Physical Survey:

Pt of Lot 4, C. H. S Hallett.

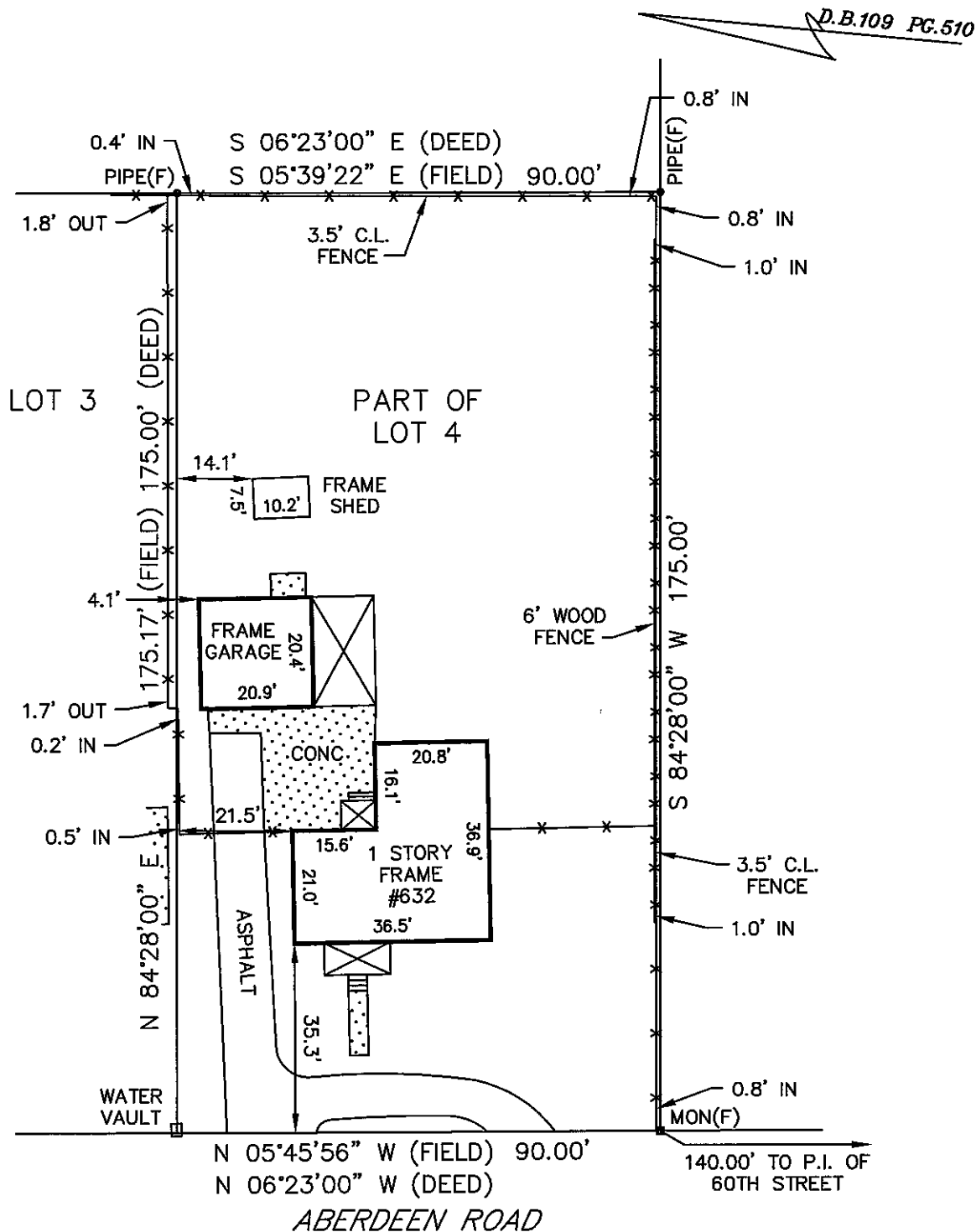
TOTAL_____ \$400.00

THIS IS TO CERTIFY THAT I, ON APR. 27, 2021, SURVEYED THE PROPERTY SHOWN HEREON AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN HEREON. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS EXCEPT AS SHOWN.

SIGNED: 

NOTES:

- 1) THE PROPERTY SHOWN HEREON APPEARS TO LIE IN "X" (UNSHADED) FLOOD ZONE ACCORDING TO F.E.M.A. MAP PANEL NO. 515527-0024H REVISED MAY 16, 2016.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT SHOW ANY/ALL EASEMENTS AFFECTING THE PROPERTY.
- 3) THIS DRAWING IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

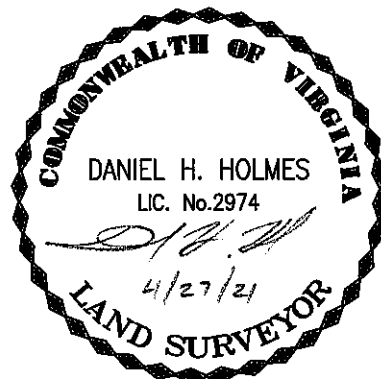


PHYSICAL SURVEY
OF
PART OF LOT 4
PLAT OF SUBDIVISION
OF PROPERTY OF
C. H. S. HALLETT
HAMPTON, VIRGINIA
FOR

PRILLAMAN'S PROPERTY
MANAGEMENT

WARD M. HOLMES
LAND SURVEYOR, P.C.

9225 GRANBY STREET
NORFOLK, VA 23503
PHONE: 757-480-1230
FAX: 757-583-7390



DATE: APR. 27, 2021
SCALE: 1" = 30'
NOTE: FOR PLAT SEE
D.B.109 PG.510
HAMPTON, VA

DRAWN BY: WTL

PROJECT NO. 21-310

HOLMES SURVEYING



9225 GRANBY STREET NORFOLK, VA 23503
PHONE: 757-480-1230- FAX: 757-583-7390

INVOICE

May 3, 2021

Project No. 21-311

Prillaman's Property Management
634 Aberdeen Road
Hampton, VA

C/O: Prillaman

Physical Survey:

Pt of Lot 3, C. H. S Hallett.

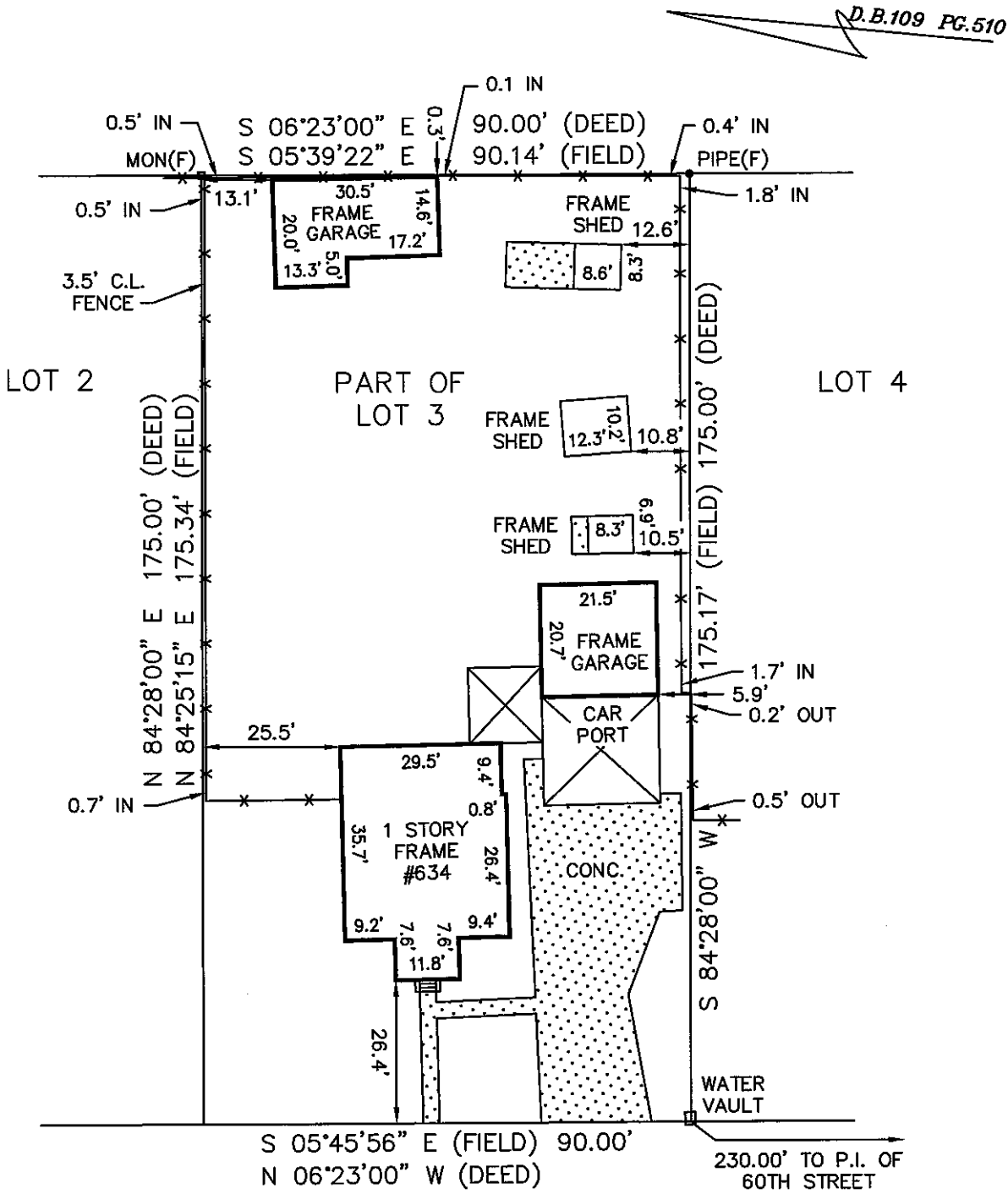
TOTAL_____ \$400.00

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SIGNED: *D.H.H.*

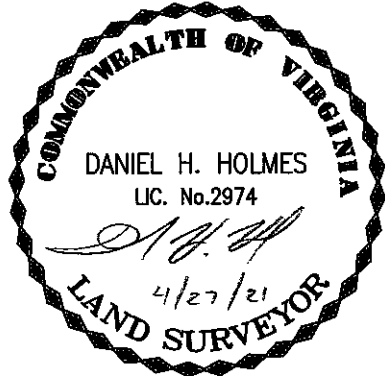
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ABERDEEN ROAD
PHYSICAL SURVEY
OF
PART OF LOT 3
PLAT OF SUBDIVISION
OF PROPERTY OF
C. H. S. HALLETT
HAMPTON, VIRGINIA
FOR

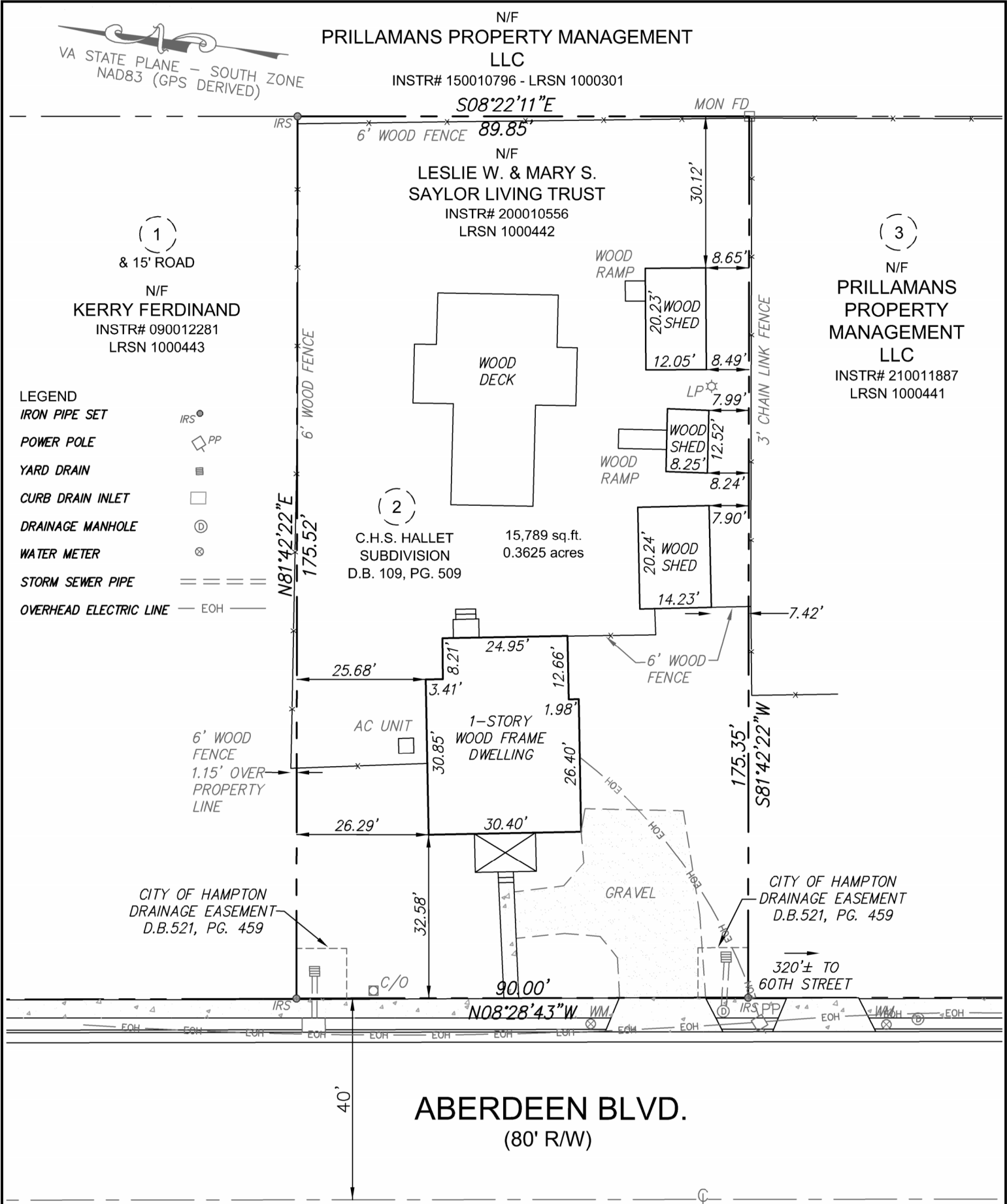
PRILLAMAN'S PROPERTY
MANAGEMENT
WARD M. HOLMES
LAND SURVEYOR, P.C.
9225 GRANBY STREET
NORFOLK, VA 23503
PHONE: 757-480-1230
FAX: 757-583-7390



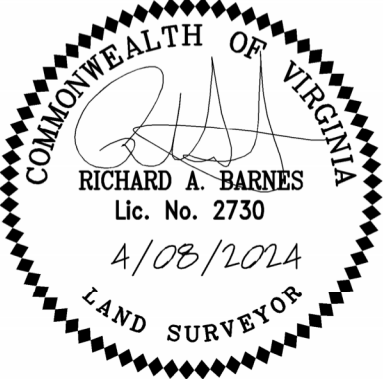
DATE: APR. 27, 2021
SCALE: 1" = 30'
NOTE: FOR PLAT SEE
D.B.109 PG.510
HAMPTON, VA

DRAWN BY: WTL

PROJECT NO. 21-311



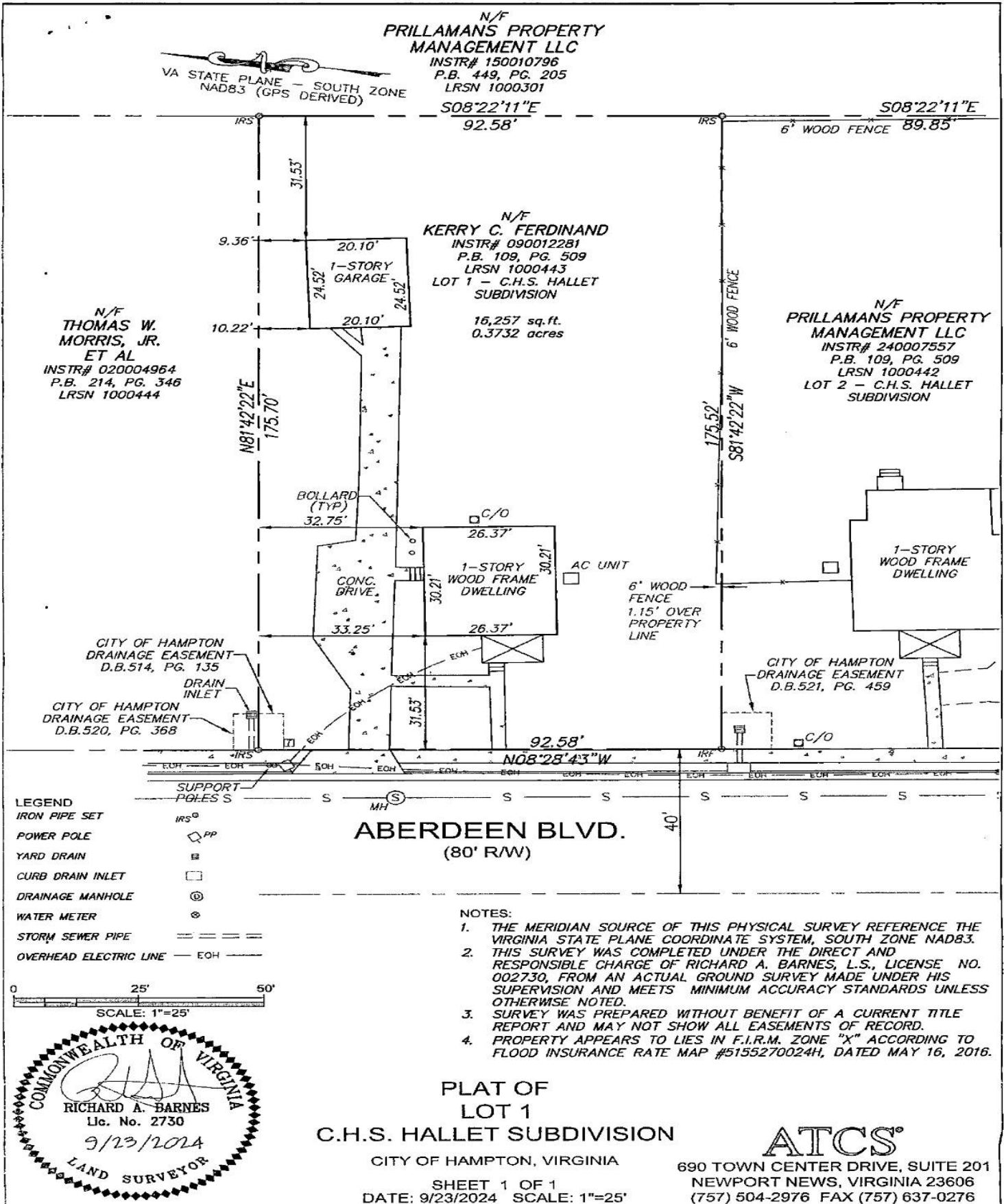
- NOTES:
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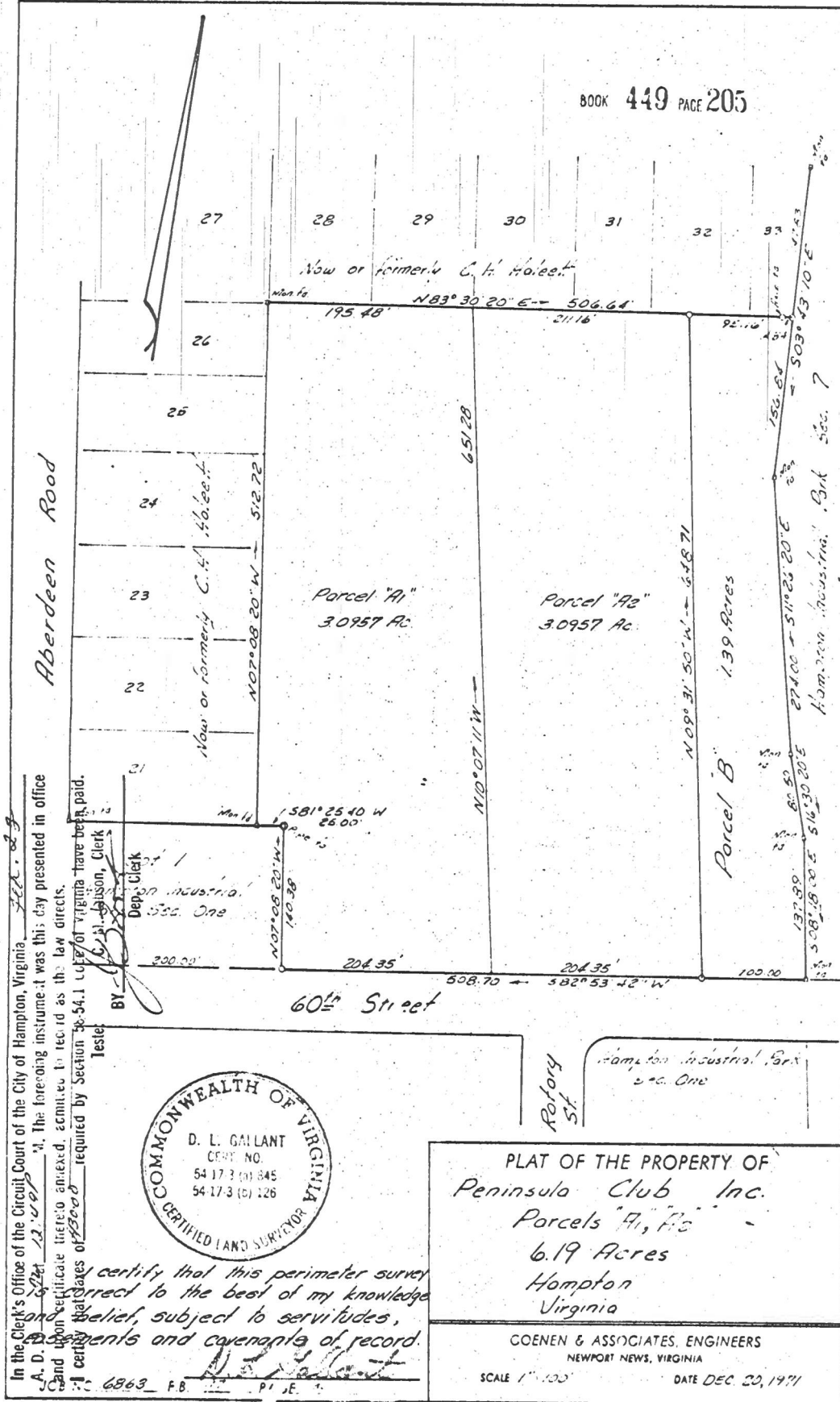
PLAT OF
LOT 2
C.H.S. HALLET SUBDIVISION
CITY OF HAMPTON, VIRGINIA
SHEET 1 OF 1
DATE: 4/8/2024 SCALE: 1"=25'

ATCS®
690 TOWN CENTER DRIVE, SUITE 201
NEWPORT NEWS, VIRGINIA 23606
(757) 504-2976 FAX (757) 637-0276

Exhibit 'A'



BOOK 449 PAGE 205



PROJECT NARRATIVE

PRILLAMAN'S Property Management, LLC

April 29, 2026

The subject property is located in the City of Hampton and known as 618, 632, 634, 636, and 638 Aberdeen Road and 2303 60th Street, LRSN: 1000301, 1000303, 1000440, 1000441, 1000442 and 1000443. The property comprises approximately 5.1936 acres and is zoned M-2 District – Light Manufacturing, C-2 District – Limited Commercial, R-11 District – One Family Residential. The applicant proposes to rezone the property to M-2 District – Limited Manufacturing with proffers.

An affiliate of the property owner, Prillaman's Crane & Rigging, Inc., presently operates its crane and rigging business on the property located at 2303 60th Street. The use consists of office uses, interior and exterior storage of equipment and materials, and equipment service and repair. The company utilizes very large and expensive equipment in its business and employs a highly skilled, high-wage labor force.

The property located at 618 Aberdeen Road is presently leased to a tenant that uses the property for commercial purposes.

The remaining properties have been developed as single family detached residential homes.

The applicant's affiliated crane and rigging business is experiencing significant growth and is in desperate need of more space to store equipment and materials as well as to teach and train crane and rigging operators. Accordingly, the applicant purchased the single-family residential properties included in this application with the aspiration of redeveloping those properties into an expanded operations area as shown on the conceptual site plan included with this application. The expanded operations area is intended to be used to store additional equipment and materials as well as to provide an area to teach and train crane and rigging operations for both employees and non-employees (i.e., members of the public that pay a fee for the training).

The commercial building is intended, for the present time, to remain under lease to the existing commercial tenant, but the applicant may eventually utilize the building for expansion or relocation of some of its office personnel.

The applicant is not proposing any change to the existing buildings, signage, parking, or other components of 2303 60th Street and 618 Aberdeen Road properties. No new buildings are proposed.

The crane and rigging business presently operates and proposes to continue to operate from 4:30 a.m. to 8:00 p.m., Monday through Friday; however, the business responds to emergency calls 24 hours a day, 7 days a week. The crane and rigging business currently employs approximately 39 employees. With the proposed expansion, it is anticipated that the total number of employees will be 43.

As shown on the conceptual site plan, the applicant is proposing supplemental landscaping and fencing along Aberdeen Road and the southern boundary of adjacent residence at the northeast corner of the site in order to provide an appropriate buffer between the uses.

It is the applicant's intent to use recycled asphalt as the surface on the new operations area. Stormwater within the site will most likely consist of an underground facility as shown on the conceptual site plan, however additional measures may be employed. The final design solution will be fully developed at the site plan review stage and will comply with City and State regulations.

Any new lighting will be designed to illuminate the relevant portion of the site to at least 1 footcandle, and the lighting fixtures used will be energy efficient, and will be full cutoff lights which are "dark sky" compliant in order to avoid glare and prevent impacts to neighboring properties.

The applicant is proposing the following resiliency measures:

- One (1) level 2 electric vehicle charging station, and
- Landscaping utilizing a minimum of 75% native plantings with the remaining 25% from USDA hardiness zones 8a or 8b.

The 2303 60th Street and 618 Aberdeen Road properties are designated Business/Industrial on the City's Comprehensive Plan Future Land Use Map. Accordingly, the proposed use of these properties is consistent with the City's Comprehensive Plan. The residential properties are designated Low Density Residential on the City's Comprehensive Plan Future Land Use Map. However, the Hampton Community Plan lists this section of Aberdeen Road as a business corridor (LU-CD Policy 36). The conversion of the four subject residential properties fronting on the busy Aberdeen business corridor creates a safer and more appropriate land use and traffic pattern in the area by "squaring off" the residential-business interface along Aberdeen Road and eliminating direct vehicular access to Aberdeen Road. Expansion of business uses in this area of the corridor through a proffered rezoning permits the imposition of land use restrictions which create a better orientation of business and residential uses and, ultimately, better protects and buffers the adjacent residential uses along Aberdeen Road and Sanford Drive to the north.

Additionally, a stated land use policy in the Hampton City Plan is to support the City's economic development priorities (LU-CD Policy 6) which include (1) retaining and expanding existing businesses with family supporting wages (ED Policy 1), (2) focusing special attention on strengthening the ability of older industrial areas to support expanded business activity (ED Policy 12), and (3) acknowledging the need for business growth through redevelopment (See the "Growth Through Redevelopment" subsection of the Economic Development section of the Hampton Community Plan at ED-21). Overall, the applicant believes that this rezoning proposal balances the goals of the Hampton Community Plan and is consistent with the spirit and intent of the Plan.

The applicant believes that the redevelopment of the residential homes along Aberdeen Road will have a potentially positive effect on adjacent properties through its proposed buffer plan and by eliminating direct access to Aberdeen Road from these properties. The applicant does not anticipate any impact on City services.

Site Data:

TOTAL AREA: (ALL 6 PARCELS) = 226,233 SQ.FT. OR 5.1936 ACRES

EXISTING GREEN AREA: 83,642 SQ.FT. OR 1.9202 ACRES OR 37%

EXISTING IMPERVIOUS AREA: 142,591 SQ.FT. OR 3.2734 ACRES OR 63%

PROPOSED GREEN AREA: 38,397 SQ.FT. OR 0.8815 ACRES OR 17%

PROPOSED IMPERVIOUS AREA: 187,836 SQ.FT. OR 4.3121 ACRES OR 83%

SITE GREEN AREA REQUIRED: (10%) = 22,623 SQ.FT.

SITE GREEN AREA PROVIDED: (17%) = 38,397 SQ.FT.

GREEN AREA REQUIRED IN FRONT YARD= 11,311 SQ.FT.

GREEN AREA PROVIDED IN FRONT YARD= 19,316 SQ.FT.

BUILDINGS: 5,250 SQ.FT. + 2,596 SQ.FT. + 7,580 SQ.FT. = 15,426 SQ.FT.

REQUIRED PARKING

2,596 SQ.FT. OFFICE @1/300 SQ.FT.= 8.6 OR 9 SPACES

12,830 SQ.FT. WAREHOUSING @1/2000 SQ.FT.= 6.4 OR 7 SPACES

TOTAL REQUIRED PARKING: 16 SPACES

TOTAL PROVIDED PARKING: 38 SPACES

HANDICAPPED SPACES REQUIRED: 2

HANDICAPPED SPACES PROVIDED: 2

SANFORD DRIVE
(40' R/W)

ROTARY ST
(60' R/W)

ZONE M-2

ZONE M-2

ZONE R-11

ZONE C-2

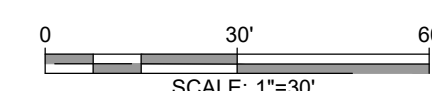
ABERDEEN BLVD.
(80' R/W)

60th STREET
(60' R/W)

BEFORE REZONING

EXHIBIT A
EXISTING CONDITIONS
PROPERTIES OF
PRILLAMANS PROPERTY
MANAGEMENT LLC
CITY OF HAMPTON, VIRGINIA
SHEET 1 OF 2
DATE: 9/5/2025 SCALE: 1"=30'

ATCS
690 TOWN CENTER DRIVE, SUITE 201
NEWPORT NEWS, VIRGINIA 23606
(757) 504-2976 FAX (757) 637-0276



PRILLAMAN'S PROPERTY MANAGEMENT, LLC

REZONING CASE NUMBER _____

TITLE CERTIFICATION AND LIEN DISCLOSURE

The undersigned, attorney for the developer of the property located at 618, 632, 634, and 636 Aberdeen Road and 2303 60th Street, LRSN: 1000301, 1000303, 1000440, 1000441, 1000442 and 1000443 (the "Property") to be rezoned, hereby certifies as of May 19, 2026 at 8:00 a.m., solely in reliance upon the Status of Title Letter (hereinafter defined), as required by § 14-24(5) of the Zoning Ordinance of the City of Hampton, Virginia, as follows:

1. Current title to the Property is in the name Prillaman's Property Management, LLC aka Prillaman's Property Management LLC aka Prillaman Property Management LLC (the "Owner").
2. The Property was acquired by the Owner as described in Exhibit "A", of the Status of Title Letter.
3. The legal description of the Property is as follows:

PARCEL ONE: 2303 60th Street

ALL THAT certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Parcel "A1", containing 3.0957 acres, as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF PENINSULA CLUB, INC. PARCELS 'A1', 'A2', 6.19 ACRES, HAMPTON, VIRGINIA," dated December 20, 1971, made by Coenen & Associates, Engineers, and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Deed Book 449, page 205, to which reference is here made.

Together with that certain ingress and egress easement as described in that certain deed dated August 5, 2015 and recorded August 27, 2015 in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia as Instrument No. 150010797.

Together with that certain private utility easement as described in that certain deed dated September 6, 2017 and recorded September 18, 2017 in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia as Instrument No. 170011734.

It Being the same property conveyed by deed dated August 13, 2015 from Langley Federal Credit Union, a federal credit union organized and existing pursuant to the Federal Credit Union Act, to Prillaman's Property Management, LLC, a Virginia limited liability company, and recorded August 27, 2015 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument No. 150010796.

PARCEL TWO: 618 Aberdeen Road

ALL THAT certain lot or parcel of land situate, lying and being in the City of Hampton, Virginia, shown and designated as Lot Numbered One (1), on that certain plat entitled, 'HAMPTON INDUSTRIAL PARK, SECTION ONE", dated August 12, 1958, prepared by J. L. Womack, Jr., C.E., City Engineer, a copy of which plat is of record in the Clerk's Office of

the Circuit Court for the City of Hampton, Virginia in Plat Book 4, page 18, to which plat reference is here made for a more particular description of the land hereby conveyed.

LESS AND EXCEPT that portion thereof containing 162 square feet, more or less, designated "AREA = 162 SQ. FT", on plat entitled, "PLAT SHOWING PROPERTY OF ERNEST E. ENSCORE, SR., TO BE ACQUIRED BY CITY OF HAMPTON, VIRGINIA", dated December 4, 1975, attached to that certain deed dated October 10, 1978 to the City of Hampton, Virginia, of record in the aforesaid Clerk's Office in Deed Book 530, page 627.

IT BEING the same property conveyed by deed dated January 12, 2024 from Doan Nguyen, to Prillaman's Property Management LLC, a Virginia limited liability company, and recorded January 18, 2024 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument No. 240000664.

PARCEL THREE: 632 & 634 Aberdeen Road

Tract 1:

ALL THAT certain lot or parcel of land located in Wythe Magisterial District, City of Hampton (formerly Elizabeth City County), Virginia, known and designated as Lot numbered FOUR (4) as shown on plat entitled "PLAT OF SUBDIVISION OF PROPERTY OF C.H.S. HALLETT, IN ELIZABETH CITY CO., VA.", made by J. B. Sinclair, Jr., C.E., dated February 9, 1942, which map is attached to deed from C.H.S. Hallett and Mattie V. Hallett, husband and wife, to Edward Lee Butler and wife, recorded in the Clerk's Office of the Circuit Court of the City of Hampton (formerly Elizabeth City County), Virginia, in Deed Book 109, page 509 (erroneously referred to as page 510 in prior deed).

LESS AND EXCEPT that portion of the property conveyed to the City of Hampton, Virginia by deed dated November 14, 1977, recorded December 19, 1977 in Deed Book 509, Page 338.

LESS AND EXCEPT that portion of the property conveyed to the Commonwealth of Virginia by deed dated October 27, 1943, recorded January 26, 1944 in Deed Book 119 (erroneously referred to as Deed Book 199 in prior deed), Page 537.

Tract 2:

ALL THAT certain lot, piece or parcel of land located in Wythe Magisterial District, City of Hampton (formerly Elizabeth City County), Virginia, and designated as Lot numbered THREE (3) on a certain plat entitled "PLAT OF SUBDIVISION OF PROPERTY OF C.H.S. HALLETT, IN ELIZABETH CITY CO., VA.", made by J. B. Sinclair, Jr., C.E., and bearing a date of February 9, 1942, which map is attached to and made part of that certain deed from C.H.S. Hallett and Mattie V. Hallett, husband and wife, to Edward Lee Butler and Mildred N. Butler, husband and wife, recorded in the Clerk's Office of the Circuit Court of the City of Hampton (formerly Elizabeth City County), Virginia, in Deed Book 109, page 509, to which reference is here made; excepting therefrom, however, a small strip of land containing 0.06 of an acre fronting on Aberdeen Road, which strip was conveyed by deed dated October 25, 1943, from H. F. Moody and Sallie C. Moody to the Commonwealth of Virginia and recorded in the Clerk's Office aforesaid in Deed Book 124, Page 184.

LESS AND EXCEPT that portion of the property conveyed to the City of Hampton, Virginia by deed dated February 28, 1978, recorded March 13, 1978 in Deed Book 514, Page 151.

TRACT 1 AND 2 BEING the same property conveyed by deed dated June 22, 2021 from Paul B. Powell, LLC, a Virginia limited liability company, to Prillaman's Property Management, LLC, a Virginia limited liability company, and recorded June 24, 2021 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument No. 210011887.

PARCEL FOUR: 636 Aberdeen Road

ALL THAT certain lot, piece or parcel of land situate, lying and being in the City of Hampton, known and designated as Lot Numbered Two (2), as shown on a certain plat entitled "PLAT OF SUBDIVISION OF PROPERTY OF C.H.S. HALLETT IN ELIZABETH CITY COUNTY, VIRGINIA", dated February 9, 1942, made by J.B. Sinclair, Jr., C.E., and recorded with a Deed of C.H.S. Hallett to Edward Lee Butler in Deed Book 109, page 509, and also that portion of ABERDEEN ROAD which lies in front of the said lot, being excepted, however, that portion conveyed from Brewer to Commonwealth of Virginia, which Deed was recorded on August 30, 1944, and of record in Deed Book 122, page 543, in the Clerk's Office of the Circuit Court for the City of Hampton.

LESS AND EXCEPT 894 square feet, more or less, as shown on that certain plat entitled, "Plat Showing Property Of Garrett A. & Martha J. Rusmiselle To Be Acquired By City Of Hampton, Virginia", dated December 16, 1975, easement added January 26, 1978, and prepared by Coenen & Associates, Inc., a copy of which plat is attached to that certain Deed of Garrett A. Rusmiselle, et ux, et al, to The City of Hampton, Virginia, recorded in Deed Book 521, page 455.

IT BEING the same property conveyed by deed dated July 1, 2024 from Mary S. Saylor, Trustee of The Leslie W. Saylor and Mary S. Saylor Living Trust dated October 8, 2018, and any amendments thereto, to Prillaman's Property Management, LLC, a Virginia limited liability company, and recorded July 3, 2024 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument No. 240007557.

PARCEL FIVE: 638 Aberdeen Road

ALL THAT certain lot, piece or parcel of land lying and being in the City of Hampton, Virginia, containing 0.3732 acres, more or less, as shown on "PLAT OF LOT 1 C.H.S. HALLET SUBDIVISION", City of Hampton, Virginia, prepared by Richard A. Barnes, L.S., dated September 23, 2024, which plat is attached to and made part of that certain deed recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, as Instrument No. 240011697.

IT BEING the same property conveyed by deed dated October 4, 2024 from Kerry C. Ferdinand, to Prillaman Property Management LLC, a Virginia limited liability company, and recorded October 8, 2024 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument No. 240011697.

4. Exclusively in reliance upon that certain Status of Title issued by NexGen Title Agency, LLC, File Number 5502746, attached hereto (the "Status of Title Letter"), I further certify that as of January 31, 2025 at 8:00 a.m., a title search of the Property revealed no deed restrictions or covenants of record, title defects, deeds of trust, liens or encumbrances affecting, or potentially affecting, any portion of the Property other than those listed on Schedule B, of the Status of Title Letter.

Effective Date: May 19, 2026 at 8:00 a.m. Kaufman & Canoles, P.C.

By: 

Timothy O. Trant II, Esq,
11815 Fountain Way, Suite 400
Newport News, VA 23606
Telephone: 757-873-6300



Title Commitment

NexGen Title Agency, LLC

File No.: 5502746

Commercial Title Insurance Agency

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NEXGEN TITLE AGENCY, LLC

STATUS OF TITLE SCHEDULE A

File No: 5502746

New Effective Date: May 19, 2026 at 8:00 A.M.
Effective Date: January 31, 2025 at 8:00 A.M.
Issue Date: February 12, 2025, Revised May 21, 2026
Property Addresses: 2303 60th St, Hampton VA; 618 Aberdeen Rd, Hampton VA;
632 Aberdeen Rd, Hampton VA; 634 Aberdeen Rd, Hampton VA;
636 Aberdeen Rd, Hampton VA and 638 Aberdeen Rd

Prepared for:
Kaufman & Canoles, P.C.
11815 Fountain Way, Ste 400
Newport News, VA 23606

Inquiries should be directed to:
NexGen Title Agency, LLC
101 W. Main Street, Suite 102
Norfolk, Virginia 23510

1. The estate interest in the land described or referred to in the report and covered herein is

FEE SIMPLE.

2. Title to said estate or interest in said land is at the effective date hereof [vested in:](#)

Prillaman's Property Management, LLC aka Prillaman's Property Management LLC aka Prillaman
Property Management LLC

3. The land referred to in this report is described as follows:

See Exhibit "A" attached hereto and made a part hereof

Issued by:
NexGen Title Agency, LLC
101 W. Main Street, Suite 102
Norfolk, VA 23510
Phone: (757) 350-4580
Fax: (757) 447-6001

By: Jennifer A. Russell
Authorized Signatory

EXHIBIT "A"

PARCEL ONE: 2303 60th Street

ALL THAT certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Parcel "A1", containing 3.0957 acres, as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF PENINSULA CLUB, INC. PARCELS 'A1', 'A2', 6.19 ACRES, HAMPTON, VIRGINIA," dated December 20, 1971, made by Coenen & Associates, Engineers, and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in [Deed Book 449, page 205](#), to which reference is here made.

TOGETHER WITH that certain ingress and egress easement as described in that certain deed dated August 5, 2015 and recorded August 27, 2015 in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia as [Instrument No. 150010797](#).

TOGETHER WITH that certain private utility easement as described in that certain deed dated September 6, 2017 and recorded September 18, 2017 in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia as [Instrument No. 170011734](#).

IT BEING the same property conveyed by deed dated August 13, 2015 from Langley Federal Credit Union, a federal credit union organized and existing pursuant to the Federal Credit Union Act, to Prillaman's Property Management, LLC, a Virginia limited liability company, and recorded August 27, 2015 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as [Instrument No. 150010796](#).

PARCEL TWO: 618 Aberdeen Road

ALL THAT certain lot or parcel of land situate, lying and being in the City of Hampton, Virginia, shown and designated as Lot Numbered One (1), on that certain plat entitled, 'HAMPTON INDUSTRIAL PARK, SECTION ONE', dated August 12, 1958, prepared by J. L. Womack, Jr., C.E., City Engineer, a copy of which plat is of record in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in [Plat Book 4, page 18](#), to which plat reference is here made for a more particular description of the land hereby conveyed.

LESS AND EXCEPT that portion thereof containing 162 square feet, more or less, designated "AREA = 162 SQ. FT", on plat entitled, "PLAT SHOWING PROPERTY OF ERNEST E. ENSCORE, SR., TO BE ACQUIRED BY CITY OF HAMPTON, VIRGINIA", dated December 4, 1975, attached to that certain deed dated October 10, 1978 to the City of Hampton, Virginia, of record in the aforesaid Clerk's Office in [Deed Book 530, page 627](#).

IT BEING the same property conveyed by deed dated January 12, 2024 from Doan Nguyen, to Prillaman's Property Management LLC, a Virginia limited liability company, and recorded January 18, 2024 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as [Instrument No. 240000664](#).

PARCEL THREE: 632 & 634 Aberdeen Road

Tract 1:

ALL THAT certain lot or parcel of land located in Wythe Magisterial District, City of Hampton (formerly Elizabeth City County), Virginia, known and designated as Lot numbered FOUR (4) as shown on plat entitled "PLAT OF SUBDIVISION OF PROPERTY OF C.H.S. HALLETT, IN ELIZABETH CITY CO., VA.", made by J. B. Sinclair, Jr., C.E., dated February 9, 1942, which map is attached to deed from C.H.S. Hallett and Mattie V. Hallett, husband and wife, to Edward Lee Butler and wife, recorded in the Clerk's

Office of the Circuit Court of the City of Hampton (formerly Elizabeth City County), Virginia, in [Deed Book 109, page 509](#) (erroneously referred to as page 510 in prior deed).

LESS AND EXCEPT that portion of the property conveyed to the City of Hampton, Virginia by deed dated November 14, 1977, recorded December 19, 1977 in [Deed Book 509, Page 338](#).

LESS AND EXCEPT that portion of the property conveyed to the Commonwealth of Virginia by deed dated October 27, 1943, recorded January 26, 1944 in Deed Book 119 (erroneously referred to as Deed Book 199 in prior deed), Page 537.

Tract 2:

ALL THAT certain lot, piece or parcel of land located in Wythe Magisterial District, City of Hampton (formerly Elizabeth City County), Virginia, and designated as Lot numbered THREE (3) on a certain plat entitled "PLAT OF SUBDIVISION OF PROPERTY OF C.H.S. HALLETT, IN ELIZABETH CITY CO., VA.", made by J. B. Sinclair, Jr., C.E., and bearing a date of February 9, 1942, which map is attached to and made part of that certain deed from C.H.S. Hallett and Mattie V. Hallett, husband and wife, to Edward Lee Butler and Mildred N. Butler, husband and wife, recorded in the Clerk's Office of the Circuit Court of the City of Hampton (formerly Elizabeth City County), Virginia, in [Deed Book 109, page 509](#), to which reference is here made; excepting therefrom, however, a small strip of land containing 0.06 of an acre fronting on Aberdeen Road, which strip was conveyed by deed dated October 25, 1943, from H. F. Moody and Sallie C. Moody to the Commonwealth of Virginia and recorded in the Clerk's Office aforesaid in [Deed Book 124, Page 184](#).

LESS AND EXCEPT that portion of the property conveyed to the City of Hampton, Virginia by deed dated February 28, 1978, recorded March 13, 1978 in [Deed Book 514, Page 151](#).

TRACT 1 AND 2 BEING the same property conveyed by deed dated June 22, 2021 from Paul B. Powell, LLC, a Virginia limited liability company, to Prillaman's Property Management, LLC, a Virginia limited liability company, and recorded June 24, 2021 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as [Instrument No. 210011887](#).

PARCEL FOUR: 636 Aberdeen Road

ALL THAT certain lot, piece or parcel of land situate, lying and being in the City of Hampton, known and designated as Lot Numbered Two (2), as shown on a certain plat entitled "PLAT OF SUBDIVISION OF PROPERTY OF C.H.S. HALLETT IN ELIZABETH CITY COUNTY, VIRGINIA", dated February 9, 1942, made by J.B. Sinclair, Jr., C.E., and recorded with a Deed of C.H.S. Hallett to Edward Lee Butler in [Deed Book 109, page 509](#), and also that portion of ABERDEEN ROAD which lies in front of the said lot, being excepted, however, that portion conveyed from Brewer to Commonwealth of Virginia, which Deed was recorded on August 30, 1944, and of record in [Deed Book 122, page 543](#), in the Clerk's Office of the Circuit Court for the City of Hampton.

LESS AND EXCEPT 894 square feet, more or less, as shown on that certain plat entitled, "Plat Showing Property Of Garrett A. & Martha J. Rusmiselle To Be Acquired By City Of Hampton, Virginia", dated December 16, 1975, easement added January 26, 1978, and prepared by Coenen & Associates, Inc., a copy of which plat is attached to that certain Deed of Garrett A. Rusmiselle, et ux, et al, to The City of Hampton, Virginia, recorded in [Deed Book 521, page 455](#).

IT BEING the same property conveyed by deed dated July 1, 2024 from Mary S. Saylor, Trustee of The Leslie W. Saylor and Mary S. Saylor Living Trust dated October 8, 2018, and any amendments thereto, to

Prillaman's Property Management, LLC, a Virginia limited liability company, and recorded July 3, 2024 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument No. 240007557.

PARCEL FIVE: 638 Aberdeen Road

ALL THAT certain lot, piece or parcel of land lying and being in the City of Hampton, Virginia, containing 0.3732 acres, more or less, as shown on "PLAT OF LOT 1 C.H.S. HALLET SUBDIVISION", City of Hampton, Virginia, prepared by Richard A. Barnes, L.S., dated September 23, 2024, which plat is attached to and made part of that certain deed recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, as [Instrument No. 240011697](#).

IT BEING the same property conveyed by deed dated October 4, 2024 from Kerry C. Ferdinand, to Prillaman Property Management LLC, a Virginia limited liability company, and recorded October 8, 2024 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as [Instrument No. 240011697](#).

NEXGEN TITLE AGENCY, LLC

STATUS OF TITLE
SCHEDULE B

The property described in Schedule A is subject to the following exceptions:

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, not appearing in the public records or attaching subsequent to the effective date hereof.
2. Standard Exceptions:
 - (a) Rights or claims of parties in possession not shown by public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Any encroachment, encumbrance, violation, variation or circumstance that would be disclosed by an accurate and complete land survey of the Land.
 - (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public records.
 - (e) Taxes or special assessments which are not shown as existing liens by the public records.
3. Special Exceptions:
 - (a) Real Estate Taxes accruing for the first half of the 2026/2027 fiscal year, and subsequent semi-annual payments.
 - (b) Storm Water Assessments that are not yet due and payable.
 - (c) Right of entry by utility companies and municipalities to maintain and service their utility lines.
 - (d) Rights of tenants, if any, in possession under unrecorded leases.
 - (e) No recorded deed of trust or mortgage on the subject property was found in a search of the land records for the property shown in Exhibit A hereof.

As to Parcel One:

- (f) Easement granted to Virginia Electric and Power Company dated November 17, 1955, recorded December 23, 1955 in [Deed Book 241, Page 283](#).
- (g) Easement granted to the City of Hampton for drainage dated May 19, 1978, recorded June 5, 1978 in [Deed Book 520, Page 371](#).
- (h) Terms and conditions pursuant to Deed of Easement for ingress and egress between Prillaman's Property Management, LLC and Newport News Lodge No. 119 Loyal Order of Moose, Inc., dated August 5, 2015, recorded August 27, 2015 as [Instrument No. 150010797](#).

- (i) Terms and conditions pursuant to Deed of Easement for utilities between Prillaman Property Management, LLC and Daniel Nash and Lauren Nash dated September 6, 2017, recorded September 18, 2017 as [Instrument No. 170011734](#).
- (j) Memorandum of Option between Prillamans Property Management, LLC and Global Signal Acquisitions IV LLC, dated August 21, 2019, recorded January 14, 2020 as [Instrument No. 200000554](#).

As to Parcel Two:

- (k) Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations recorded in [Deed Book 236, Page 344](#), in [Deed Book 437, Page 586](#) and in [Deed Book 450, Page 80](#), and any amendments thereto, but omitting any covenant or restriction based on preference, race, color, religion, sex, handicap, familial status, or national origin, if any, appearing among the public records.
- (l) Easement granted to Virginia Electric and Power Company dated November 17, 1955, recorded December 23, 1955 in [Deed Book 241, Page 283](#).
- (m) Easement granted to Chesapeake and Potomac Telephone Company dated September 18, 1979, recorded October 3, 1979 in [Deed Book 557, Page 289](#).

As to Parcel Four:

- (n) Easements granted to the City of Hampton by Certificate dated February 10, 1978, recorded February 10, 1978 in [Deed Book 512, Page 194](#) and in deed dated June 5, 1978, recorded June 21, 1978 in [Deed Book 521, Page 455](#).

As to Parcel Five:

- (o) Matters as shown on plat dated September 23, 2024, made by ATCS (Richard A. Barnes, L.S.), and entitled "PLAT OF LOT 1 C.H.S. HALLET SUBDIVISION", recorded as [Instrument No. 240011697](#), which discloses the following:
 - 1. City of Hampton Drainage easement D.B. 514, PG. 135.
 - 2. Encroachment of fence onto subject property along the southern property line.
 - 3. Overhead electric line.

NEXGEN TITLE AGENCY, LLC

STATUS OF TITLE
SCHEDULE B (Continued)

REAL ESTATE TAX INFORMATION - For Informational Purposes only

PARCEL ONE:

Address: 2303 60th Street, Hampton VA 23661

Map No.: 1000301

Current Tax Year: 2025/2026

Land Assessment: \$377,700.00

Building Assessment: \$509,700.00

Total Assessment: \$887,400.00

Semi-Annual tax amount: \$4,807.00

Storm Water: \$2,910.18

Taxes are next due: December 5, 2026

PARCEL TWO:

Address: 618 Aberdeen Road, Hampton VA 23661

Map No.: 1000303

Current Tax Year: 2025-2026

Land Assessment: \$167,000.00

Building Assessment: \$376,100.00

Total Assessment: \$543,100.00

Semi-Annual tax amount: \$3,070.02

Storm Water: \$692.82

Taxes are next due: December 5, 2026

PARCEL THREE:

Tract 1 - Address: 632 Aberdeen Road, Hampton VA 23661

Map No.: 1000440

Current Tax Year: 2025/2026

Land Assessment: \$55,300.00

Building Assessment: \$133,900.00

Total Assessment: \$189,200.00

Semi-Annual tax amount: \$969.77

Storm Water: \$76.98

Taxes are next due: December 5, 2026

Tract 2 - Address: 634 Aberdeen Road, Hampton VA 23661

Map No.: 1000441

Current Tax Year: 2025/2026

Land Assessment: \$55,300.00

Building Assessment: \$137,100.00

Total Assessment: \$192,400.00

Semi-Annual tax amount: \$974.70

Storm Water: \$76.98

Taxes are next due: December 5, 2026

PARCEL FOUR:

Address: 636 Aberdeen Road, Hampton VA 23661

Map No.: 1000442

Current Tax Year: 2025/2026

Land Assessment: \$55,300.00

Building Assessment: \$

Total Assessment: \$55,300.00

Semi-Annual tax amount: \$290.70

Storm Water: \$76.98

Taxes are next due: December 5, 2026

PARCEL FIVE:

Address: 638 Aberdeen Road, Hampton VA 23661

Map No.: 1000443

Current Tax Year: 2025/2026

Land Assessment: \$55,300.00

Building Assessment: \$98,800.00

Total Assessment: \$154,100.00

Semi-Annual tax amount: \$862.18

Storm Water: \$76.98

Taxes are next due: December 5, 2026

NEXGEN TITLE AGENCY, LLC
STATUS OF TITLE
SCHEDULE B (Continued)

The attached STATUS OF TITLE REPORT is not to be construed as title insurance or as an opinion of title. An ALTA Title Insurance Policy may be obtained through NexGen Title Agency, LLC.

This STATUS OF TITLE REPORT contains summary information on the condition of title to the subject property from August 13, 2015 through January 31, 2025 at 8:00 AM. This information is derived from documents and instruments disclosed from public records in the city or county in which the subject property is located. No inspection has been made in any court other than the local Circuit Court in which matters of title are customarily and routinely docketed. This STATUS OF TITLE REPORT makes no representation or opinion as to the insurability or marketability to title.

This report contains no legal opinions of any kind. NexGen Title Agency, LLC undertakes no responsibility to provide information not set forth in the public records as of the effective date and shall have no liability for the accuracy or completeness of information set forth in recorded documents or other public records.

This report does not include facts as might be disclosed by an accurate survey, or facts relating to any rights of parties in possession. Nor does it include any information regarding building locations, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, environmental matters, presence of hazardous waste, or any other matters which would be disclosed by a personal inspection of the property.

NexGen Title Agency, LLC expressly disclaims any liability hereunder to anyone other than the recipient of this report. The recipient of this report acknowledges and agrees that this report is prepared for the recipient's use and benefit only and may not be relied upon, delivered to or utilized by any third party for any purpose. Since an ALTA Title Insurance Policy may be obtained through NexGen Title Agency LLC, the liability of NexGen Title Agency, LLC for negligence, errors, or omissions in or under this report and all continuations shall be limited for all purposes and in all cases to actual damages up to a maximum amount of \$ 350.00. Payment for this report of title and/or reliance thereupon for any purpose shall be binding upon and shall constitute and confirm the express and complete agreement of the parties to each and all of the terms set forth herein.

Notwithstanding anything to the contrary herein, the liability under this STATUS OF TITLE REPORT shall terminate one year from the effective date and any continuations thereof.