

Prepared by:
Lisa M. Murphy, Esq. (VSB #39111)
Willcox & Savage, P.C.
440 Monticello Avenue, Suite 2200
Norfolk, VA 23510

After recording return to:
Office of the City Attorney
22 Lincoln Street
Hampton, Va. 23669
(cjw)

LRSN: 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

PROFFER AGREEMENT

THIS PROFFER AGREEMENT (“Agreement”) made this ____ day of June, 2026, by and among NORTH MALLORY QUAY LLC, a Virginia limited liability company (“DEVELOPER”), with an address of 804 Prince Charles Court, Virginia Beach, Virginia 23452, HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY, a political subdivision of the Commonwealth of Virginia (“HRHA”), with an address of 811 W. Pembroke Avenue, Hampton, Virginia 23669, THOMAS A. WAMPLER, WILLIAM W. WAMPLER AND MARK S. WAMPLER, the heirs of Jack L. Wampler (collectively, “WAMPLER”), and THE CITY OF HAMPTON, a municipal corporation of the Commonwealth of Virginia (the “CITY”) (DEVELOPER, HRHA, WAMPLER, and CITY are collectively referred to herein as, the “Grantor”); and THE CITY OF HAMPTON, a municipal corporation of the Commonwealth of Virginia (the “City”; index as “Grantor” and “Grantee”), with an address of 22 Lincoln Street, Hampton City Hall, Hampton, Virginia 23669.

RECITALS

- A. HRHA is the current owner of those certain parcels of real property located in the City of Hampton, 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, including all of HRHA's interests in Lawrence Avenue appurtenant to such parcels (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), and more fully described on "Exhibit A" (the "HRHA PROPERTY").
- B. DEVELOPER is the current owner of those certain parcels of real property located in the City of Hampton, commonly known as 5 & 7, 22 & 24, 37 & 39 and 41 & 43 Lawrence Avenue (LRSN Numbers: 12006069, 12006094, 12006078, 12006079 & 12006080), and more fully described on "Exhibit A" (the "DEVELOPER PROPERTY").
- C. WAMPLER is the current owner of that certain parcel of real property located in the City of Hampton, commonly known as 31& 33 Sargeant Street (LRSN Number: 12006056), and more fully described on "Exhibit A" (the "WAMPLER PROPERTY").

- D. DEVELOPER has entered into a Development Agreement with HRHA dated June 22, 2024, as amended by First Amendment to Development Agreement dated effective as of September 24, 2025 and by Second Amendment to Development Agreement dated effective as of March 24, 2026, for the acquisition and redevelopment of the HRHA PROPERTY.
- E. A portion of Lawrence Avenue to be vacated, rezoned, and developed as part of the project contemplated by the 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.
- F. DEVELOPER has acquired the DEVELOPER PROPERTY and has entered into an agreement with WAMPLER to acquire the WAMPLER PROPERTY (collectively, "Private Owner Property") in order to redevelop the Private Owner Property in conjunction with the HRHA PROPERTY.
- G. Grantor has initiated a conditional amendment to the zoning map of the City of Hampton, Virginia, by petition addressed to the Grantee so as to change the zoning classification of the HRHA PROPERTY and the Private Owner Property (collectively, "Property") from R-11 to R-4 and MD-4.
- H. Grantor has requested approval of this Agreement.
- I. Grantee's policy is to provide for the orderly development of land for various purposes, including commercial purposes, through zoning and other land development legislation.

J. Grantor desires to offer the City certain conditions for the enhancement of the community and to provide for the highest quality and orderly development of the Property.

K. The conditions outlined in this Agreement have been proffered by Grantor and allowed and accepted by Grantee as a part of the amendment of the City Zoning Ordinance and the Zoning Map. These conditions shall continue in full force and effect until a subsequent amendment changes the zoning of the Property; provided, however, that such conditions shall continue if the subsequent amendment is part of the comprehensive implementation of a new or substantially revised zoning ordinance of Grantee.

NOW, THEREFORE, for and in consideration of the approval and acceptance by the City of this Agreement, Grantor agrees that it will meet and comply with all of the following conditions in developing the Property. In the event the requested change of zoning classification is not granted by the City, these Proffers shall thereupon become null and void. Grantor, its heirs, successors, assigns, grantees and other successors in title or interest to the Property, voluntarily and without any requirement by or exaction from Grantee or its governing body and without any element or compulsion or quid pro quo for zoning, rezoning, development plan, building permit or subdivision approval, makes the foregoing declaration of conditions and restrictions governing the use and physical development and operation of the Property, and covenants and agrees that this declaration and the further terms of this Agreement shall constitute covenants running with the Property, which shall be binding upon the Property, and upon all persons and entities claiming under or through the Grantor, its heirs successors and assigns, grantees and other successors in interest or title to the Property; namely:

CONDITIONS

1) Concept Plan. DEVELOPER shall resubdivide and redevelop the Property as a one-family residential and townhouse subdivision in substantial conformance with the conceptual site plan entitled “N. Mallory Subdivision, City of Hampton, Virginia, Preliminary Layout” dated April 14, 2026, prepared by Timmons Group (“Concept Plan”). Minor changes to the Concept Plan may be made to accommodate environmental, engineering, topographical or other development conditions or site/subdivision plan requirements as required by the law and/or regulations or in connection with a fully engineered development plan and subject to reasonable approval of the Director of Community Development. A copy of the final Concept Plan shall be kept on file with the Planning and Zoning Division of the Department of Community Development and shall supersede any previously filed concept plans.

2) Design Requirements. The architectural style of the Single-Family Homes and Townhomes on the Property shall comply with the Buckroe Bayfront Pattern Book adopted by City Council on September 26, 2007, including items (a) through (h) listed below, all of which shall be included in the Declaration and shall be enforced by the HOA required by Condition 7 hereinbelow:

a. The architectural style of the Single-Family Homes built on the R-4 portion of the Property shall be substantially similar to the architectural style depicted in the elevations titled, “NORTH MALLORY QUAY SINGLE FAMILY HOME ELEVATIONS, N. MALLORY, HAMPTON – VA”, prepared by Saunders + Crouse Architects and dated April 27, 2026.

b. The architectural style of the Townhomes built on the MD-4 portion of the Property shall be substantially similar to the architectural style depicted in the elevations

titled, “NORTH MALLORY QUAY TOWNHOME ELEVATIONS, N. MALLORY, HAMPTON - VA”, prepared by Saunders + Crouse Architects and dated April 27, 2026.

c. Each Single-Family Home and Townhome shall have a front and rear yard as generally located on the Concept Plan.

d. Each Single-Family Home will have an attached garage.

e. All Townhomes located on the MD-4 portion of the Concept Plan, shall have garages, with such garages being attached to the three-story Townhomes but detached from the two-story Townhomes. All garages shall be served by private alleyways.

f. Specific design and color palettes for the Single-Family Homes and Townhomes shall be visually distinct from one another and subject to the approval of the City’s Director of Community Development or their designee (“Pre-Approved Palettes”). In order to utilize a design and color palette outside the Pre-Approved Palettes, the City’s Director of Community Development, or their designee, shall either approve or disapprove such DEVELOPER request (with an explanation for such disapproval) within fourteen (14) days of receipt of such request. In the event that DEVELOPER does not receive a response within such 14-day period, the substituted design and color palette will be deemed approved.

g. No two dwelling units with the same design and color palette; front elevation or mirrored front elevation; shall be located next to one another. Elevations should be differentiated to articulate and distinguish the front facades in the following ways:

- i. A combination of design elements which add depth, shadows and detail; such as, but not limited to, gables, bay windows, porches, porticos, balconies, shutters, accent materials, texture, etc.; and
 - ii. Varying color schemes that address the primary building, trim, and accents.
- h. All building foundations shall be elevated to provide a minimum of three (3) steps/risers from finished grade to the front porch or stoop and clad with full face brick veneer on all four (4) sides.
 - i. All units shall have a front porch with a minimum depth of six feet (6').
 - j. Building materials shall be as follows:
 - i. Primary cladding on all sides of the residential dwellings shall consist of wood, fiber-cement siding, and/or architectural grade vinyl 0.46 inch thick, minimum. Accents shall consist of horizontal, vertical, and/or shake, brick masonry, and standing-seam metal accents or a combination thereof;
 - ii. Vinyl product materials shall also be permitted on windows, trim, and other building accents;
 - iii. The use of Exterior Insulated Finishing Systems (EFIS) shall not be a permitted building material; and
 - iv. Roof materials shall be equivalent to thirty (30) year architectural grade shingles or standing seam metal.

3) Stormwater Management Feature. The stormwater management feature depicted on the Concept Plan, labeled "Stormwater BMP", shall incorporate a walking trail and pedestrian amenities as follows:

a. The walking trail around the stormwater management feature will be a continuous paved trail a minimum of five feet (5') wide, meandering in design.

b. Pedestrian amenities shall include at least the following: (i) one (1) dog cleanup station, (ii) one (1) trash receptacle, (iii) one (1) bench placed on the east, west and south sides of the Stormwater BMP, and (iv) two (2) picnic tables with seating placed on the east and south side of the Stormwater BMP. Site furnishing details shall be approved by the Director of Community Development or their designee as depicted within the development plan in connection with the development plan review process.

c. The edge of the Stormwater BMP shall 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. Grantor's specific design, including the identification of the native plants to be utilized, shall be depicted on the landscape plan, required by Condition 5 hereinbelow, to be submitted in connection with development plan review process.

d. Street trees shall be planted and maintained around the entirety of the stormwater management feature, on alternating sides of the path, so that at twenty (20) years of growth they will create a full canopy around the Stormwater BMP, excepting (i) necessary spacing at corners for required sight lines, and (ii) one location for maintenance access to be no greater than fifteen feet (15') wide. At least two species of street trees 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.

4) Mature Tree Preservation. 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 or their designees, DEVELOPER may remove certain agreed upon Preserved Trees as may be necessary for the placement of buildings, utilities, streets and/or alleyways, sidewalk and/or trail, the stormwater management plan, or the drainage plan, and may remove certain Preserved Trees subsequently deemed unhealthy or non-viable in accordance with Condition 4(c) hereinbelow.

a. When requested, DEVELOPER shall provide information to the City including design or siting alternatives considered which did not require tree removal. Retention of existing healthy, mature trees, where possible, is preferred over the removal of existing vegetation to plant additional landscaping, including without limitation the street trees described in Paragraph 2(d), above.

b. In addition to depicting the preservation of the Preserved Trees on the landscape plan, DEVELOPER shall also submit with the landscape plan, a tree protection plan detailing protective measures to be taken during construction to preserve the Preserved Trees.

c. Additionally, HRHA may, in its sole discretion, require that the DEVELOPER execute a tree protection agreement and agree to provide a Tree Protection Bond, sufficient to provide for the installation, maintenance, and performance of the

protective measures identified in the tree protection plan to protect the viable, healthy Preserved Trees during construction, as well as the repair and replacement, if necessary, of viable, healthy Preserved Trees, which were required to be preserved during construction. At or prior to entering into such tree protection agreement, the parties agree that HRHA will have an International Society of Arboriculture Certified Arborist, community forester, or other individual with the skills and qualifications necessary, as approved by the City's Director of Community Development, who will assess and evaluate the Preserved Trees to determine the health, viability, and replacement value of the Preserved Trees. Such assessment and evaluation shall be used to confirm the specific Preserved Trees to be preserved, to confirm that the Preserved Trees are still viable and healthy, and to determine the amount of the Tree Protection Bond to be required to protect the viable, healthy Preserved Trees during construction.

d. In an effort to facilitate the preservation of the Preserved Trees, as referenced above, the townhouse front yard setbacks along Lawrence Avenue and Sargeant Street may be increased up to ten feet (10'), to a maximum of thirty feet (30'), in lieu of the twenty foot (20') maximum front yard setback for townhouses set forth in ARTICLE V. - MD-4 DISTRICT-MULTIFAMILY RESIDENTIAL, Sec. 5-45.

5) Landscape Improvements. In addition to any tree protection or other landscaping requirements imposed by Condition 4 hereinabove, a landscape plan shall be submitted for review and approval by the Director of Community Development or their designee in connection with development plan review process, meeting the requirements of the City of Hampton Landscape Guidelines. Prior to final development plan approval, the landscape plan shall be consistent with the following criteria:

a. the landscape plan shall comply with the Concept Plan and all the landscape elements herein;

b. installation of street trees on lots fronting the Public Streets, as defined in Condition 6 hereinbelow, within the public rights-of-way, a total of 100 trees, not including the trees around the Stormwater BMP, but expressly including any Preserved Trees, regardless of location, in a manner that is generally evenly distributed throughout the Property, and in accordance with the City of Hampton Landscape Guidelines;

c. the “+ / - 3’ B e r m a n d Landscape Buffers”, as depicted on the Concept Plan, shall consist of a mixture of evergreen and deciduous trees, shrubs, and groundcover, as indicated on the Concept Plan and the following:

- i. all trees installed in the Landscape Buffer shall be dispersed throughout the required planting areas and shall be planted with a combination of single trees and groups of trees in a staggered, clustered or other pattern. Trees shall not be installed in a continuous single row except where necessary and appropriate to meet screening buffer requirements. Shrubs shall be installed in groupings and integrated with trees. No trees or shrubs will be required in areas that preclude their planting due for a utility easement;
- ii. Plant Spacing: canopy trees shall be planted forty feet (40’) on center; understory trees shall be planted twenty feet (20’) on center; and shrubs shall be planted three feet (3’) on center;

iii. Plant Specifications: Buffer plant materials shall be a combination of deciduous and evergreen canopy and understory trees as well as deciduous and evergreen shrubs. No more than fifty percent (50%) of the required trees and shrubs shall be of any one type, nor shall more than twenty-five percent (25%) of the required trees and shrubs be of any single species (e.g., maple, pine, oak, dogwood, holly, etc.).

d. a minimum of seventy-five percent (75%) of all trees and shrubs shall be native species to the Commonwealth of Virginia as identified by the Virginia Department of Conservation and Recreation; the remaining twenty-five percent (25%) may be trees and shrubs adapted to the USDA Hardiness Zones 8a and 8b.

e. all new trees and shrubs shall meet the following size requirements:

<u>Plant Type</u>	Installed Size	Mature Height Capability
Shade/Canopy Tree	2" caliper	>50'
Evergreen Tree	8-10' height	>40'
Understory Tree	8-10' height	>20'
Evergreen Shrub	24-30" height	>6'

6) Infrastructure Improvements. DEVELOPER shall dedicate and construct, at its own cost, all improvements necessary for Lawrence Avenue and Sargeant Street (the “Public Streets”), as shown on the Concept Plan, to meet the City’s Department of Public Works Design and Construction Standards for new streets that allow parking on both sides of the street, including but not limited to:

a. resurfacing of the Public Streets;

- b. abandoning the existing water and sanitary sewer lines within the Public Streets and installing new water and sewer lines with new utility connections, if necessary, for the Single-Family Homes and Townhomes, as well as installation of other utilities necessary for the project;
- c. installing a City-approved storm drainage collection system and Best Management Practice;
- d. undergrounding all electrical lines;
- e. construction of public sidewalks on both sides of the Public Streets;
- f. installation of street lighting on both sides of the Public Streets in accordance with the City of Hampton Outdoor Lighting Policy & Procedures;
- g. installation of street trees on both sides of the Public Streets, as provided for in Condition 5(b) hereinabove; and
- h. installation of curb and gutter within the Public Streets.

Further, said improvements to the Public Streets shall include the extension of Lawrence Avenue such that it connects to Mallory Street and the vacation of a portion of Lawrence Avenue, as generally shown on the Concept Plan.

7) Property Owner's Association. Prior to the recordation of the subdivision plat, DEVELOPER shall establish a property owner's association ("HOA") and will record a Declaration of Restrictive Covenants ("Declaration"), which shall impose certain restrictions on the use of the Property, will impose certain design standards on any improvements constructed on the Property, and which will authorize the HOA to enforce the Declaration, the restrictions and the design standards. The governing documents of the HOA shall be subject to the review and approval by HRHA and will contain the following provisions:

a. The number of units for lease at any time shall be limited to no more than ten percent (10%) of the total number of units (the “Rental Cap”), and once such Rental Cap is met, it may only be exceeded if necessary to accommodate lease or rental by an active-duty military owner that experiences a military deployment.

b. The HOA shall maintain in perpetuity the stormwater management feature, the walking trail, the pedestrian amenities, site furnishings, all common landscaping, and the private alleyways serving Townhomes (as described more fully in Conditions 2, 3, 4, and 5) (collectively, “Project Amenities”) and neither HRHA nor the City shall have responsibility for maintenance of the Project Amenities.

8) It is understood that the proposed project shall comply with all ordinances of the City of Hampton.

9) Further lawful conditions or restrictions against the Property may be required by Grantee during the detailed development plan review and administration of applicable codes and regulations of Grantee by all appropriate agencies and departments of Grantee, which shall be observed or performed by Grantor. Grantor acknowledges that additional further lawful conditions or restrictions may be imposed by Grantee as a condition of such approvals, including but not limited to final development plan approval.

10) All references hereinabove to zoning districts and to regulations applicable thereto refer to the City Zoning Ordinance of the City of Hampton, in force as of the date the conditional rezoning amendment is approved by the Grantee.

11) The Grantor covenants and agrees that (a) the Zoning Administrator of the City of Hampton, Virginia, shall be vested with all necessary authority on behalf of the governing body of the City of Hampton, Virginia, to administer and enforce the foregoing conditions and

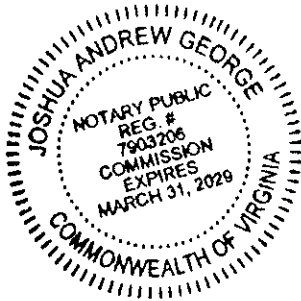
restrictions specified in this Agreement, including (i) the ordering in writing of the remedying of any noncompliance with such conditions, and (ii) the bringing of legal action or suit to ensure compliance with such conditions, including mandatory or prohibitory injunction, abatement, damages or other appropriate action, suit or proceedings; (b) the failure to meet all conditions shall constitute cause to deny the issuance of any of the required building or occupancy permits as may be appropriate; and (c) the Zoning Map shall show by an appropriate symbol on the Map the existence of conditions attaching to the zoning of the subject Property on the Map and that the ordinance and conditions may be made readily available and accessible for public inspection in the office of the Zoning Administrator and in the Department of Community Development and that this Agreement shall be recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia and indexed in the name of the Grantor and Grantee.

[Remainder of Page Intentionally Left Blank - Signatures on Following Pages]

WITNESS the following signatures:

GRANTOR:

HAMPTON REDEVELOPMENT AND
HOUSING AUTHORITY,
a political subdivision of the Commonwealth of
Virginia



By: _____

Executive Director

Date: _____

5/14/2026

Approved as to Legal Sufficiency:

Counsel for HRHA

Date

COMMONWEALTH OF VIRGINIA

City of Hampton, to-wit:

I, Joshua Andrew George, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that Aaru Maiat, whose name is signed to the foregoing instrument as Executive Director of Hampton Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia, has sworn to, subscribed, and acknowledged the same before me in the City and State aforesaid, this 14 day of May, 2026, ~~2025~~²⁰²⁶ on behalf of said entity. He/she ☐ is personally known to me or ☒ has produced Driver's License as identification.

Joshua Andrew George
Notary Public

My commission expires: 3/31/2029

Registration No. 7903206

[Signature Page to Proffer Agreement]

GRANTOR:

NORTH MALLORY QUAY LLC,
a Virginia limited liability company

By: 

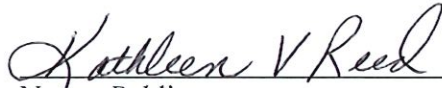
Name: Alan Resh

Title: Manager

COMMONWEALTH OF VIRGINIA

City/County of Norfolk, to-wit:

I, Kathleen V. Reed, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that Alan Resh, whose name is signed to the foregoing instrument as Manager of North Mallory Quay LLC, a Virginia limited liability company, has sworn to, subscribed, and acknowledged the same before me in the City and State aforesaid, this 20th day of April, 2026 on behalf of said company. ☒ He ☐ she ☐ is personally known to me or ☒ has produced VA License E24466222 as identification.


Notary Public

My commission expires: 09/30/2027
Registration No. 210293

[Affix Notary Seal]



[Signature Page to Proffer Agreement]

GRANTOR:

Mark S. Wampler
MARK S. WAMPLER

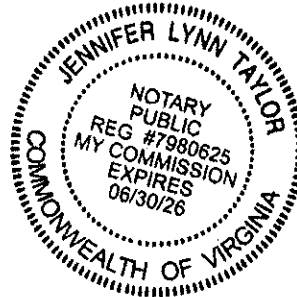
COMMONWEALTH OF VIRGINIA
City/County of Hampton, to-wit:

I, Jennifer L Taylor, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that Mark S. Wampler, whose name is signed to the foregoing instrument has sworn to, subscribed, and acknowledged the same before me in the City and State aforesaid, this 28 day of April, 2026. He/she ☐ is personally known to me or ☐ has produced VADL as identification.

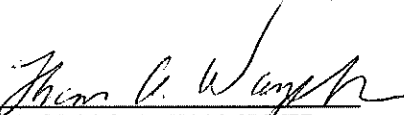
Jennifer L Taylor
Notary Public

My commission expires: 6/30/2026
Registration No. 7980625

[Affix Notary Seal]



GRANTOR:


THOMAS A. WAMPLER

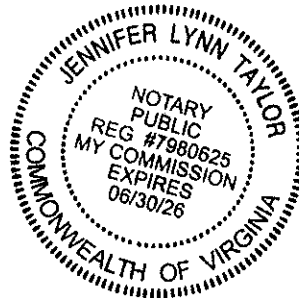
COMMONWEALTH OF VIRGINIA
City/County of Hampton, to-wit:

I, Jennifer L Taylor, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that Thomas A. Wampler, whose name is signed to the foregoing instrument has sworn to, subscribed, and acknowledged the same before me in the City and State aforesaid, this 28 day of April, 2026. He/she ☐ is personally known to me or ☐ has produced VADL as identification.


Notary Public

My commission expires: 6/30/2026
Registration No. 7980625

[Affix Notary Seal]



[Signature Page to Proffer Agreement]

GRANTOR:

William Wampler
WILLIAM W. WAMPLER

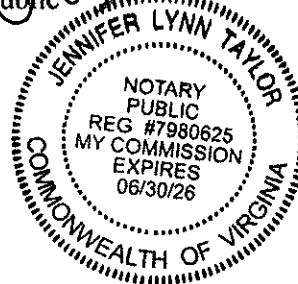
COMMONWEALTH OF VIRGINIA
City/County of Hampton, to-wit:

I, Jennifer L Taylor, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that William W. Wampler, whose name is signed to the foregoing instrument has sworn to, subscribed, and acknowledged the same before me in the City and State aforesaid, this 28 day of April, 2026. He/she ☐ is personally known to me or ☐ has produced VAQL as identification.

Jennifer L Taylor
Notary Public

My commission expires: 6/30/2026
Registration No. 7980625

[Affix Notary Seal]



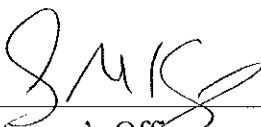
GRANTOR:

CITY OF HAMPTON, VIRGINIA,
a municipal corporation of the Commonwealth of
Virginia

By:  Jason Mitchell
City Manager/Her Designee

Date: 6/15/2026

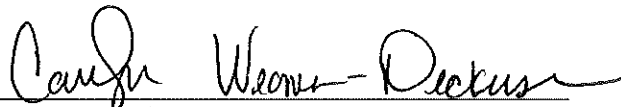
Approved as to Legal Sufficiency:


City Attorney's Office

June 12, 2026
Date

COMMONWEALTH OF VIRGINIA
City of Hampton, to-wit:

I, Carolyn Weaver-Dickers, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that Jason Mitchell, whose name is signed to the foregoing instrument as City Manager/Her Designee of the City of Hampton, Virginia, a municipal corporation of the Commonwealth of Virginia, has sworn to, subscribed, and acknowledged the same before me in the City and State aforesaid, this 15th day of June, 2026 on behalf of said entity. He/she ☒ is personally known to me or ☐ has produced _____ as identification.


Notary Public

My commission expires: 5/31/28
Registration No. 00271770



Exhibit A
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 entit1ed, "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 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 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.