
2024 Federal Low Income Housing Tax Credit Program

Application For Reservation

Deadline for Submission

9% Competitive Credits

Applications Must Be Received At Virginia Housing No Later Than **12:00 PM** Richmond, VA Time On **March 14, 2024**

Tax Exempt Bonds

Applications must be received at Virginia Housing
No Later Than 12:00 PM Richmond, VA Time for one of the two available
4% credit rounds- January 25, 2024 or July 18, 2024.



Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220-6500

INSTRUCTIONS FOR THE VIRGINIA 2024 LIHTC APPLICATION FOR RESERVATION

This application was prepared using Excel, Microsoft Office 2016. Please note that using the active Excel workbook does not eliminate the need to submit the required PDF of the signed hardcopy of the application and related documentation. A more detailed explanation of application submission requirements is provided below and in the Application Manual.

An electronic copy of your completed application is a mandatory submission item.

Applications For 9% Competitive Credits

Applicants should submit an electronic copy of the application package prior to the application deadline, which is **12:00 PM** Richmond Virginia time on **March 14, 2024**. Failure to submit an electronic copy of the application by the deadline will cause the application to be disqualified.

Please Note:

Applicants should submit all application materials in electronic format only via your specific Procorem workcenter.

There should be distinct files which should include the following:

- 1. Application For Reservation – the active Microsoft Excel workbook**
- 2. A PDF file which includes the following:**
 - Application For Reservation – Signed version of hardcopy
 - All application attachments (i.e. tab documents, excluding market study and plans & specs)
- 3. Market Study – PDF or Microsoft Word format**
- 4. Plans - PDF or other readable electronic format**
- 5. Specifications - PDF or other readable electronic format (may be combined into the same file as the plans if necessary)**
- 6. Unit-By-Unit work write up (rehab only) - PDF or other readable electronic format**
- 7. Developer Experience Documentation (PDF)**

IMPORTANT:

Virginia Housing only accepts files via our work center sites on Procorem. Contact TaxCreditApps@virginiahousing.com for access to Procorem or for the creation of a new deal workcenter. Do not submit any application materials to any email address unless specifically requested by the Virginia Housing LIHTC Allocation Department staff.

Disclaimer:

Virginia Housing assumes no responsibility for any problems incurred in using this spreadsheet or for the accuracy of calculations. Check your application for correctness and completeness before submitting the application to Virginia Housing.

Entering Data:

Enter numbers or text as appropriate in the blank spaces highlighted in yellow. Cells have been formatted as appropriate for the data expected. All other cells are protected and will not allow changes.

Please Note:

- ▶ **VERY IMPORTANT! : Do not** use the copy/cut/paste functions within this document. Pasting fields will corrupt the application and may result in penalties. You may use links to other cells or other documents but do not paste data from one document or field to another. You may also use the drag function.
- ▶ Some fields provide a dropdown of options to select from, indicated by a down arrow that appears when the cell is selected. Click on the arrow to select a value within the dropdown for these fields.
- ▶ The spreadsheet contains multiple error checks to assist in identifying potential mistakes in the application. These may appear as data is entered but are dependent on values entered later in the application. Do not be concerned with these messages until all data within the application has been entered.
- ▶ Also note that some cells contain error messages such as “#DIV/0!” as you begin. These warnings will disappear as the numbers necessary for the calculation are entered.

Assistance:

If you have any questions, please contact the Virginia Housing LIHTC Allocation Department. Please note that we cannot release the copy protection password.

Virginia Housing LIHTC Allocation Staff Contact Information

Name	Email	Phone Number
Stephanie Flanders	stephanie.flanders@virginiahousing.com	(804) 343-5939
Jonathan Kinsey	jonathan.kinsey@virginiahousing.com	(804) 584-4717

Phil Cunningham	phillip.cunningham@virginiahousing.com	(804) 343-5514
Lauren Dillard	lauren.dillard@virginiahousing.com	(804) 584-4729
Jaki Whitehead	jaki.whitehead@virginiahousing.com	(804) 343-5861
Hadia Ali	hadia.ali@virginiahousing.com	(804) 343-5873

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2024 Low-Income Housing Tax Credit Application For Reservation

Please indicate if the following items are included with your application by putting an 'X' in the appropriate boxes. Your assistance in organizing the submission in the following order, and actually using tabs to mark them as shown, will facilitate review of your application. Please note that all mandatory items must be included for the application to be processed. The inclusion of other items may increase the number of points for which you are eligible under Virginia Housing's point system of ranking applications, and may assist Virginia Housing in its determination of the appropriate amount of credits that may be reserved for the development.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | \$1,000 Application Fee (MANDATORY) - Invoice information will be provided in your Procorem Workcenter |
| <input checked="" type="checkbox"/> | Electronic Copy of the Microsoft Excel Based Application (MANDATORY) |
| <input checked="" type="checkbox"/> | Scanned Copy of the Signed Tax Credit Application with Attachments (excluding market study, 8609s and plans & specifications) (MANDATORY) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Market Study (MANDATORY - Application will be disqualified if study is not submitted with application) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Plans (MANDATORY) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Specifications (MANDATORY) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Existing Condition questionnaire (MANDATORY if Rehab) |
| <input checked="" type="checkbox"/> | Electronic Copy of Unit by Unit Matrix and Scope of Work narrative (MANDATORY if Rehab) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Physical Needs Assessment (MANDATORY at reservation for a 4% rehab request) |
| <input checked="" type="checkbox"/> | Electronic Copy of Appraisal (MANDATORY if acquisition credits requested) |
| <input checked="" type="checkbox"/> | Electronic Copy of Environmental Site Assessment (Phase I) (MANDATORY if 4% credits requested) |
| <input checked="" type="checkbox"/> | Electronic Copy of Development Experience and Partnership or Operating Agreement, including chart of ownership structure with percentage |
| <input type="checkbox"/> | of interests (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab A: Partnership or Operating Agreement, including chart of ownership structure with percentage |
| <input type="checkbox"/> | of interests (see manual for details) (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab B: Virginia State Corporation Commission Certification (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab C: Principal's Previous Participation Certification (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab D: List of LIHTC Developments (Schedule A) (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab E: Site Control Documentation & Most Recent Real Estate Tax Assessment (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab F: Third Party RESNET Rater Certification (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab G: Zoning Certification Letter (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab H: Attorney's Opinion using Virginia Housing template (MANDATORY) |
| <input type="checkbox"/> | Tab I: Nonprofit Questionnaire (MANDATORY for points or pool) |
| | The following documents need not be submitted unless requested by Virginia Housing: |
| | -Nonprofit Articles of Incorporation -IRS Documentation of Nonprofit Status |
| | -Joint Venture Agreement (if applicable) -For-profit Consulting Agreement (if applicable) |
| <input checked="" type="checkbox"/> | Tab J: Relocation Plan and Unit Delivery Schedule (MANDATORY if Rehab) |
| <input type="checkbox"/> | Tab K: Documentation of Development Location: |
| <input type="checkbox"/> | K.1 Revitalization Area Certification |
| <input checked="" type="checkbox"/> | K.2 Surveyor's Certification of Proximity To Public Transportation using Virginia Housing template |
| <input checked="" type="checkbox"/> | Tab L: PHA / Section 8 Notification Letter |
| <input type="checkbox"/> | Tab M: <i>(left intentionally blank)</i> |
| <input type="checkbox"/> | Tab N: Homeownership Plan |
| <input checked="" type="checkbox"/> | Tab O: Plan of Development Certification Letter |
| <input type="checkbox"/> | Tab P: Zero Energy or Passive House documentation for prior allocation by this developer |
| <input checked="" type="checkbox"/> | Tab Q: Documentation of Rental Assistance, Tax Abatement and/or existing RD or HUD Property |
| <input checked="" type="checkbox"/> | Tab R: Documentation of Utility Allowance Calculation |
| <input type="checkbox"/> | Tab S: Supportive Housing Certification and/or Resident Well-being MOU |
| <input checked="" type="checkbox"/> | Tab T: Funding Documentation |
| <input checked="" type="checkbox"/> | Tab U: Acknowledgement by Tenant of the availability of Renter Education provided by Virginia Housing |
| <input type="checkbox"/> | Tab V: Nonprofit or LHA Purchase Option or Right of First Refusal |
| <input checked="" type="checkbox"/> | Tab W: Internet Safety Plan and Resident Information Form |
| <input type="checkbox"/> | Tab X: Marketing Plan for units meeting accessibility requirements of HUD section 504 |
| <input type="checkbox"/> | Tab Y: Inducement Resolution for Tax Exempt Bonds |
| <input checked="" type="checkbox"/> | Tab Z: Documentation of team member's Diversity, Equity and Inclusion Designation |
| <input type="checkbox"/> | Tab AA: Priority Letter from Rural Development |
| <input type="checkbox"/> | Tab AB: Social Disadvantage Certification |

VHDA TRACKING NUMBER		2024-TEB-19
A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT		Application Date: 1/24/2024

1. Development Name: Talbot Park Apartments
2. Address (line 1): 118 Warren Street
Address (line 2):
City: Norfolk State: VA Zip: 23505
3. If complete address is not available, provide longitude and latitude coordinates (x,y) from a location on site that your surveyor deems appropriate. Longitude: 00.00000 Latitude: 00.00000
(Only necessary if street address or street intersections are not available.)
4. The Circuit Court Clerk's office in which the deed to the development is or will be recorded:
City/County of Norfolk City
5. The site overlaps one or more jurisdictional boundaries..... FALSE
If true, what other City/County is the site located in besides response to #4?.....
6. Development is located in the census tract of: 17.00
7. Development is located in a Qualified Census Tract..... FALSE *Note regarding DDA and QCT*
8. Development is located in a Difficult Development Area..... FALSE
9. Development is located in a Revitalization Area based on QCT FALSE
10. Development is located in a Revitalization Area designated by resolution FALSE
11. Development is located in an Opportunity Zone (with a binding commitment for funding)..... FALSE
(If 9, 10 or 11 are True, Action: Provide required form in TAB K1)

12. Development is located in a census tract with a household poverty rate of.....	3%	10%	12%
	FALSE	FALSE	TRUE

Enter only Numeric Values below:

13. Congressional District: 3
- Planning District: 23
- State Senate District: 21
- State House District: 3

14. Development Description: In the space provided below, give a brief description of the proposed development
- Built in 1943 and located in the Talbot Park neighborhood in Norfolk, Virginia, Talbot Park Apartments presents a value-add opportunity to revitalize a classic apartment community containing 295 units.

15. Local Needs and Support

- a. Provide the name and the address of the chief executive officer (City Manager, Town Manager, or County Administrator of the political jurisdiction in which the development will be located:

VHDA TRACKING NUMBER		2024-TEB-19
A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT		Application Date: 1/24/2024

Chief Executive Officer's Name:	Patrick Roberts		
Chief Executive Officer's Title:	City Manager	Phone:	(757) 664-4242
Street Address:	810 Union Street, Suite 1101		
City:	Norfolk	State:	VA
		Zip:	23510

Name and title of local official you have discussed this project with who could answer questions for the local CEO:

Megan Erwin, Assistant Director Community Development Norfolk DHCD

b. If the development overlaps another jurisdiction, please fill in the following:

Chief Executive Officer's Name:			
Chief Executive Officer's Title:		Phone:	
Street Address:			
City:		State:	
		Zip:	

Name and title of local official you have discussed this project with who could answer questions for the local CEO:

B. RESERVATION REQUEST INFORMATION**1. Requesting Credits From:**

a. If requesting 9% Credits, select credit pool:

or

b. If requesting Tax Exempt Bond credits, select development type:

For Tax Exempt Bonds, where are bonds being issued?

ACTION: Provide Inducement Resolution at **TAB Y** (if available)**Skip to Number 4 below.****2. Type(s) of Allocation/Allocation Year**

Definitions of types:

a.

Regular Allocation means all of the buildings in the development are expected to be placed in service this calendar year, 2024.

b.

Carryforward Allocation means all of the buildings in the development are expected to be placed in service within two years after the end of this calendar year, 2024, but the owner will have more than 10% basis in development before the end of twelve months following allocation of credits. For those buildings, the owner requests a carryforward allocation of 2024 credits pursuant to Section 42(h)(1)(E).**3. Select Building Allocation type:****Note** regarding Type = Acquisition and Rehabilitation: Even if you acquired a building this year and "placed it in service" for the purpose of the acquisition credit, you cannot receive its acquisition 8609 form until the rehab 8609 is issued for that building.

4. Is this an additional allocation for a development that has buildings not yet placed in service? FALSE

5. Planned Combined 9% and 4% Developments

a. A site plan has been submitted with this application indicating two developments on the same or contiguous site. One development relates to this 9% allocation request and the remaining development will be a 4% tax exempt bond application. FALSE

If true, provide name of companion development:

a. Has the developer met with Virginia Housing regarding the 4% tax exempt bond deal? FALSE

b. List below the number of units planned for each allocation request. **This stated split of units cannot be changed or 9% Credits will be cancelled.**

Total Units within 9% allocation request? 0

Total Units within 4% Tax Exempt allocation Request? 0

Total Units: 0

% of units in 4% Tax Exempt Allocation Request: 0.00%

6. Extended Use Restriction**Note:** Each recipient of an allocation of credits will be required to record an **Extended Use Agreement** as required by the IRC governing the use of the development for low-income housing for at least 30 years. Applicant waives the right to pursue a Qualified Contract.**Must Select One:** 30**Definition of selection:**

Development will be subject to the standard extended use agreement of 15 extended use period (after the mandatory 15-year compliance period.)

7. Virginia Housing would like to encourage the efficiency of electronic payments. Indicate if developer commits to submitting any payments due the Authority, including reservation fees and monitoring fees, by electronic payment. TRUE

*In 2023, Virginia Housing began using a new Rental Housing Invoicing Portal to allow easy payments via secure ACH transactions.**An invoice for your application fee along with access information was provided in your development's assigned Procorem work center.*

C. OWNERSHIP INFORMATION

NOTE: Virginia Housing may allocate credits only to the tax-paying entity which owns the development at the time of the allocation. The term "Owner" herein refers to that entity. Please fill in the legal name of the owner. The ownership entity must be formed prior to submitting this application. Any transfer, direct or indirect, of partnership interests (except those involving the admission of limited partners) prior to the placed-in-service date of the proposed development shall be prohibited, unless the transfer is consented to by Virginia Housing in its sole discretion. **IMPORTANT: The Owner name listed on this page must exactly match the owner name listed on the Virginia State Corporation Commission Certification.**

1. Owner Information:

Must be an individual or legally formed entity.

a. Owner Name: 118 Warren Street LLC

Developer Name: 118 Warren Street Developer LLC

Contact: M/M ▶ Mr. First: Edward MI: K Last: Solarz

Address: 101 W Commerce Road, 2nd Floor

City: Richmond St. ▶ VA Zip: 23224

Phone: 804-977-0778 Ext. Fax:

Email address: edsolarz@genesisproperties.com

Federal I.D. No. 990792280 (If not available, obtain prior to Carryover Allocation.)

Select type of entity: ▶ Limited Liability Company Formation State: ▶ VA

Additional Contact: Please Provide Name, Email and Phone number.

Jessica Stevenson, jessicastevenson@genesisproperties.com, 804-977-0765

- ACTION:**
- a. Provide Owner's organizational documents (e.g. Partnership agreements and Developer Fee agreement) **(Mandatory TAB A)**
 - b. Provide Certification from Virginia State Corporation Commission **(Mandatory TAB B)**
 - c. Provide Principals' Previous Participation Certification **(Mandatory TAB C)**
 - d. Provide a chart of ownership structure (Org Chart) and a list of all LIHTC Developments within the last 15 years. **(Mandatory at TABS A/D)**

- b. FALSE Indicate if at least one principal listed within Org Chart with an ownership interest of at least 25% in the controlling general partner or managing member is a socially disadvantaged individual as defined in the manual.

ACTION: If true, provide Socially Disadvantaged Certification **(TAB AB)**

2. Developer Experience:

May select one or more of the following choices:

- FALSE a. The development has an experienced sponsor (as defined in the manual) that has placed at least one LIHTC development in service in Virginia within the past 5 years.

Action: Provide one 8609 from qualifying development.

- TRUE b. The development has an experienced sponsor (as defined in the manual) that has placed at least three (3) LIHTC developments in service in any state within the past 6 years (in addition to any development provided to qualify for option d. above)

Action: Provide one 8609 from each qualifying development.

- FALSE c. Applicant is competing in the Local Housing Authority pool and partnering with an experienced sponsor (as defined in the manual), other than a local housing authority.

Action: Provide documentation as stated in the manual.

D. SITE CONTROL

NOTE: Site control by the Owner identified herein is a mandatory precondition of review of this application. Documentary evidence in the form of either a deed, option, purchase contract or lease for a term longer than the period of time the property will be subject to occupancy restrictions must be included herewith. (For 9% Competitive Credits - An option or contract must extend beyond the application deadline by a minimum of four months.)

Warning: Site control by an entity other than the Owner, even if it is a closely related party, is not sufficient. Anticipated future transfers to the Owner are not sufficient. The Owner, as identified previously, must have site control at the time this Application is submitted.

NOTE: If the Owner receives a reservation of credits, the property must be titled in the name of or leased by (pursuant to a long-term lease) the Owner before the allocation of credits is made.

Contact Virginia Housing before submitting this application if there are any questions about this requirement.

1. Type of Site Control by Owner:

Applicant controls site by (select one):

Select Type: Purchase Contract

Expiration Date: 11/22/2024

In the Option or Purchase contract - Any contract for the acquisition of a site with an existing residential property may not require an empty building as a condition of such contract, unless relocation assistance is provided to displaced households, if any, at such level required by Virginia Housing. See QAP for further details.

ACTION: Provide documentation and most recent real estate tax assessment - **Mandatory TAB E**

FALSE There is more than one site for development and more than one form of site control.

(If **True**, provide documentation for each site specifying number of existing buildings on the site (if any), type of control of each site, and applicable expiration date of stated site control. A site control document is required for each site (**Tab E**.)

2. Timing of Acquisition by Owner:

Only one of the following statement should be True.

- a. FALSE Owner already controls site by either deed or long-term lease.
- b. TRUE Owner is to acquire property by deed (or lease for period no shorter than period property will be subject to occupancy restrictions) no later than..... 11/22/2024 .
- c. FALSE There is more than one site for development and more than one expected date of acquisition by Owner.
- (If c is **True**, provide documentation for each site specifying number of existing buildings on the site, if any, and expected date of acquisition of each site by Owner (**Tab E**.)

3. Seller Information:

Name: Newport One Lc

Address: 5269 Greenwich Road, Suite 201

City: Virginia Beach St.: VA Zip: 23462

Contact Person: Malcolm Van de Water Phone: (757) 620-3900

There is an identity of interest between the seller and the owner/applicant..... TRUE

D. SITE CONTROL

If above statement is **TRUE**, complete the following:

Principal(s) involved (e.g. general partners, controlling shareholders, etc.)

<u>Names</u>	<u>Phone</u>	<u>Type Ownership</u>	<u>% Ownership</u>
Christine G Williamson (Newport Part		Member	27.60%
Richard Galliford (Richard Galliford Re		Member	27.60%
Donald Van de Water (Brother to Mal		Member	18.50%
Malcolm Van de Water (Parent to Lee		Manager/ Member	13.15%
Virginia Van de Water (Parent to Lee \		Member	13.15%
			0.00%
			0.00%

E. DEVELOPMENT TEAM INFORMATION

Complete the following as applicable to your development team.

- Indicate Diversity, Equity and Inclusion (DEI) Designation if this team member is SWAM or Service Disabled Veteran as defined in manual.

ACTION: Provide copy of certification from Commonwealth of Virginia, if applicable - **TAB Z**

1. Tax Attorney:	Richard C. Lawrence	This is a Related Entity.	FALSE
Firm Name:	MeyerGoergen PC	DEI Designation?	FALSE
Address:	1802 Bayberry Court, Suite 200, Richmond, VA 23226		
Email:	lawrence@mg-law.com	Phone:	(804) 622-1246
2. Tax Accountant:	Kevin Rayfield	This is a Related Entity.	FALSE
Firm Name:	FORVIS	DEI Designation?	FALSE
Address:	1829 Eastchester Drive, High Point, NC 27265		
Email:	kevin.rayfield@forvis.com	Phone:	(336) 822-4364
3. Consultant:		This is a Related Entity.	FALSE
Firm Name:		DEI Designation?	FALSE
Address:		Role:	
Email:		Phone:	
4. Management Entity:	Edward Solarz	This is a Related Entity.	TRUE
Firm Name:	Genesis Properties, Inc.	DEI Designation?	FALSE
Address:	101 W Commerce Road, 2nd Floor, Richmond, VA 23224		
Email:	edsolarz@genesisproperties.com	Phone:	(804) 230-1220
5. Contractor:	Kevin O'Leary	This is a Related Entity.	FALSE
Firm Name:	J.D. Lewis Construction Management	DEI Designation?	FALSE
Address:	503 East Main Street, Richmond, VA 23219		
Email:	koleary@jdlewiscom.com	Phone:	(804) 915-8800
6. Architect:	Thomas Smith and Jordan Smith	This is a Related Entity.	FALSE
Firm Name:	TS3 Architects	DEI Designation?	FALSE
Address:	1228 Perimeter Parkway, Suite 101, Virginia Beach, VA 23454		
Email:	thomas.smith@ts3architects.com; jordan.smith@ts3architects.com	Phone:	(757) 689-2699
7. Real Estate Attorney:	Richard C. Lawrence	This is a Related Entity.	FALSE
Firm Name:	MeyerGoergen PC	DEI Designation?	FALSE
Address:	1802 Bayberry Court, Suite 200, Richmond, VA 23226		
Email:	lawrence@mg-law.com	Phone:	(804) 622-1246
8. Mortgage Banker:	Peter Rawlings	This is a Related Entity.	TRUE
Firm Name:	Capital One Finance	DEI Designation?	FALSE
Address:	1680 Capital One Drive, McLean, VA 22102		
Email:	peter.rawlings@capitalone.com	Phone:	(202) 558-8844
9. Other:	Historic Tax Credit Consultant	This is a Related Entity.	FALSE
Firm Name:	Commonwealth Preservation Group	DEI Designation?	TRUE
Address:	536 W 35th Street, Norfolk, VA 23508		
Email:	paige@commonwealthpreservationgroup.com	Role:	Development consulting as
		Phone:	(757) 286-8602

F. REHAB INFORMATION

1. Acquisition Credit Information

- a. Credits are being requested for existing buildings being acquired for development..... TRUE
- Action: If true, provide an electronic copy of the Existing Condition Questionnaire, Unit by Unit Matrix and Appraisal.
- b. This development has received a previous allocation of credits..... FALSE
- If so, when was the most recent year that this development received credits? 0
- c. The development has been provided an acknowledgement letter from Rural Development regarding its preservation priority?..... FALSE
- d. This development is an existing RD or HUD S8/236 development..... FALSE
- Action: (If True, provide required form in TAB Q)

Note: If there is an identity of interest between the applicant and the seller in this proposal, and the applicant is seeking points in this category, then the applicant must either waive their rights to the developer's fee or other fees associated with acquisition, or obtain a waiver of this requirement from Virginia Housing prior to application submission to receive these points.

- i. Applicant agrees to waive all rights to any developer's fee or other fees associated with acquisition..... FALSE
- ii. Applicant has obtained a waiver of this requirement from Virginia Housing prior to the application submission deadline..... FALSE

2. Ten-Year Rule For Acquisition Credits

- a. All buildings satisfy the 10-year look-back rule of IRC Section 42 (d)(2)(B), including the 10% basis/ \$15,000 rehab costs (\$10,000 for Tax Exempt Bonds) per unit requirement..... TRUE
- b. All buildings qualify for an exception to the 10-year rule under IRC Section 42(d)(2)(D)(i),..... FALSE
- i Subsection (I)..... FALSE
- ii. Subsection (II)..... FALSE
- iii. Subsection (III)..... FALSE
- iv. Subsection (IV)..... FALSE
- v. Subsection (V)..... FALSE
- c. The 10-year rule in IRC Section 42 (d)(2)(B) for all buildings does not apply pursuant to IRC Section 42(d)(6)..... FALSE
- d. There are different circumstances for different buildings..... FALSE
- Action: (If True, provide an explanation for each building in Tab K)

3. Rehabilitation Credit Information

F. REHAB INFORMATION

- a. Credits are being requested for rehabilitation expenditures..... TRUE
- b. Minimum Expenditure Requirements

i. All buildings in the development satisfy the rehab costs per unit requirement of IRS Section 42(e)(3)(A)(ii)..... TRUE

ii. All buildings in the development qualify for the IRC Section 42(e)(3)(B) exception to the 10% basis requirement (4% credit only)..... FALSE

iii. All buildings in the development qualify for the IRC Section 42(f)(5)(B)(ii)(II) exception..... FALSE

iv. There are different circumstances for different buildings..... FALSE

Action: (If True, provide an explanation for each building in Tab K)

G. NONPROFIT INVOLVEMENT

Applications for 9% Credits - Section 1 must be completed in order to compete in the Non Profit tax credit pool.

All Applicants - Section 2 must be completed to obtain points for nonprofit involvement.

1. Tax Credit Nonprofit Pool Applicants: To qualify for the nonprofit pool, an organization (described in IRC Section 501(c)(3) or 501(c)(4) and exempt from taxation under IRC Section 501(a)) should answer the following questions as TRUE:
- FALSE

FALSE

FALSE

FALSE

FALSE

FALSE

FALSE

a. Be authorized to do business in Virginia.

b. Be substantially based or active in the community of the development.

c. Materially participate in the development and operation of the development throughout the compliance period (i.e., regular, continuous and substantial involvement) in the operation of the development throughout the Compliance Period.

d. Own, either directly or through a partnership or limited liability company, 100% of the general partnership or managing member interest.

e. Not be affiliated with or controlled by a for-profit organization.

f. Not have been formed for the principal purpose of competition in the Non Profit Pool.

g. Not have any staff member, officer or member of the board of directors materially participate, directly or indirectly, in the proposed development as a for profit entity.
2. All Applicants: To qualify for points under the ranking system, the nonprofit's involvement need not necessarily satisfy all of the requirements for participation in the nonprofit tax credit pool.
- A. Nonprofit Involvement (All Applicants)
- There is nonprofit involvement in this development..... FALSE (If false, skip to #3.)
- Action: If there is nonprofit involvement, provide completed Non Profit Questionnaire (Mandatory TAB I).
- B. Type of involvement:
- Nonprofit meets eligibility requirement for points only, not pool..... FALSE
- or
- Nonprofit meets eligibility requirements for nonprofit pool and points..... FALSE
- C. Identity of Nonprofit (All nonprofit applicants):
- The nonprofit organization involved in this development is: ▶
- Name:
- Contact Person:
- Street Address:
- City: State: ▶ Zip:
- Phone: Contact Email:
- D. Percentage of Nonprofit Ownership (All nonprofit applicants):
- Specify the nonprofit entity's percentage ownership of the general partnership interest: 0.0%

G. NONPROFIT INVOLVEMENT

3. Nonprofit/Local Housing Authority Purchase Option/Right of First Refusal

A. FALSE After the mandatory 15-year compliance period, a qualified nonprofit or local housing authority will have the option to purchase or the right of first refusal to acquire the development for a price not to exceed the outstanding debt and exit taxes. Such debt must be limited to the original mortgage(s) unless any refinancing is approved by the nonprofit. See manual for more specifics.

Action: Provide Option or Right of First Refusal in recordable form using Virginia Housing's template. (TAB V)
Provide Nonprofit Questionnaire (if applicable) (TAB I)

Name of qualified nonprofit:

or indicate true if Local Housing Authority..... FALSE
Name of Local Housing Authority

B. FALSE A qualified nonprofit or local housing authority submits a homeownership plan committing to sell the units in the development after the mandatory 15-year compliance period to tenants whose incomes shall not exceed the applicable income limit at the time of their initial occupancy.

Action: Provide Homeownership Plan (TAB N) and contact Virginia Housing for a Pre-Application M

NOTE: Applicant is required to waive the right to pursue a Qualified Contract.

H. STRUCTURE AND UNITS INFORMATION

1. General Information

a. Total number of **all** units in development
Total number of **rental** units in development
Number of low-income rental units
Percentage of rental units designated low-income

295
295
295
100.00%

bedrooms
bedrooms
bedrooms

319
319
319

b. Number of new units:.....
Number of adaptive reuse units:
Number of rehab units:.....

0
0
295

bedrooms
bedrooms
bedrooms

0
0
319

c. If any, indicate number of planned exempt units (included in total of all units in development).....

0

d. Total Floor Area For The Entire Development.....

202,610.16

(Sq. ft.)

e. Unheated Floor Area (i.e. Breezeways, Balconies, Storage).....

10,841.82

(Sq. ft.)

f. Nonresidential Commercial Floor Area (Not eligible for funding).....

0.00

g. Total Usable Residential Heated Area.....

191,768.34

(Sq. ft.)

h. Percentage of Net Rentable Square Feet Deemed To Be **New Rental Space**.....

0.00%

i. Exact area of site in acres

11.037

j. Locality has approved a final site plan or plan of development.....
If **True**, Provide required documentation (**TAB O**).

TRUE

k. Requirement as of 2016: Site must be properly zoned for proposed development.
ACTION: Provide required zoning documentation (**MANDATORY TAB G**)

l. Development is eligible for Historic Rehab credits.....

TRUE

Definition:
The structure is historic, by virtue of being listed individually in the National Register of Historic Places, or due to its location in a registered historic district and certified by the Secretary of the Interior as being of historical significance to the district, and the rehabilitation will be completed in such a manner as to be eligible for historic rehabilitation tax credits.

2. UNIT MIX

a. Specify the **average size and number per unit type** (as indicated in the Architect's Certification):

Note: Average sq foot should include the prorata of common space.

Unit Type	Average Sq Foot		# of LIHTC Units	Total Rental Units
Supportive Housing	0.00	SF	0	0
1 Story Eff - Elderly	0.00	SF	0	0
1 Story 1BR - Elderly	0.00	SF	0	0
1 Story 2BR - Elderly	0.00	SF	0	0
Eff - Elderly	0.00	SF	0	0
1BR Elderly	0.00	SF	0	0
2BR Elderly	0.00	SF	0	0

H. STRUCTURE AND UNITS INFORMATION

Eff - Garden	0.00	SF	0	0
1BR Garden	540.00	SF	271	271
2BR Garden	890.00	SF	24	24
3BR Garden	0.00	SF	0	0
4BR Garden	0.00	SF	0	0
2+ Story 2BR Townhouse	0.00	SF	0	0
2+ Story 3BR Townhouse	0.00	SF	0	0
2+ Story 4BR Townhouse	0.00	SF	0	0
			295	295

Note: Please be sure to enter the values in the appropriate unit category. If not, errors will occur on the self scoresheet.

3. Structures

a. Number of Buildings (containing rental units).....

33

b. Age of Structure:.....

81 years

c. Maximum Number of stories:.....

2

d. The development is a scattered site development.....

FALSE

e. Commercial Area Intended Use:

N/A

f. Development consists primarily of :

(Only One Option Below Can Be True)

i. Low Rise Building(s) - (1-5 stories with any structural elements made of wood).....

TRUE

ii. Mid Rise Building(s) - (5-7 stories with no structural elements made of wood).....

FALSE

iii. High Rise Building(s) - (8 or more stories with no structural elements made of wood).....

FALSE

g. Indicate **True** for all development's structural features that apply:

i. Row House/Townhouse

FALSE

v. Detached Single-family

FALSE

ii. Garden Apartments

TRUE

vi. Detached Two-family

FALSE

iii. Slab on Grade

FALSE

vii. Basement

TRUE

iv. Crawl space

FALSE

h. Development contains an elevator(s).

FALSE

If true, # of Elevators.

0

Elevator Type (if known)

i. Roof Type

▶ Combination

j. Construction Type

▶ Masonry

k. Primary Exterior Finish

▶ Brick

4. Site Amenities (indicate all proposed)

a. Business Center.....

FALSE

f. Limited Access.....

FALSE

b. Covered Parking.....

FALSE

g. Playground.....

FALSE

H. STRUCTURE AND UNITS INFORMATION

c. Exercise Room.....	FALSE	h. Pool.....	FALSE
d. Gated access to Site.....	FALSE	i. Rental Office.....	TRUE
e. Laundry facilities.....	FALSE	j. Sports Activity Ct..	FALSE
		k. Other:	
l. Describe Community Facilities:			
m. Number of Proposed Parking Spaces	0		
Parking is shared with another entity	FALSE		
n. Development located within 1/2 mile of an existing commuter rail, light rail or subway station or 1/4 mile from existing public bus stop.	TRUE		

If True, Provide required documentation (TAB K2).

5. Plans and Specifications

- a. Minimum submission requirements for all properties (new construction, rehabilitation and adaptive reuse):
- i. A location map with development clearly defined.
 - ii. Sketch plan of the site showing overall dimensions of all building(s), major site elements (e.g., parking lots and location of existing utilities, and water, sewer, electric, gas in the streets adjacent to the site). Contour lines and elevations are not required.
 - iii. Sketch plans of all building(s) reflecting overall dimensions of:
 - a. Typical floor plan(s) showing apartment types and placement
 - b. Ground floor plan(s) showing common areas
 - c. Sketch floor plan(s) of typical dwelling unit(s)
 - d. Typical wall section(s) showing footing, foundation, wall and floor structureNotes must indicate basic materials in structure, floor and exterior finish.
- b. The following are due at reservation for Tax Exempt 4% Applications and at allocation for 9% Applications.
- i. Phase I environmental assessment.
 - ii. Physical needs assessment for any rehab only development.

NOTE: All developments must meet Virginia Housing's **Minimum Design and Construction Requirements**. By signing and submitting the Application for Reservation of LIHTC, the applicant certifies that the proposed project budget, plans & specifications and work write-ups incorporate all necessary elements to fulfill these requirements.

J. ENHANCEMENTS

Each development must meet the following baseline energy performance standard applicable to the development's construction category.

- a. **New Construction:** must obtain EnergyStar certification.
- b. **Rehabilitation:** renovation must result in at least a 30% performance increase or score an 80 or lower on the HERS Index.
- c. **Adaptive Reuse:** must score a 95 or lower on the HERS Index.

Certification and HERS Index score must be verified by a third-party, independent, non-affiliated, certified RESNET home energy rater. The HERS report should be completed for the whole development and not an individual unit.

Indicate **True** for the following items that apply to the proposed development:

ACTION: Provide RESNET rater certification of Development Plans (**TAB F**)

ACTION: Provide Internet Safety Plan and Resident Information Form (**Tab W**) if corresponding options selected below.

REQUIRED:**1. For any development, upon completion of construction/rehabilitation:**

- **TRUE** a. A community/meeting room with a minimum of 749 square feet is provided with free WIFI access restricted to residents only.
- 100.00%** b1. Percentage of brick covering the exterior walls.
- 0.00%** b2. Percentage of Fiber Cement Board or other similar low-maintenance material approved by the Authority covering exterior walls. Community buildings are to be included in percentage calculations.
- FALSE** c. Water expense is sub-metered (the tenant will pay monthly or bi-monthly bill).
- **TRUE** d. All faucets, toilets and showerheads in each bathroom are WaterSense labeled products.
- **TRUE** e. Rehab Only: Each unit is provided with the necessary infrastructure for high-speed internet/broadband service.
- f. *Not applicable for 2024 Cycles*
- FALSE** g. Each unit is provided free individual broadband/high speed internet access.
or
(both access point categories have a minimum upload/download speed per manual.)
- FALSE** h. Each unit is provided free individual WiFi access.
- **TRUE** i. Full bath fans are wired to primary light with delayed timer or has continuous exhaust by ERV/DOAS.
or
- FALSE** j. Full bath fans are equipped with a humidistat.
- FALSE** k. Cooking surfaces are equipped with fire prevention features as defined in the manual
or
- **TRUE** l. Cooking surfaces are equipped with fire suppression features as defined in the manual
- **TRUE** m. Rehab only: Each unit has dedicated space, drain and electrical hook-ups to accept a permanently installed dehumidification system.
or
- FALSE** n. All Construction types: each unit is equipped with a permanent dehumidification system.
- **TRUE** o. All interior doors within units are solid core.
- FALSE** p. Every kitchen, living room and bedroom contains, at minimum, one USB charging port.
- **TRUE** q. All kitchen light fixtures are LED and meet MDCR lighting guidelines.
- 0%** r. Percentage of development's on-site electrical load that can be met by a renewable energy electric system

J. ENHANCEMENTS

(for the benefit of the tenants) - Provide documentation at **Tab F**.

- FALSE** s. New construction only: Each unit to have balcony or patio with a minimum depth of 5 feet clear from face of building and a minimum size of 30 square feet.

For all developments exclusively serving elderly tenants upon completion of construction/rehabilitation:

- FALSE** a. All cooking ranges have front controls.

- FALSE** b. Bathrooms have an independent or supplemental heat source.

- FALSE** c. All entrance doors have two eye viewers, one at 42" inches and the other at standard height.

- FALSE** d. Each unit has a shelf or ledge outside the primary entry door located in an interior hallway.

2. Green Certification

- a. Applicant agrees to meet the base line energy performance standard applicable to the development's construction category as listed above.

The applicant will also obtain one of the following:

- FALSE** Earthcraft Gold or higher certification

FALSE

National Green Building Standard (NGBS) certification of Silver or higher.

- FALSE** LEED Certification

FALSE

Enterprise Green Communities (EGC) Certification

Action: If seeking any points associated Green certification, provide appropriate documentation at **TAB F**.

- b. Applicant will pursue one of the following certifications to be awarded points on a future development application. (Failure to reach this goal will not result in a penalty.)

- FALSE** Zero Energy Ready Home Requirements

FALSE

Passive House Standards

- FALSE** Applicant wishes to claim points from a prior allocation that has received certification for Zero Energy Ready or Passive House Standards. Provide certification at **Tab P**. See Manual for details and requirements.

3. Universal Design - Units Meeting Universal Design Standards (units must be shown on Plans)

- FALSE** a. Architect of record certifies that units will be constructed to meet Virginia Housing's Universal Design Standards.

- 0** b. Number of Rental Units constructed to meet Virginia Housing's Universal Design standards:

0% of Total Rental Units

4. **FALSE** Market-rate units' amenities are substantially equivalent to those of the low income units.

If not, please explain:

Project will not have market rate units



Architect of Record initial here that the above information is accurate per certification statement within this application.

I. UTILITIES

1. Utilities Types:

- a. Heating Type

Heat Pump
- b. Cooking Type

Electric
- c. AC Type

Central Air
- d. Hot Water Type

Gas

2. Indicate True if the following services will be included in Rent:

- Water?

FALSE

Heat?

FALSE
- Hot Water?

TRUE

AC?

FALSE
- Lighting/ Electric?

FALSE

Sewer?

FALSE
- Cooking?

FALSE

Trash Removal?

TRUE

Utilities	Enter Allowances by Bedroom Size				
	0-BR	1-BR	2-BR	3-BR	4-BR
Heating	0	21	23	0	0
Air Conditioning	0	10	14	0	0
Cooking	0	6	8	0	0
Lighting	0	22	30	0	0
Hot Water	0	0	0	0	0
Water	0	28	39	0	0
Sewer	0	46	70	0	0
Trash	0	0	0	0	0
Total utility allowance for costs paid by tenant	\$0	\$133	\$184	\$0	\$0

3. The following sources were used for Utility Allowance Calculation (Provide documentation **TAB R**).

- a. FALSE

HUD

d. FALSE

Local PHA
- b. FALSE

Utility Company (Estimate)

e. TRUE

Other: Viridian Consulting
- c. FALSE

Utility Company (Actual Survey)

Warning: The Virginia Housing housing choice voucher program utility schedule shown on VirginiaHousing.com should not be used unless directed to do so by the local housing authority.

K. SPECIAL HOUSING NEEDS

NOTE: Any Applicant commits to providing first preference to members of targeted populations having state rental assistance and will not impose any eligibility requirements or lease terms for such individuals that are more restrictive than its standard requirements and terms, the terms of the MOU establishing the target population, or the eligibility requirements for the state rental assistance.

1. **Accessibility:** Indicate **True** for the following point categories, as appropriate.

Action: Provide appropriate documentation (**Tab X**)

FALSE

- a. Any development in which (i) the greater of 5 units or 10% of total units will be assisted by HUD project-based vouchers (as evidenced by the submission of a letter satisfactory to the Authority from an authorized public housing authority (PHA) that the development meets all prerequisites for such assistance), or another form of documented and binding federal project-based rent subsidies in order to ensure occupancy by extremely low-income persons. Locality project based rental subsidy meets the definition of state project based rental subsidy;

(ii) will conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act; and be actively marketed to persons with disabilities as defined in the Fair Housing Act in accordance with a plan submitted as part of the application for credits.

(iii) above must include roll-in showers, roll under sinks and front control ranges, unless agreed to by the Authority prior to the applicant's submission of its application.


Documentation from source of assistance must be provided with the application.

Note: Subsidies may apply to any units, not only those built to satisfy Section 504.

FALSE

- b. Any development in which ten percent (10%) of the total units (i) conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act and (ii) are actively marketed to persons with disabilities as defined in the Fair Housing Act in accordance with a plan submitted as part of the application for credits.

For items a or b, all common space must also conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act.

 Architect of Record initial here that the above information is accurate per certification statement within this application.

2. **Special Housing Needs/Leasing Preference:**

- a. If not general population, select applicable special population:

FALSE

Elderly (as defined by the United States Fair Housing Act.)

FALSE

Persons with Disabilities (must meet the requirements of the Federal Americans with Disabilities Act) - Accessible Supportive Housing Pool only

FALSE

Supportive Housing (as described in the Tax Credit Manual)

FALSE

If Supportive Housing is True: Will the supportive housing consist of units designated for tenants that are homeless or at risk of homelessness?

K. SPECIAL HOUSING NEEDS

Action: Provide Permanent Supportive Housing Certification (Tab S)

- b. The development has existing tenants and a relocation plan has been developed.....

TRUE
- (If **True**, Virginia Housing policy requires that the impact of economic and/or physical displacement on those tenants be minimized, in which Owners agree to abide by the Authority's Relocation Guidelines for LIHTC properties.)
- Action: Provide Relocation Plan, Budget and Unit Delivery Schedule (Mandatory if tenants are displaced - Tab J)

3. Leasing Preferences

- a. Will leasing preference be given to applicants on a public housing waiting list and/or Section 8 waiting list? select:

Yes
- Organization which holds waiting list: Norfolk Redevelopment and Housing Authority
- Contact person: Nathan Simms
- Title: Executive Director
- Phone Number: (757) 314-1679
- Action: Provide required notification documentation (TAB L)

- b. Leasing preference will be given to individuals and families with children.....

FALSE
- (Less than or equal to 20% of the units must have of 1 or less bedrooms).
- c. Specify the number of low-income units that will serve individuals and families with children by providing three or more bedrooms:

0
- % of total Low Income Units

0%

NOTE: Development must utilize a **Virginia Housing Certified Management Agent**. Proof of management certification must be provided before 8609s are issued.

[Download Current CMA List from VirginiaHousing.com](#)

Action: Provide documentation of tenant disclosure regarding Virginia Housing Rental Education (Mandatory - Tab U)

4. Target Population Leasing Preference

Unless prohibited by an applicable federal subsidy program, each applicant shall commit to provide a leasing preference to individuals (i) in a target population identified in a memorandum of understanding between the Authority and one or more participating agencies of the Commonwealth, (ii) having a voucher or other binding commitment for rental assistance from the Commonwealth, and (iii) referred to the development by a referring agent approved by the Authority. The leasing preference shall not be applied to more than ten percent (10%) of the total units in the development at any given time. The applicant may not impose tenant selection criteria or leasing terms with respect to individuals receiving this preference that are more restrictive than the applicant’s tenant selection criteria or leasing terms applicable to prospective tenants in the development that do not receive this preference, the eligibility criteria for the rental assistance from the Commonwealth, or any eligibility criteria contained in a memorandum of understanding between the Authority and one or more participating agencies of the Commonwealth.

K. SPECIAL HOUSING NEEDS

Primary Contact for Target Population leasing preference. The agency will contact as needed.

First Name: Melissa

Last Name: Meloni

Phone Number: (804) 977-0766

Email: melissameloni@genesisproperties.com

5. Resident Well-Being (as defined in the manual)

Action: Provide appropriate documentation for any selection below (**Tab S**)

FALSE

a. Development has entered into a memorandum of understanding (approved by DBHDS) with a resident service provider for the provision of resident services.

FALSE

b. Development will provide licensed childcare on-site with a preference and discount to residents or an equivalent subsidy for tenants to utilize licensed childcare of tenant's choice.

FALSE

c. Development will provide tenants with free on-call, telephonic or virtual healthcare services with a licensed provider.

6. Rental Assistance

a. Some of the low-income units do or will receive rental assistance..... TRUE

b. Indicate True if rental assistance will be available from the following

FALSE

Rental Assistance Demonstration (RAD) or other PHA conversion to project based rental assistance.

FALSE

Section 8 New Construction Substantial Rehabilitation

FALSE

Section 8 Moderate Rehabilitation

FALSE

Section 811 Certificates

FALSE

Section 8 Project Based Assistance

FALSE

RD 515 Rental Assistance

TRUE

Section 8 Vouchers

*Administering Organization: NRHA

FALSE

State Assistance

*Administering Organization:

FALSE

Other:

c. The Project Based vouchers above are applicable to the 30% units seeking points.

FALSE

i. If True above, how many of the 30% units will not have project based vouchers?

0

d. Number of units receiving assistance:

0

How many years in rental assistance contract?

K. SPECIAL HOUSING NEEDS

Expiration date of contract:	
There is an Option to Renew.....	FALSE
Action: Contract or other agreement provided (TAB Q).	

7. Public Housing Revitalization

Is this development replacing or revitalizing Public Housing Units?	FALSE
If so, how many existing Public Housing units?	0

L. UNIT DETAILS

1. Set-Aside Election: **UNITS SELECTED IN INCOME AND RENT DETERMINE POINTS FOR THE BONUS POINT CATEGORY**

Note: In order to qualify for any tax credits, a development must meet one of three minimum threshold occupancy tests. Either (i) at least 20% of the units must be rent-restricted and occupied by persons whose incomes are 50% or less of the area median income adjusted for family size (this is called the 20/50 test), (ii) at least 40% of the units must be rent-restricted and occupied by persons whose incomes are 60% or less of the area median income adjusted for family size (this is called the 40/60 test), or (iii) 40% or more of the units are both rent-restricted and occupied by persons whose income does not exceed the imputed income limitation designated in 10% increments between 20% to 80% of the AMI, and the average of the imputed income limitations collectively does not exceed 60% of the AMI (this is called the Average Income Test (AIT)). All occupancy tests are described in Section 42 of the IRC. Rent-and income-restricted units are known as low-income units. If you have more low-income units than required, you qualify for more credits. If you serve lower incomes than required, you receive more points under the ranking system.

a. Units Provided Per Household Type:

Income Levels			Rent Levels		
# of Units	% of Units		# of Units	% of Units	
0	0.00%	20% Area Median	0	0.00%	20% Area Median
0	0.00%	30% Area Median	0	0.00%	30% Area Median
0	0.00%	40% Area Median	0	0.00%	40% Area Median
0	0.00%	50% Area Median	0	0.00%	50% Area Median
295	100.00%	60% Area Median	295	100.00%	60% Area Median
0	0.00%	70% Area Median	0	0.00%	70% Area Median
0	0.00%	80% Area Median	0	0.00%	80% Area Median
0	0.00%	Market Units	0	0.00%	Market Units
295	100.00%	Total	295	100.00%	Total


b. Indicate that you are electing to receive points for the following deeper targets shown in the chart above and those targets will be reflected in the set-aside requirements within the Extended Use Agreement.

20-30% Levels FALSE 40% Levels FALSE 50% levels FALSE

c. The development plans to utilize average income testing..... FALSE

2. Unit Mix Grid **FOR YOUR CONVENIENCE, COPY AND PASTE IS ALLOWED WITHIN UNIT MIX GRID**

In the following grid, add a row for each unique unit type planned within the development. Enter the appropriate data for both tax credit and market rate units.

 Architect of Record initial here that the information below is accurate per certification statement within this application.

	Unit Type (Select One)	Rent Target (Select One)	Number of Units	# of Units 504 compliant	Net Rentable Square Feet	Monthly Rent Per Unit	Total Monthly Rent
Mix 1	1 BR - 1 Bath	60% AMI	227	0	540.00	\$990.00	\$224,730
Mix 2	1 BR - 1 Bath	60% AMI	44	0	710.00	\$1,000.00	\$44,000
Mix 3	2 BR - 1 Bath	60% AMI	12	0	800.00	\$1,138.00	\$13,656
Mix 4	2 BR - 1 Bath	60% AMI	12	0	980.00	\$1,176.00	\$14,112
Mix 5							\$0
Mix 6							\$0
Mix 7							\$0
Mix 8							\$0

L. UNIT DETAILS

Mix 9							\$0
Mix 10							\$0
Mix 11							\$0
Mix 12							\$0
Mix 13							\$0
Mix 14							\$0
Mix 15							\$0
Mix 16							\$0
Mix 17							\$0
Mix 18							\$0
Mix 19							\$0
Mix 20							\$0
Mix 21							\$0
Mix 22							\$0
Mix 23							\$0
Mix 24							\$0
Mix 25							\$0
Mix 26							\$0
Mix 27							\$0
Mix 28							\$0
Mix 29							\$0
Mix 30							\$0
Mix 31							\$0
Mix 32							\$0
Mix 33							\$0
Mix 34							\$0
Mix 35							\$0
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Mix 39							\$0
Mix 40							\$0
Mix 41							\$0
Mix 42							\$0
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Mix 46							\$0
Mix 47							\$0
Mix 48							\$0
Mix 49							\$0
Mix 50							\$0
Mix 51							\$0
Mix 52							\$0
Mix 53							\$0
Mix 54							\$0
Mix 55							\$0
Mix 56							\$0
Mix 57							\$0
Mix 58							\$0
Mix 59							\$0
Mix 60							\$0
Mix 61							\$0
Mix 62							\$0
Mix 63							\$0

L. UNIT DETAILS

Mix 64							\$0
Mix 65							\$0
Mix 66							\$0
Mix 67							\$0
Mix 68							\$0
Mix 69							\$0
Mix 70							\$0
Mix 71							\$0
Mix 72							\$0
Mix 73							\$0
Mix 74							\$0
Mix 75							\$0
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Mix 86							\$0
Mix 87							\$0
Mix 88							\$0
Mix 89							\$0
Mix 90							\$0
Mix 91							\$0
Mix 92							\$0
Mix 93							\$0
Mix 94							\$0
Mix 95							\$0
Mix 96							\$0
Mix 97							\$0
Mix 98							\$0
Mix 99							\$0
Mix 100							\$0
TOTALS			295	0			\$296,498

Total Units	295	Net Rentable SF:	TC Units	175,180.00
			MKT Units	0.00
			Total NR SF:	175,180.00

Floor Space Fraction (to 7 decimals)	100.00000%
--------------------------------------	------------

M. OPERATING EXPENSES**Administrative:**

Use Whole Numbers Only!

1. Advertising/Marketing			\$35,360
2. Office Salaries			\$0
3. Office Supplies			\$0
4. Office/Model Apartment	(type		\$0
5. Management Fee			\$126,225
<u>3.65% of EGI</u>	<u>\$427.88</u>	Per Unit	
6. Manager Salaries			\$218,353
7. Staff Unit (s)	(type		\$0
8. Legal			\$0
9. Auditing			\$0
10. Bookkeeping/Accounting Fees			\$0
11. Telephone & Answering Service			\$0
12. Tax Credit Monitoring Fee			\$21,803
13. Miscellaneous Administrative			\$108,080
Total Administrative			\$509,821

Utilities

14. Fuel Oil		\$0
15. Electricity		\$32,761
16. Water		\$70,216
17. Gas		\$70,216
18. Sewer		\$0
Total Utility		\$173,193

Operating:

19. Janitor/Cleaning Payroll		\$0
20. Janitor/Cleaning Supplies		\$0
21. Janitor/Cleaning Contract		\$0
22. Exterminating		\$16,120
23. Trash Removal		\$42,760
24. Security Payroll/Contract		\$40,360
25. Grounds Payroll		\$0
26. Grounds Supplies		\$2,000
27. Grounds Contract		\$48,760
28. Maintenance/Repairs Payroll		\$218,509
29. Repairs/Material		\$109,360
30. Repairs Contract		\$0
31. Elevator Maintenance/Contract		\$0
32. Heating/Cooling Repairs & Maintenance		\$0
33. Pool Maintenance/Contract/Staff		\$0
34. Snow Removal		\$0
35. Decorating/Payroll/Contract		\$0
36. Decorating Supplies		\$0
37. Miscellaneous		\$162,420
Totals Operating & Maintenance		\$640,289

M. OPERATING EXPENSES**Taxes & Insurance**

38. Real Estate Taxes		\$203,279
39. Payroll Taxes		\$0
40. Miscellaneous Taxes/Licenses/Permits		\$0
41. Property & Liability Insurance	\$381 per unit	\$112,480
42. Fidelity Bond		\$0
43. Workman's Compensation		\$0
44. Health Insurance & Employee Benefits		\$0
45. Other Insurance		\$0
Total Taxes & Insurance		\$315,759

Total Operating Expense**\$1,639,062**

Total Operating Expenses Per Unit	\$5,556	C. Total Operating Expenses as % of EGI	47.40%
--	----------------	--	---------------

Replacement Reserves (Total # Units X \$300 or \$250 New Const./Elderly Minimum)	\$88,800
---	-----------------

Total Expenses	\$1,727,862
-----------------------	--------------------

N. PROJECT SCHEDULE

ACTIVITY	ACTUAL OR ANTICIPATED DATE	NAME OF RESPONSIBLE PERSON
1. SITE		
a. Option/Contract	11/22/2023	Edward Solarz
b. Site Acquisition	1/15/2025	Edward Solarz
c. Zoning Approval	1/10/2024	Jessica Stevenson
d. Site Plan Approval	N/A	N/A
2. Financing		
a. Construction Loan		
i. Loan Application	4/1/2024	Edward Solarz
ii. Conditional Commitment	4/2/2024	Edward Solarz
iii. Firm Commitment	10/1/2024	Edward Solarz
b. Permanent Loan - First Lien		
i. Loan Application	7/1/2024	Edward Solarz
ii. Conditional Commitment	10/2/2024	Edward Solarz
iii. Firm Commitment	10/16/2024	Edward Solarz
c. Permanent Loan-Second Lien		
i. Loan Application	N/A	N/A
ii. Conditional Commitment	N/A	N/A
iii. Firm Commitment	N/A	N/A
d. Other Loans & Grants		
i. Type & Source, List	N/A	N/A
ii. Application	N/A	N/A
iii. Award/Commitment	N/A	N/A
2. Formation of Owner	11/3/2023	Jessica Stevenson
3. IRS Approval of Nonprofit Status	N/A	N/A
4. Closing and Transfer of Property to Owner	1/15/2025	Edward Solarz
5. Plans and Specifications, Working Drawings	7/1/2024	TS3 Architects
6. Building Permit Issued by Local Government	10/19/2024	JD Lewis
7. Start Construction	1/15/2025	JD Lewis
8. Begin Lease-up	7/2/2025	Edward Solarz
9. Complete Construction	1/5/2027	JD Lewis
10. Complete Lease-Up	5/1/2027	Edward Solarz
11. Credit Placed in Service Date	4/2025-5/2027	Edward Solarz

O. PROJECT BUDGET - HARD COSTS

Cost/Basis/Maximum Allowable Credit

Complete cost column and basis column(s) as appropriate

To select exclusion of allowable line items from Total Development Costs used in Cost limit calculations, select X in yellow box to the left.

Note: Attorney must opine, among other things, as to correctness of the inclusion of each cost item in eligible basis, type of credit and numerical calculations included in Project Budget.

Must Use Whole Numbers Only!		Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
Item	(A) Cost	"30% Present Value Credit"		(D)
		(B) Acquisition	(C) Rehab/ New Construction	"70 % Present Value Credit"
1. Contractor Cost				
a. Unit Structures (New)	0	0	0	0
b. Unit Structures (Rehab)	13,986,000	0	13,986,000	0
c. Non Residential Structures	0	0	0	0
d. Commercial Space Costs	0	0	0	0
<input type="checkbox"/> e. Structured Parking Garage	0	0	0	0
Total Structure	13,986,000	0	13,986,000	0
f. Earthwork	0	0	0	0
g. Site Utilities	0	0	0	0
<input type="checkbox"/> h. Renewable Energy	0	0	0	0
i. Roads & Walks	0	0	0	0
j. Site Improvements	0	0	0	0
k. Lawns & Planting	0	0	0	0
l. Engineering	0	0	0	0
m. Off-Site Improvements	0	0	0	0
n. Site Environmental Mitigation	0	0	0	0
o. Demolition		0	0	0
p. Site Work	0	0	0	0
q. Other Site work	0	0	0	0
Total Land Improvements	0	0	0	0
Total Structure and Land	13,986,000	0	13,986,000	0
r. General Requirements		0	0	0
s. Builder's Overhead		0	0	0
(0.0% Contract)				
t. Builder's Profit		0	0	0
(0.0% Contract)				
u. Bonds	0	0	0	0
v. Building Permits	0	0	0	0
w. Special Construction	0	0	0	0
x. Special Equipment	0	0	0	0
y. Other 1: <input type="text"/>	0	0	0	0
z. Other 2: <input type="text"/>	0	0	0	0
aa. Other 3: <input type="text"/>	0	0	0	0
Contractor Costs	\$13,986,000	\$0	\$13,986,000	\$0

Construction cost per unit: \$47,410.17

MAXIMUM COMBINED GR, OVERHEAD & PROFIT = \$1,958,040

ACTUAL COMBINED GR, OVERHEAD & PROFIT =

\$0

O. PROJECT BUDGET - OWNER COSTS

		To select exclusion of allowable line items from Total Development Costs used in Cost limit calculations, select X in yellow box to the left.		
MUST USE WHOLE NUMBERS ONLY!	Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):	
			"30% Present Value Credit"	
			(B) Acquisition	(D) "70 % Present Value Credit"
			(C) Rehab/ New Construction	
2. Owner Costs				
a.	Building Permit	58,000	0	58,000
b.	Architecture/Engineering Design Fee \$1,153 /Unit)	340,033	0	340,033
c.	Architecture Supervision Fee \$115 /Unit)	34,000	0	34,000
d.	Tap Fees	0	0	0
e.	Environmental	8,300	0	8,300
f.	Soil Borings	0	0	0
g.	Green Building (Earthcraft, LEED, etc.)	18,000	0	18,000
h.	Appraisal	12,000	0	12,000
i.	Market Study	10,500	0	10,500
j.	Site Engineering / Survey	15,000	0	15,000
k.	Construction/Development Mgt	88,800	0	88,800
l.	Structural/Mechanical Study	0	0	0
m.	Construction Loan Origination Fee	0	0	0
n.	Construction Interest (8.0% for 30 months)	4,284,046	0	3,475,672
o.	Taxes During Construction	406,558	0	406,558
p.	Insurance During Construction	110,000	0	110,000
q.	Permanent Loan Fee (0.0%)	88,000		
r.	Other Permanent Loan Fees	364,000		
s.	Letter of Credit	0	0	0
t.	Cost Certification Fee	34,000	0	34,000
u.	Accounting	0	0	0
v.	Title and Recording	121,000	106,000	0
w.	Legal Fees for Closing	268,000	0	100,000
x.	Mortgage Banker	0	0	0
y.	Tax Credit Fee	96,911		
z.	Tenant Relocation	100,000		
aa.	Fixtures, Furnitures and Equipment	25,000	0	25,000
ab.	Organization Costs	1,400		
ac.	Operating Reserve	1,508,755		
ad.	Contingency	29,500		
ae.	Security	80,378	0	80,378
af.	Utilities	35,000	0	35,000
ag.	Supportive Service Reserves	0		
(1) Other*	specify: LIHTC Application Fee	2,000	0	0
(2) Other*	specify: Landscaping	135,000	0	135,000
(3) Other*	specify: Signage	10,822	0	10,822

O. PROJECT BUDGET - OWNER COSTS

(4) Other* specify: Syndication Fee	10,000	0	0	0
(5) Other * specify: Historic Tax Consultant	57,190	0	0	0
(6) Other* specify: Skywire Installation	241,631	0	241,631	0
(7) Other* specify: LIHTC Bond Counsel	55,000	0	55,000	0
(8) Other* specify: Cox Buyout	67,000	0	0	0
(9) Other* specify: Brick Repair	29,850	0	29,850	0
Owner Costs Subtotal (Sum 2A..2(10))	\$8,745,674	\$106,000	\$5,323,544	\$0
Subtotal 1 + 2 (Owner + Contractor Costs)	\$22,731,674	\$106,000	\$19,309,544	\$0
3. Developer's Fees	3,768,534	0	3,000,000	0
4. Owner's Acquisition Costs				
Land	2,850,000			
Existing Improvements	16,150,000	16,150,000		
Subtotal 4:	\$19,000,000	\$16,150,000		
5. Total Development Costs				
Subtotal 1+2+3+4:	\$45,500,208	\$16,256,000	\$22,309,544	\$0

If this application seeks rehab credits only, in which there is no acquisition and **no change in ownership**, enter the greater of appraised value or tax assessment value here:

(Provide documentation at **Tab E**)

\$0	Land
\$0	Building

Maximum Developer Fee: \$3,768,534

Proposed Development's Cost per Sq Foot	\$131	Meets Limits
Applicable Cost Limit by Square Foot:	\$253	
Proposed Development's Cost per Unit	\$89,831	Meets Limits
Applicable Cost Limit per Unit:	\$246,756	

P. ELIGIBLE BASIS CALCULATION

Item	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):			
	(A) Cost	"30 % Present Value Credit"		(D) "70 % Present Value Credit"
		(B) Acquisition	(C) Rehab/ New Construction	
1. Total Development Costs	45,500,208	16,256,000	22,309,544	0
2. Reductions in Eligible Basis				
a. Amount of federal grant(s) used to finance qualifying development costs		0	0	0
b. Amount of nonqualified, nonrecourse financing		0	0	0
c. Costs of nonqualifying units of higher quality (or excess portion thereof)		0	0	0
d. Historic Tax Credit (residential portion)		0	4,311,619	0
3. Total Eligible Basis (1 - 2 above)		16,256,000	17,997,925	0
4. Adjustment(s) to Eligible Basis (For non-acquisition costs in eligible basis)				
a. For QCT or DDA (Eligible Basis x 30%) <i>State Designated Basis Boosts:</i>			0	0
b. For Revitalization or Supportive Housing (Eligible Basis x 30%)			0	0
c. For Green Certification (Eligible Basis x 10%)				0
Total Adjusted Eligible basis			17,997,925	0
5. Applicable Fraction		100.00000%	100.00000%	100.00000%
6. Total Qualified Basis (Eligible Basis x Applicable Fraction)		16,256,000	17,997,925	0
7. Applicable Percentage		4.00%	4.00%	9.00%
8. Maximum Allowable Credit under IRC §42 (Qualified Basis x Applicable Percentage) (Must be same as BIN total and equal to or less than credit amount allowed)		\$650,240	\$719,917	\$0
		\$1,370,157 Combined 30% & 70% P. V. Credit		

Q. SOURCES OF FUNDS

Action: Provide Documentation for all Funding Sources at Tab T

1. Construction Financing: List individually the sources of construction financing, including any such loans financed through grant sources:

Source of Funds		Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person	
1.	Fulton Bank- Tax Exempt	04/02/24	05/23/24	\$25,200,000		
2.	Fulton Bank- Taxable Brid	04/02/24	05/23/24	\$5,957,912		
3.						
Total Construction Funding:				\$31,157,912		

2. Permanent Financing: List individually the sources of all permanent financing in order of lien position:

Source of Funds		Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period IN YEARS	Term of Loan (years)
				(Whole Numbers only)				
1.	Freddie Mac	3/1/2024	10/1/2024	\$22,013,511	\$1,509,074	6.30%	40	17
2.								
3.								
4.								
5.								
6.								
7.								
8.								
9.								
10.								
Total Permanent Funding:				\$22,013,511	\$1,509,074			

3. Grants: List all grants provided for the development:

Source of Funds		Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person	
1.						
2.						
3.						
4.						
5.						
6.						
Total Permanent Grants:				\$0		

4. Subsidized Funding

Source of Funds		Date of Commitment	Amount of Funds
1.			

Q. SOURCES OF FUNDS

2.			
3.			
4.			
5.			
Total Subsidized Funding			\$0

5. Recap of Federal, State, and Local Funds

Portions of the sources of funds described above for the development are financed directly or indirectly with Federal, State, or Local Government Funds..... FALSE

If above is True, then list the amount of money involved by all appropriate types.

Below-Market Loans

TE: See Below For 50% Test Status

a.	Tax Exempt Bonds	\$25,200,000
b.	RD 515	\$0
c.	Section 221(d)(3)	\$0
d.	Section 312	\$0
e.	Section 236	\$0
f.	Virginia Housing REACH Funds	\$0
g.	HOME Funds	\$0
h.	Choice Neighborhood	\$0
i.	National Housing Trust Fund	\$0
j.	Virginia Housing Trust Fund	\$0
k.	Other:	\$0
l.	Other:	\$0

Market-Rate Loans

a.	Taxable Bonds	\$5,957,912
b.	Section 220	\$0
c.	Section 221(d)(3)	\$0
d.	Section 221(d)(4)	\$0
e.	Section 236	\$0
f.	Section 223(f)	\$0
g.	Other:	\$0

Grants*

a.	CDBG	\$0
b.	UDAG	\$0

Grants

c.	State	
d.	Local	
e.	Other:	

*This means grants to the partnership. If you received a loan financed by a locality which received one of the listed grants, please list it in the appropriate loan column as "other" and describe the applicable grant program which funded it.

6. For Transactions Using Tax-Exempt Bonds Seeking 4% Credits:

For purposes of the 50% Test, and based only on the data entered to this application, the portion of the aggregate basis of buildings and land financed with tax-exempt funds is: 60.85%

7. Some of the development's financing has credit enhancements..... FALSE

If True, list which financing and describe the credit enhancement:

Q. SOURCES OF FUNDS

8. Other Subsidies

Action: Provide documentation (Tab Q)

a. TRUE

Real Estate Tax Abatement on the increase in the value of the development.

b. FALSE

New project based subsidy from HUD or Rural Development for the greater of 5 or 10% of the units in the development.

c. FALSE

Other
9. A HUD approval for transfer of physical asset is required.....

FALSE

R. EQUITY**1. Equity****a. Portion of Syndication Proceeds Attributable to Historic Tax Credit**

Amount of Federal historic credits	\$4,311,619	x Equity \$	\$0.863	=	\$3,718,771
Amount of Virginia historic credits	\$5,389,524	x Equity \$	\$0.870	=	\$4,688,886

b. Housing Opportunity Tax Credit Request (paired with 4% credit requests only)

Amount of State HOTC	\$0	x Equity \$	\$0.000	=	\$0
----------------------	-----	-------------	---------	---	-----

c. Equity that Sponsor will Fund:

i. Cash Investment	\$0	
ii. Contributed Land/Building	\$0	
iii. Deferred Developer Fee	\$1,557,768	(Note: Deferred Developer Fee cannot be negative.)
iv. 45L Credit Equity	\$0	
v. Other: Cash Flow During Construction	\$1,703,672	

ACTION: If Deferred Developer Fee is greater than 50% of overall Developer Fee, provide a cash flow statement showing payoff within 15 years at **TAB A**.

Equity Total \$3,261,440

2. Equity Gap Calculation

a. Total Development Cost		\$45,500,208
b. Total of Permanent Funding, Grants and Equity	-	<u>\$33,682,607</u>
c. Equity Gap		\$11,817,601
d. Developer Equity	-	<u>\$1,178</u>
e. Equity gap to be funded with low-income tax credit proceeds		\$11,816,423

3. Syndication Information (If Applicable)

a.	Actual or Anticipated Name of Syndicator:	▶ TBD			
	Contact Person:		Phone:		
	Street Address:				
	City:		State:	Zip:	

b. Syndication Equity

i. Anticipated Annual Credits	\$1,370,157.00
ii. Equity Dollars Per Credit (e.g., \$0.85 per dollar of credit)	\$0.863
iii. Percent of ownership entity (e.g., 99% or 99.9%)	99.99000%
iv. Syndication costs not included in Total Development Costs (e.g., advisory fees)	\$0
v. Net credit amount anticipated by user of credits	\$1,370,020
vi. Total to be paid by anticipated users of credit (e.g., limited partners)	\$11,816,423

c. Syndication:	Private
d. Investors:	Select?

4. Net Syndication Amount

Which will be used to pay for Total Development Costs	<u>\$11,816,423</u>
---	---------------------

5. Net Equity Factor

Must be equal to or greater than 85%	<u>86.2500046380%</u>
--------------------------------------	-----------------------

S. DETERMINATION OF RESERVATION AMOUNT NEEDED

The following calculation of the amount of credits needed is substantially the same as the calculation which will be made by Virginia Housing to determine, as required by the IRC, the amount of credits which may be allocated for the development. However, Virginia Housing at all times retains the right to substitute such information and assumptions as are determined by Virginia Housing to be reasonable for the information and assumptions provided herein as to costs (including development fees, profits, etc.), sources for funding, expected equity, etc. Accordingly, if the development is selected by Virginia Housing for a reservation of credits, the amount of such reservation may differ significantly from the amount you compute below.

1. Total Development Costs			\$45,500,208
2. Less Total of Permanent Funding, Grants and Equity	-		\$33,682,607
3. Equals Equity Gap			\$11,817,601
4. Divided by Net Equity Factor (Percent of 10-year credit expected to be raised as equity investment)			86.2500046380%
5. Equals Ten-Year Credit Amount Needed to Fund Gap			\$13,701,565
Divided by ten years			10
6. Equals Annual Tax Credit Required to Fund the Equity Gap			\$1,370,157
7. Maximum Allowable Credit Amount (from Eligible Basis Calculation)			\$1,370,157
8. Requested Credit Amount		For 30% PV Credit:	\$1,370,157
		For 70% PV Credit:	\$0
Credit per LI Units	\$4,644.6000	Combined 30% & 70% PV Credit Requested	
Credit per LI Bedroom	\$4,295.1630		
			\$1,370,157

9. **Action:** Provide Attorney’s Opinion using Virginia Housing template **(Mandatory Tab H)**

T. CASH FLOW

1. Revenue

Indicate the estimated monthly income for the **Low-Income Units** (based on Unit Details tab):

Total Monthly Rental Income for LIHTC Units	\$296,498
Plus Other Income Source (list): App fees, pet rent, utility reimbursement	\$13,323
Equals Total Monthly Income:	\$309,821
Twelve Months	x12
Equals Annual Gross Potential Income	\$3,717,852
Less Vacancy Allowance 7.0%	\$260,250
Equals Annual Effective Gross Income (EGI) - Low Income Units	\$3,457,602

2. Indicate the estimated monthly income for the **Market Rate Units** (based on Unit Details tab):

Total Monthly Income for Market Rate Units:	\$0
Plus Other Income Source (list):	\$0
Equals Total Monthly Income:	\$0
Twelve Months	x12
Equals Annual Gross Potential Income	\$0
Less Vacancy Allowance 7.0%	\$0
Equals Annual Effective Gross Income (EGI) - Market Rate Units	\$0

Action: Provide documentation in support of Operating Budget (**TAB R**)

3. Cash Flow (First Year)

a. Annual EGI Low-Income Units	\$3,457,602
b. Annual EGI Market Units	\$0
c. Total Effective Gross Income	\$3,457,602
d. Total Expenses	\$1,727,862
e. Net Operating Income	\$1,729,740
f. Total Annual Debt Service	\$1,509,074
g. Cash Flow Available for Distribution	\$220,666

4. Projections for Financial Feasibility - 15 Year Projections of Cash Flow

	Stabilized Year 1	Year 2	Year 3	Year 4	Year 5
Eff. Gross Income	3,457,602	3,526,754	3,597,289	3,669,235	3,742,620
Less Oper. Expenses	1,727,862	1,779,698	1,833,089	1,888,081	1,944,724
Net Income	1,729,740	1,747,057	1,764,201	1,781,154	1,797,896
Less Debt Service	1,509,074	1,509,074	1,509,074	1,509,074	1,509,074
Cash Flow	220,666	237,983	255,127	272,080	288,822
Debt Coverage Ratio	1.15	1.16	1.17	1.18	1.19

	Year 6	Year 7	Year 8	Year 9	Year 10
Eff. Gross Income	3,817,472	3,893,822	3,971,698	4,051,132	4,132,155
Less Oper. Expenses	2,003,066	2,063,158	2,125,052	2,188,804	2,254,468

T. CASH FLOW

Net Income	1,814,407	1,830,664	1,846,646	1,862,328	1,877,687
Less Debt Service	1,509,074	1,509,074	1,509,074	1,509,074	1,509,074
Cash Flow	305,333	321,590	337,572	353,254	368,613
Debt Coverage Ratio	1.20	1.21	1.22	1.23	1.24

	Year 11	Year 12	Year 13	Year 14	Year 15
Eff. Gross Income	4,214,798	4,299,094	4,385,076	4,472,777	4,562,233
Less Oper. Expenses	2,322,102	2,391,765	2,463,518	2,537,424	2,613,546
Net Income	1,892,696	1,907,329	1,921,558	1,935,354	1,948,687
Less Debt Service	1,509,074	1,509,074	1,509,074	1,509,074	1,509,074
Cash Flow	383,622	398,255	412,484	426,280	439,613
Debt Coverage Ratio	1.25	1.26	1.27	1.28	1.29

Estimated Annual Percentage Increase in Revenue

2.00% (Must be \leq 2%)

Estimated Annual Percentage Increase in Expenses

3.00% (Must be \geq 3%)

U. Building-by-Building Information

Must Complete

Qualified basis must be determined on a building-by building basis. Complete the section below. Building street addresses are required by the IRS (must have them by the time of allocation request).

Number of BINS:

33

Total Qualified Basis should equal total on Elig Basis Tab

FOR YOUR CONVENIENCE, COPY AND PASTE IS ALLOWED WITHIN BUILDING GRID

Bldg #	BIN if known	NUMBER OF		Please help us with the process: DO NOT use the CUT feature DO NOT SKIP LINES BETWEEN BUILDINGS				30% Present Value Credit for Acquisition				30% Present Value Credit for Rehab / New Construction				70% Present Value Credit			
		TAX CREDIT UNITS	MARKET RATE UNITS					Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount
				Street Address 1	Street Address 2	City	State												
1.		7	0	118 Warren Street		Norfolk	VA	23505	\$385,736	04/21/25	4.00%	\$15,429	\$427,069	04/21/25	4.00%	\$17,083			\$0
2.		16	0	7245-7255 Wilby Street		Norfolk	VA	23505	\$881,681	04/21/25	4.00%	\$35,267	\$976,159	04/21/25	4.00%	\$39,046			\$0
3.		8	0	7257 Wilby Street		Norfolk	VA	23505	\$440,841	04/21/25	4.00%	\$17,634	\$488,079	04/21/25	4.00%	\$19,523			\$0
4.		8	0	7260 Marcy Street/ 7255 Remsen Street		Norfolk	VA	23505	\$440,841	04/21/25	4.00%	\$17,634	\$488,079	04/21/25	4.00%	\$19,523			\$0
5.		8	0	7249-7251 Remsen Street		Norfolk	VA	23505	\$440,841	04/21/25	4.00%	\$17,634	\$488,079	04/21/25	4.00%	\$19,523			\$0
6.		8	0	7243-7245 Remsen Street		Norfolk	VA	23505	\$440,841	04/21/25	4.00%	\$17,634	\$488,079	04/21/25	4.00%	\$19,523			\$0
7.		8	0	134 Warren Street/ 7237 Remsen Street		Norfolk	VA	23505	\$440,841	04/21/25	4.00%	\$17,634	\$488,079	04/21/25	4.00%	\$19,523			\$0
8.		8	0	136 Warren Street/ 7236 Marcy Street		Norfolk	VA	23505	\$440,841	04/21/25	4.00%	\$17,634	\$488,079	04/21/25	4.00%	\$19,523			\$0
9.		20	0	7205-7217 Remsen Street		Norfolk	VA	23505	\$1,102,102	10/20/25	4.00%	\$44,084	\$1,220,198	10/20/25	4.00%	\$48,808			\$0
10.		8	0	141 Warren Street/ 7218 Marcy Street		Norfolk	VA	23505	\$440,841	10/20/25	4.00%	\$17,634	\$488,079	10/20/25	4.00%	\$19,523			\$0
11.		8	0	7208-7212 Marcy Street		Norfolk	VA	23505	\$440,841	10/20/25	4.00%	\$17,634	\$488,079	10/20/25	4.00%	\$19,523			\$0
12.		8	0	136 Harvard Street/ 7204 Marcy Street		Norfolk	VA	23505	\$440,841	10/20/25	4.00%	\$17,634	\$488,079	10/20/25	4.00%	\$19,523			\$0
13.		8	0	204 Harvard Street/ 7205 Marcy Street		Norfolk	VA	23505	\$440,841	10/20/25	4.00%	\$17,634	\$488,079	10/20/25	4.00%	\$19,523			\$0
14.		8	0	203 Warren Street/ 7219 Marcy Street		Norfolk	VA	23505	\$440,841	10/20/25	4.00%	\$17,634	\$488,079	10/20/25	4.00%	\$19,523			\$0
15.		8	0	207-211 Warren Street		Norfolk	VA	23505	\$440,841	10/20/25	4.00%	\$17,634	\$488,079	10/20/25	4.00%	\$19,523			\$0
16.		8	0	208-212 Harvard Street		Norfolk	VA	23505	\$440,841	10/20/25	4.00%	\$17,634	\$488,079	10/20/25	4.00%	\$19,523			\$0
17.		8	0	216 Harvard Street/ 7204 Ralph Street		Norfolk	VA	23505	\$440,841	04/20/26	4.00%	\$17,634	\$488,079	04/20/26	4.00%	\$19,523			\$0
18.		8	0	215 Warren Street/ 7218 Ralph Street		Norfolk	VA	23505	\$440,841	04/20/26	4.00%	\$17,634	\$488,079	04/20/26	4.00%	\$19,523			\$0
19.		8	0	305 Warren Street/ 7219 Ralph Street		Norfolk	VA	23505	\$440,841	04/20/26	4.00%	\$17,634	\$488,079	04/20/26	4.00%	\$19,523			\$0
20.		8	0	7211-7215 Ralph Street		Norfolk	VA	23505	\$440,841	04/20/26	4.00%	\$17,634	\$488,079	04/20/26	4.00%	\$19,523			\$0
21.		8	0	304 Harvard Street/ 7205 Ralph Street		Norfolk	VA	23505	\$440,841	04/20/26	4.00%	\$17,634	\$488,079	04/20/26	4.00%	\$19,523			\$0
22.		20	0	7202-7214 Newport Avenue		Norfolk	VA	23505	\$1,102,102	04/20/26	4.00%	\$44,084	\$1,220,198	04/20/26	4.00%	\$48,808			\$0
23.		8	0	318 Warren Street/ 7236 Newport Avenue		Norfolk	VA	23505	\$440,841	04/20/26	4.00%	\$17,634	\$488,078	04/20/26	4.00%	\$19,523			\$0
24.		8	0	310-314 Warren Street		Norfolk	VA	23505	\$440,840	04/20/26	4.00%	\$17,634	\$488,078	04/20/26	4.00%	\$19,523			\$0
25.		8	0	302-306 Warren Street		Norfolk	VA	23505	\$440,840	10/19/26	4.00%	\$17,634	\$488,078	10/19/26	4.00%	\$19,523			\$0
26.		8	0	218-300 Warren Street		Norfolk	VA	23505	\$440,840	10/19/26	4.00%	\$17,634	\$488,078	10/19/26	4.00%	\$19,523			\$0
27.		8	0	208-216 Warren Street		Norfolk	VA	23505	\$440,840	10/19/26	4.00%	\$17,634	\$488,078	10/19/26	4.00%	\$19,523			\$0
28.		8	0	206 Warren Street/ 7237 Marcy Street		Norfolk	VA	23505	\$440,840	10/19/26	4.00%	\$17,634	\$488,078	10/19/26	4.00%	\$19,523			\$0
29.		8	0	7241-7245 Marcy Street		Norfolk	VA	23505	\$440,840	10/19/26	4.00%	\$17,634	\$488,078	10/19/26	4.00%	\$19,523			\$0
30.		8	0	7253-7257 Marcy Street		Norfolk	VA	23505	\$440,840	10/19/26	4.00%	\$17,634	\$488,078	10/19/26	4.00%	\$19,523			\$0
31.		8	0	7261-7265 Marcy Street		Norfolk	VA	23505	\$440,840	10/19/26	4.00%	\$17,634	\$488,078	10/19/26	4.00%	\$19,523			\$0
32.		8	0	7269-7271 Marcy Street		Norfolk	VA	23505	\$440,840	10/19/26	4.00%	\$17,634	\$488,078	10/19/26	4.00%	\$19,523			\$0
33.		8	0	7275-7277 Marcy Street		Norfolk	VA	23505	\$440,840	10/19/26	4.00%	\$17,634	\$488,078	10/19/26	4.00%	\$19,523			\$0
34.									\$0			\$0				\$0			\$0
35.									\$0			\$0				\$0			\$0

295 0 If development has more than 35 buildings, contact Virginia Housing.

Totals from all buildings

\$16,256,000

\$650,240

\$17,997,904

\$719,916

\$0

\$0

Number of BINS:

33

V. STATEMENT OF OWNER

The undersigned hereby acknowledges the following:

1. that, to the best of its knowledge and belief, all factual information provided herein or in connection herewith is true and correct, and all estimates are reasonable.
2. that it will at all times indemnify and hold harmless Virginia Housing and its assigns against all losses, costs, damages, Virginia Housing's expenses, and liabilities of any nature directly or indirectly resulting from, arising out of, or relating to Virginia Housing's acceptance, consideration, approval, or disapproval of this reservation request and the issuance or nonissuance of an allocation of credits, grants and/or loan funds in connection herewith.
3. that points will be assigned only for representations made herein for which satisfactory documentation is submitted herewith and that no revised representations may be made in connection with this application once the deadline for applications has passed.
4. that this application form, provided by Virginia Housing to applicants for tax credits, including all sections herein relative to basis, credit calculations, and determination of the amount of the credit necessary to make the development financially feasible, is provided only for the convenience of Virginia Housing in reviewing reservation requests; that completion hereof in no way guarantees eligibility for the credits or ensures that the amount of credits applied for has been computed in accordance with IRC requirements; and that any notations herein describing IRC requirements are offered only as general guides and not as legal authority.
5. that the undersigned is responsible for ensuring that the proposed development will be comprised of qualified low-income buildings and that it will in all respects satisfy all applicable requirements of federal tax law and any other requirements imposed upon it by Virginia Housing prior to allocation, should one be issued.
6. that the undersigned commits to providing first preference to members of targeted populations having state rental assistance and will not impose any eligibility requirements or lease terms for such individuals that are more restrictive than its standard requirements and terms, the terms of the MOU establishing the target population, or the eligibility requirements for the state rental assistance.
7. that, for the purposes of reviewing this application, Virginia Housing is entitled to rely upon representations of the undersigned as to the inclusion of costs in eligible basis and as to all of the figures and calculations relative to the determination of qualified basis for the development as a whole and/or each building therein individually as well as the amounts and types of credit applicable thereof, but that the issuance of a reservation based on such representation in no way warrants their correctness or compliance with IRC requirements.
8. that Virginia Housing may request or require changes in the information submitted herewith, may substitute its own figures which it deems reasonable for any or all figures provided herein by the undersigned and may reserve credits, if any, in an amount significantly different from the amount requested.
9. that reservations of credits are not transferable without prior written approval by Virginia Housing at its sole discretion.
10. that the requirements for applying for the credits and the terms of any reservation or allocation thereof are subject to change at any time by federal or state law, federal, state or Virginia Housing regulations, or other binding authority.
11. that reservations may be made subject to certain conditions to be satisfied prior to allocation and shall in all cases be contingent upon the receipt of a nonrefundable application fee of \$1000 and a nonrefundable reservation fee equal to 7% of the annual credit amount reserved.

V. STATEMENT OF OWNER

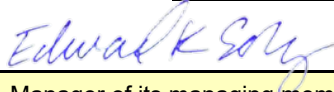
12. that a true, exact, and complete copy of this application, including all the supporting documentation enclosed herewith, has been provided to the tax attorney who has provided the required attorney's opinion accompanying this submission.
13. that the undersigned has provided a complete list of all residential real estate developments in which the general partner(s) has (have) or had a controlling ownership interest and, in the case of those projects allocated credits under Section 42 of the IRC, complete information on the status of compliance with Section 42 and an explanation of any noncompliance. The undersigned hereby authorizes the Housing Credit Agencies of states in which these projects are located to share compliance information with the Authority.
14. that any principal of undersigned has not participated in a planned foreclosure or Qualified Contract request in Virginia after January 1, 2019.
15. that undersigned agrees to provide disclosure to all tenants of the availability of Renter Education provided by Virginia Housing.
16. that undersigned waives the right to pursue a Qualified Contract on this development.
17. that the information in this application may be disseminated to others for purposes of verification or other purposes consistent with the Virginia Freedom of Information Act. However, all information will be maintained, used or disseminated in accordance with the Government Data Collection and Dissemination Practices Act. The undersigned may refuse to supply the information requested, however, such refusal will result in Virginia Housing's inability to process the application. The original or copy of this application may be retained by Virginia Housing, even if tax credits are not allocated to the undersigned.

In Witness Whereof, the undersigned, being authorized, has caused this document to be executed in its name on the date of this application set forth in DEV Info tab hereof.

Legal Name of Owner:

118 Warren Street LLC

By:



Its:

Manager of its managing member

(Title)

V. STATEMENT OF ARCHITECT

The architect signing this document is certifying that the development plans and specifications incorporate all Virginia Housing Minimum Design and Construction Requirements (MDCR), selected LIHTC enhancements and amenities, applicable building codes and accessibility requirements.

In Witness Whereof, the undersigned, being authorized, has caused this document to be executed in its name on the date of this application set forth in DEV Info tab hereof.

Legal Name of Architect:
Virginia License#:
Architecture Firm or Company:

THOMAS F. STANT
0401010944
TSS ARCHITECTS PC

By: 

Its: 
(Title)

Initials by Architect are also required on the following Tabs: Enhancement, Special Housing Needs and Unit Details.

W.

LIHTC SELF SCORE SHEET

Self Scoring Process

This Self Scoring Process is intended to provide you with an estimate of your application's score based on the information included within the reservation application. Other items, denoted below in the yellow shaded cells, are typically evaluated by Virginia Housing's staff during the application review and feasibility process. For purposes of self scoring, we have made certain assumptions about your application. Edit the appropriate responses (Y or N) in the yellow shaded cells, if applicable. Items 5f and 5g require a numeric value to be entered.

Please remember that this score is only an estimate. Virginia Housing reserves the right to change application data and/or score sheet responses where appropriate, which may change the final score.

MANDATORY ITEMS:

- a. Signed, completed application with attached tabs in PDF format
- b. Active Excel copy of application
- c. Partnership agreement
- d. SCC Certification
- e. Previous participation form
- f. Site control document
- g. RESNET Certification
- h. Attorney's opinion
- i. Nonprofit questionnaire (if applicable)
- j. Appraisal
- k. Zoning document
- l. Universal Design Plans
- m. List of LIHTC Developments (Schedule A)

Included

Score

Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y, N, N/A	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0

Total:

0.00

1. READINESS:

- a. Virginia Housing notification letter to CEO (via Locality Notification Information App)
- b. Local CEO Opposition Letter
- c. Plan of development
- d. Location in a revitalization area based on Qualified Census Tract
- e. Location in a revitalization area with resolution
- f. Location in a Opportunity Zone

Y	0 or -50	0.00
N	0 or -25	0.00
Y	0 to 10	10.00
N	0 or 10	0.00
N	0 or 15	0.00
N	0 or 15	0.00

Total:

10.00

2. HOUSING NEEDS CHARACTERISTICS:

- a. Sec 8 or PHA waiting list preference
- b. Existing RD, HUD Section 8 or 236 program
- c. Subsidized funding commitments
- d. Tax abatement on increase of property's value
- e. New project based rental subsidy (HUD or RD)
- f. Census tract with <12% poverty rate
- g. Development provided priority letter from Rural Development
- h. Dev. located in area with increasing rent burdened population

Y	0 or up to 5	5.00
N	0 or 20	0.00
0.00%	Up to 40	0.00
Y	0 or 5	5.00
N	0 or 10	0.00
12%	0, 20, 25 or 30	20.00
N	0 or 15	0.00
N	Up to 20	0.00

Total:

30.00

3. DEVELOPMENT CHARACTERISTICS:

- a. Enhancements (See calculations below)
- b. Project subsidies/HUD 504 accessibility for 5 or 10% of units
- or c. HUD 504 accessibility for 10% of units
- d. Provides approved resident services or eligible childcare services
- e. Provides telephonic or virtual health services
- f. Proximity to public transportation
- g. Development will be Green Certified

		41.00
N	0 or 50	0.00
N	0 or 20	0.00
N	0 or 15	0.00
N	0 or 15	0.00
Y10	0, 10 or 20	10.00
N	0 or 10	0.00

h. Units constructed to meet Virginia Housing's Universal Design standards	0%	Up to 15	0.00
i. Developments with less than 100 low income units	N	up to 20	0.00
j. Historic Structure eligible for Historic Rehab Credits	Y	0 or 5	5.00
Total:			56.00

4. TENANT POPULATION CHARACTERISTICS:

Locality AMI	State AMI
\$100,500	\$73,800

a. Less than or equal to 20% of units having 1 or less bedrooms	N	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	0.00%	Up to 15	0.00
c. Units with rent and income at or below 30% of AMI and are not subsidized (up to 10% of LI units)	0.00%	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	0.00%	Up to 10	0.00
e. Units in Higher Income Jurisdictions with rent and income at or below 50% of AMI	0.00%	Up to 50	0.00
f. Units in Higher Income Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	0.00%	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	0.00%	Up to 50	0.00
Total:			0.00

5. SPONSOR CHARACTERISTICS:

a. Experienced Sponsor - 1 development in Virginia	N	0 or 5	0.00
b. Experienced Sponsor - 3 developments in any state	Y	0 or 15	15.00
c. Developer experience - uncorrected life threatening hazard	N	0 or -50	0.00
d. Developer experience - noncompliance	N	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)	0	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurrence)	0	0 or -50 per item	0.00
g. Developer experience - termination of credits by Virginia Housing	N	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification	N	0 or -50	0.00
i. Developer experience - more than 2 requests for Final Inspection	0	0 or -5 per item	0.00
j. Socially Disadvantaged Principal owner 25% or greater	N	0 or 5	0.00
k. Management company rated unsatisfactory	N	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	N	0 or 5	0.00
Total:			15.00

6. EFFICIENT USE OF RESOURCES:

a. Credit per unit	Up to 200	89.00
b. Cost per unit	Up to 100	100.00
Total:		189.00

7. BONUS POINTS:

a. Extended Use Restriction	0 Years	40 or 50	0.00
or b. Nonprofit or LHA purchase option	N	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	N	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	N	Up to 30	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority pool	N	0 or 10	0.00
f. Team member with Diversity, Equity and Inclusion Designation	Y	0 or 5	5.00
g. Commitment to electronic payment of fees	Y	0 or 5	5.00
h. Zero Ready or Passive House certification from prior allocation	N	0 or 20	0.00
Total:			10.00

400 Point Threshold - all 9% Tax Credits

300 Point Threshold - Tax Exempt Bonds

TOTAL SCORE: 310.00**Enhancements:**

All units have:

	Max Pts	Score
a. Community Room	5	5.00
b. Exterior walls constructed with brick and other low maintenance materials	40	20.00
c. Sub metered water expense	5	0.00
d. Watersense labeled faucets, toilets and showerheads	3	3.00

e. Rehab only: Infrastructure for high speed internet/broadband	1	1.00
f. N/A for 2022	0	0.00
g. Each unit provided free individual high speed internet access	10	0.00
h. Each unit provided free individual WiFi	12	0.00
i. Bath Fan - Delayed timer or continuous exhaust	3	3.00
j. Baths equipped with humidistat	3	0.00
k. Cooking Surfaces equipped with fire prevention features	4	0.00
l. Cooking surfaces equipped with fire suppression features	2	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	2	2.00
n. Provides Permanently installed dehumidification system	5	0.00
o. All interior doors within units are solid core	3	3.00
p. USB in kitchen, living room and all bedrooms	1	0.00
q. LED Kitchen Light Fixtures	2	2.00
r. % of renewable energy electric systems	10	0.00
s. New Construction: Balcony or patio	4	0.00
		<u>41.00</u>
All elderly units have:		
t. Front-control ranges	1	0.00
u. Independent/suppl. heat source	1	0.00
v. Two eye viewers	1	0.00
w. Shelf or Ledge at entrance within interior hallway	2	0.00
		<u>0.00</u>
Total amenities:		<u>41.00</u>

X.

Development Summary

Summary Information

2024 Low-Income Housing Tax Credit Application For Reservation

Deal Name:

Talbot Park Apartments

Cycle Type:4% Tax Exempt Bonds Credits

Requested Credit Amount:\$1,370,157

Allocation Type:Acquisition/Rehab

Jurisdiction:Norfolk City

Total Units295

Population Target:General

Total LI Units295

Total Score310.00

Project Gross Sq Ft:202,610.16

Owner Contact:EdwardSolarz

Green Certified?FALSE

Source of Funds	Amount	Per Unit	Per Sq Ft	Annual Debt Service
Permanent Financing	\$22,013,511	\$74,622	\$109	\$1,509,074
Grants	\$0	\$0		
Subsidized Funding	\$0	\$0		

Uses of Funds - Actual Costs				
Type of Uses	Amount	Per Unit	Sq Ft	% of TDC
Improvements	\$13,986,000	\$47,410	\$69	30.74%
General Req/Overhead/Profit	\$0	\$0	\$0	0.00%
Other Contract Costs	\$0	\$0	\$0	0.00%
Owner Costs	\$8,745,674	\$29,646	\$43	19.22%
Acquisition	\$19,000,000	\$64,407	\$94	41.76%
Developer Fee	\$3,768,534	\$12,775	\$19	8.28%
Total Uses	\$45,500,208	\$154,238		

Income		
Gross Potential Income - LI Units		
		\$3,717,852
Gross Potential Income - Mkt Units		
		\$0
Subtotal		\$3,717,852
Less Vacancy %	7.00%	\$260,250
Effective Gross Income		\$3,457,602

Rental Assistance?

TRUE

Expenses		
Category	Total	Per Unit
Administrative	\$509,821	\$1,728
Utilities	\$173,193	\$587
Operating & Maintenance	\$640,289	\$2,170
Taxes & Insurance	\$315,759	\$1,070
Total Operating Expenses	\$1,639,062	\$5,556
Replacement Reserves	\$88,800	\$301
Total Expenses	\$1,727,862	\$5,857

Cash Flow	
EGI	\$3,457,602
Total Expenses	\$1,727,862
Net Income	\$1,729,740
Debt Service	\$1,509,074
Debt Coverage Ratio (YR1):	1.15

Total Development Costs	
Total Improvements	\$22,731,674
Land Acquisition	\$19,000,000
Developer Fee	\$3,768,534
Total Development Costs	\$45,500,208

Proposed Cost Limit/Sq Ft:

\$131

Applicable Cost Limit/Sq Ft:

\$253

Proposed Cost Limit/Unit:

\$89,831

Applicable Cost Limit/Unit:

\$246,756

Unit Breakdown	
Supp Hsg	0
# of Eff	0
# of 1BR	271
# of 2BR	24
# of 3BR	0
# of 4+ BR	0
Total Units	295

	Income Levels	Rent Levels
	# of Units	# of Units
<=30% AMI	0	0
40% AMI	0	0
50% AMI	0	0
60% AMI	295	295
>60% AMI	0	0
Market	0	0

Income Averaging?

FALSE

Extended Use Restriction?

30

Y. Efficient Use of Resources

Credit Points for 9% Credits:

If the Combined Max Allowable Credits is \$500,000 and the annual credit requested is \$200,000, you are providing a 60% savings for the program. This deal would receive all 200 credit points.

For another example, the annual credit requested is \$300,000 or a 40% savings for the program. Using a sliding scale, the credit points would be calculated by the difference between your savings and the desired 60% savings. Your savings divided by the goal of 60% times the max points of 200. In this example, $(40\%/60\%) \times 200$ or 133.33 points.

Tax Exempt Deals are granted a starting point value greater than zero to allow for the nature of these deals.

Combined Max	\$1,370,157
Credit Requested	\$1,370,157
% of Savings	0.00%
Sliding Scale Points	89

Cost Points:

If the Applicable Cost by Square foot is \$238 and the deal's Proposed Cost by Square Foot was \$119, you are saving 50% of the applicable cost. This deal would receive all 100 cost points.

For another example, the Applicable Cost by SqFt is \$238 and the deal's Proposed Cost is \$153.04 or a savings of 35.70%. Using a sliding scale, your points would be calculated by the difference between your savings and the desired 50% savings. Your savings divided by the goal of 50% times the max points 100. In this example, $(35.7\%/50\%) \times 100$ or 71.40 points.

Total Costs Less Acquisition	\$26,500,208
Total Square Feet	202,610.16
Proposed Cost per SqFt	\$130.79
Applicable Cost Limit per Sq Ft	\$253.00
% of Savings	48.30%
Total Units	295
Proposed Cost per Unit	\$89,831
Applicable Cost Limit per Unit	\$246,756
% of Savings	63.60%
Max % of Savings	63.60%
Sliding Scale Points	100.00



Virginia Housing Existing Condition Questionnaire/On-Site Analysis

Project Name: _____

Date of Visit: _____

Number of Buildings: _____

Age of Property: _____

Number of Units: _____

First Occupancy: _____

Project Type:

High/Mid-Rise

Garden Style

Townhouse

Scattered Site

Other: _____

Structure(s):

Concrete

Steel

Masonry

Wood

Other: _____

Unit Addresses and Unit Types Observed:

Site

Parking

Age: _____

Alligatoring: Y N

Potholes: Y N

Drainage: G P

Overall Condition: _____

Lighting

Min. 1fc at parking? Y N

Min. 1fc at sidewalks? Y N

Min. 1fc at mailboxes? Y N

Min. 1 fc at dumpsters? Y N

Overall Condition: _____

Grading

Negative Drainage Observed: Y N Location: _____

Water Infiltrating Buildings: Y N Location: _____

Landscaping

Grass Dead Patches: Y N Overall Condition: _____

Foundation Plantings: Y N Overall Condition: _____

Dead landscaping/stumps: Y N Notes: _____

Trash

	Dumpster	Compactor	Individual Tenant Cans
Enclosure:	Y	N	Condition: _____
Apron:	Y	N	Condition: _____

Retaining Walls

Exist on site: Y N Condition: _____

Additional needed: Y N Notes: _____

Sidewalks

Cracks/Spalling: Y N Trip Hazards: Y N

Overall Condition: _____

Accessibility

Accessible Route Provided From HC Parking to Units: Y N

Notes

Accessible Route Provided From Units to Common Areas: Y N

Notes

Systems

HVAC

Type: _____

Avg. Age of Equipment: _____ Overall Condition: _____

Exhaust Fans Discharge to Exterior: Y N

Additional Notes: _____

Plumbing

Interior

Supply Type: Copper CPVC PEX Polybutylene Other: _____

Overall Condition: _____

Waste Type: Cast Iron PVC Galvanized Other: _____

Overall Condition: _____

Exterior

Supply Type: Copper CPVC PEX Polybutylene Other: _____

Overall Condition: _____

Waste Type: Cast Iron PVC Galvanized Other: _____

Water Heater Type: _____ Avg. Age: _____ Condition: _____

Bathtub Type: Fiberglass Cast Iron Other Condition: _____

Surround Type: Fiberglass Ceramic Other Condition: _____

Toilet: GPF: _____ Avg. Age: _____ Condition: _____

Electrical

Service Size Per Building: _____ Unit Panel Size: _____

Feeder Type: Copper Alum. Branch Wire Type: Copper Alum.

Outlet age: _____ Outlets Grounded: Y N

Outlet Overall Condition: _____

Exposed Wiring: Y N Locations: _____

Phones

Outlet Locations: _____

Cable TV

Outlet Locations: _____

Kitchen Lights: 1x4 Fluorescent Other: _____

Laundry: In-unit Central

Type: Side by Side Stacked Combo Other: _____

Age: _____

Condition: _____

How is Overflow Addressed: Pan with Drain Moisture Sensor Other: _____

Appliances

Ref. Avg. Age: _____ Range Type: _____ Avg. Age: _____ Range Hood Avg. Age: _____

Dishwasher: Y N Dishwasher Avg. Age: _____

Overall Conditions: _____

Elevator

Type: _____ Size: _____ Last Upgraded: _____

Sprinkler system

Type: Full Partial NA Comments: _____

Fire Alarm system

Type: Full Partial NA Comments: _____

Smoke Detector Locations: _____

Structure

Foundation

Type: Slab on Grade Crawl space Basement Other: _____

Overall Condition: _____

Roof

Type: Pitched Flat Combo. Age: _____ Sheathing Thickness: _____

Overall Condition: _____

Roof Overhang at Breezeway Stair Minimum 5': Y N

Insulation and Ventilation

Attic

Insulation Type: _____

R-Value _____

Ventilation Type: _____

Crawl space

Insulation Type: _____

R-Value _____

Ventilation Type: _____

Exterior wall

Insulation Type: _____

R-Value _____

Sheathing Type: _____

Structural Deficiencies

Disclosed or Identified Structural Deficiencies:

Doors

Common

Overall Condition: _____

Apt. Entry Doors

Material: Steel Wood Door Type: Flush Raised Panel Variety

Age: _____ Condition: _____

Hardware Type: Knob Lever Hardware Finish: Silver Yellow Variety

Hardware Condition: _____

Pre-hung Doors

Door Type: Flush Raised Panel Variety Condition: _____

Hardware Type: Knob Lever Hardware Finish: Silver Yellow Variety

Hardware Condition: _____

Windows

Common

Age: _____ Overall Condition: _____

Apts.

Type: Vinyl Alum. Store Front Alum. Insulated: Y N

Age: Overall Condition:

Breezeway Stair

Type: Wood Steel Concrete Combo Condition:

Building Envelope

Material Type: Age: Condition:

Brick Row Lock Slope: Adequate Not adequate Need Architect To Perform Inspection

Exterior Trim

Type: Condition:

Flooring

Carpet Condition: G P NA

Hardwood Condition: G P NA

Ceramic Condition: G P NA

Vinyl Condition: G P NA

Notes:

Cabinets and Counters

Kitchen Condition: Bathroom Condition:

Drywall

Overall Condition:

Baseboard

Type: _____ Condition: _____

Kitchen Pass Through

Existing: Y N To be Provided: Y N NA

Environmental

Storage Tanks

Above Ground: Y N Underground: Y N Will be removed: Y N NA

Notes: _____

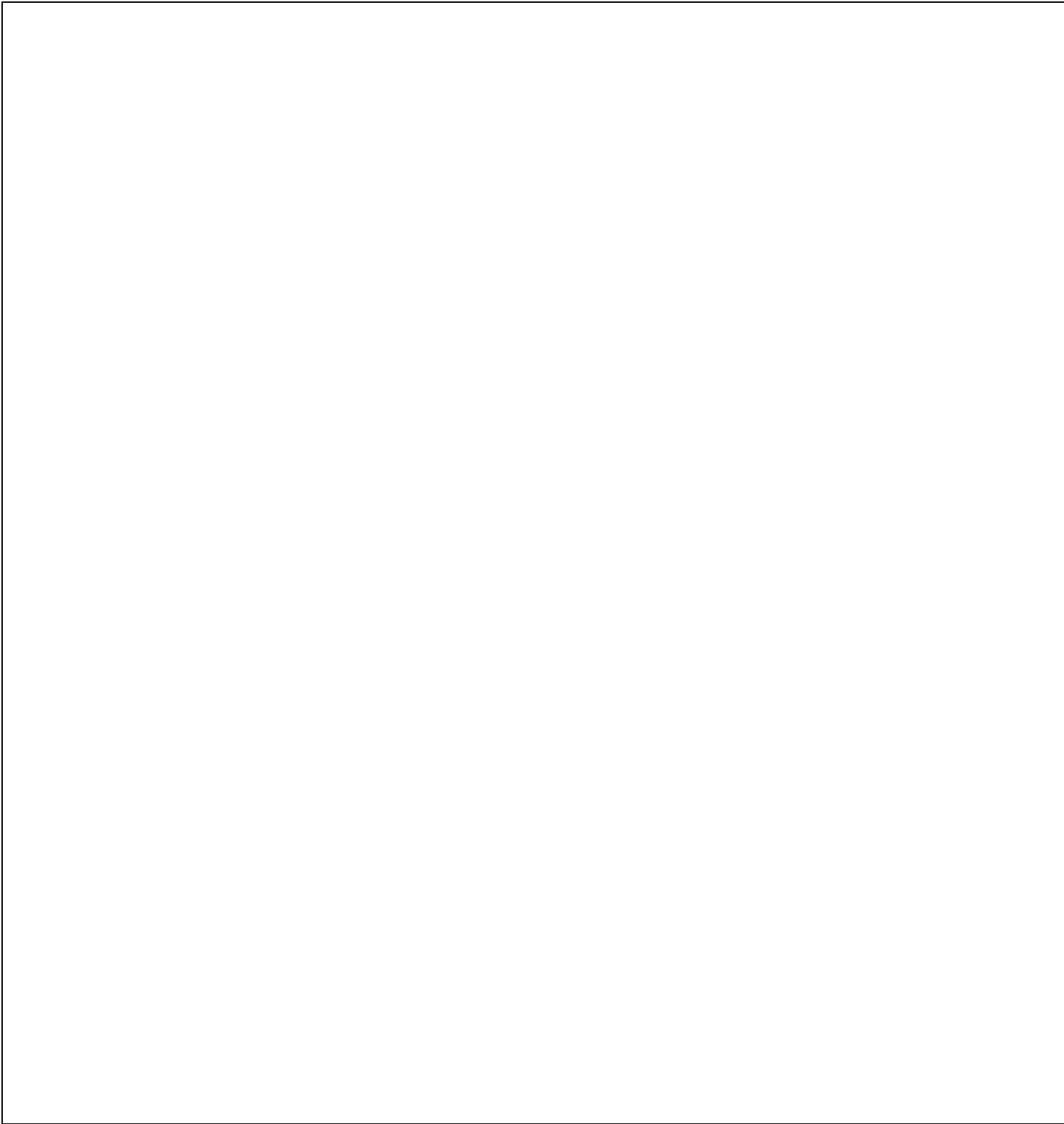
Lead Paint

Present: Y N Notes: _____

Asbestos

Present Y N Notes: _____

General Notes





PROPERTY CONDITION ASSESSMENT

Talbot Park Apartments

118 Warren Street
Norfolk, Virginia 23505

January 12, 2024
Partner Project Number: 23-432832.1

Prepared for:

Capital One, N.A.

Bethesda, Maryland 20814



Engineers who understand your business

January 12, 2024

Mr. Gerald Tremblay
Capital One, N.A.
2 Bethesda Metro Center, 10th Floor, Suite 800
Bethesda, Maryland 20814

Subject: Property Condition Assessment
Talbot Park Apartments
118 Warren Street
Norfolk, Virginia 23505
Partner Project No. 23-432832.1

Dear Mr. Tremblay:

Partner Engineering and Science, Inc. is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and the Virginia Housing Development Authority (VHDA), as specified in the engagement agreement that initiated this work.

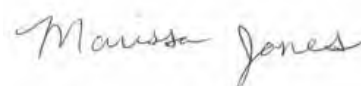
The purpose of this assessment is to describe the primary systems and components of the subject property, to identify conspicuous defects or material deferred maintenance and to present an opinion of costs to remedy to observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements. This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Marissa Jones at (224) 443-0411 or mjones@partneresi.com.

Sincerely,



Timothy J. Casey
Senior Project Manager



Marissa Jones
Relationship Manager

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

Partner Engineering and Science, Inc. (Partner) has performed a Property Condition Assessment (PCA) of the parcel and improvements defined in the following table (the "subject property"). The assessment was performed in general accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" the Virginia Housing Development Authority (VHDA). The purpose of this Property Condition Assessment was to observe and document readily-visible materials and building system defects that might significantly affect the value of the subject property and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

Property Data	
Name	Talbot Park Apartments
Address	118 Warren Street
City, State and Zip Code	Norfolk, Virginia 23505
Property use	Multi-family residential
Land acreage (acres)	10.557 (per Survey)
Number of buildings	34 Total: 33 apartment buildings and one laundry building
Number of floors	Apartment buildings: two-story with basement level Laundry building: one-story
Year built	~1942
Gross building area (sf)	~205,644 (per Survey)
Net rentable area (sf)	174,100 (per Rent Roll)
Number of dwelling units	293
Foundation/Substructure	Concrete slab at the excavated grade, with concrete masonry unit (CMU) and masonry foundation walls
Superstructure	Wood and brick masonry framed
Façade	Brick masonry and painted brick masonry
Roof type	Flat, single-ply thermoset membrane or thermoplastic membrane Pitched, asphalt shingles
Parking area	Concrete pavement at grade
Parking space count	56 parking spaces in concrete paved parking pads and additional un-marked street parking
ADA-designated parking count	None
HVAC system	Individual electric split systems Boilers and radiant heat systems in the apartment units with window air conditioning units
Water supply piping	Copper
Electrical branch wiring	Copper
Number of elevators	Not present
Fire suppression	Not present
Fire alarm	Not present

The dwelling unit types are as follows:

Type	Quantity	Average Area (SF)	Total Square Footage	Occupied Units	Vacant Units	Down Units
1 Bed /1 Bath	225	540	121,500	211	14	0
1 Bed /1 Bath	44	710	31,240	41	3	0
2 Bed /1 Bath	12	800	9,600	10	2	0
2 Bed /1 Bath	12	980	11,760	12	0	0
Total	293	--	174,100	274	19	0

Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in fair condition. The overall level of preventative maintenance appeared to be fair. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented as well.

Reported Capital Expenditures

According to property management, the following capital improvements were completed within the last five years:

- A portion of the buildings (4, 11, 13, 19, 20, 21 and 28) electrical equipment was replaced including replacement of the fuse panels with circuit breaker panels and replacement of the incoming electrical panels and meters.
- Exterior façade/masonry repairs including tuck pointing and repointing as needed, crack sealing and exterior painting at a portion of the buildings (1, 6, 8, 9, 12, 17, 19, 32 and portions of 22 and 27)
- Roof repairs or replacement at a portion of the buildings (1, 2, 3, 5, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 19, 20, 21, 23, 24, 25, 32 and 33).
- Renovation of the leasing office interior.

According to property management, the following capital improvements are proposed to be completed within the next few years:

- No significant planned capital expenditures were reported.

Immediate and Short-Term Repair Items

This report presents opinions of costs for items or conditions that require immediate action as a result of the following: Material existing or potentially unsafe conditions, material code violations, or any other physical deficiencies that if left uncorrected would be expected to result in or contribute to the failure of critical elements or systems within one year or may result in a significant increase in remedial costs. These items should be addressed at the first practical opportunity.

In addition, this report presents opinions of costs for items or conditions that may not require immediate action; however, should be conducted on a priority basis beyond routine maintenance. Generally, the recommended time frame for addressing these items is two years.

Deferred maintenance items and/or physical deficiencies that are considered significant are also identified in Table 1 - Immediate Repair and Deferred Maintenance Cost Opinion.

Replacement Reserve Items

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present at the subject property; however, not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.

Cost Exclusions

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, which are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

Deviation from ASTM E2018

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- This report includes seismic zone information that is not required by the Standard.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 2.
- This report includes an evaluation of the condition of the observed components and systems.
- This report includes an evaluation of applicable accessibility standards.

Recommendations for Additional Investigations

There were no issues observed or reported that indicate the need for additional investigations.

Planned Capital Improvements

No information regarding planned capital improvements was provided.

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Talbot Park Apartments - DRAFT

118 Warren Street

Norfolk, Virginia 23505

Partner Project No. 23-432832.1

January 12, 2024

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost
2.0 Regulatory Compliance							
	None Noted						
3.0 Site Improvements							
3.2.3	Concrete Sidewalk - The pedestrian concrete walkways appear to be in fair to poor overall condition. Areas of cracked and damaged sidewalk, and/or areas heaved by tree roots were observed at every building throughout the property. Sectional replacement of approximately 80 LF of sidewalk is recommended, as well as an allowance for grinding and minor repairs at each building.	33	Bldg./Allowance	\$650	\$21,450		\$21,450
4.0 Structural Frame and Building Envelope							
4.3.1	Exterior Walls - Numerous areas of cracking and gaping were observed above the ground floor windows due to settlement and rotting of the wood framing around the windows. Additionally the lintels appeared to be somewhat rusted. Property management reported frequent complaints of draftiness and water intrusion at the framing surrounding the windows and water damaged finishes were observed at the interior walls near the windows of recently vacated Building 9, unit 2 and Building 25, unit 6. Exterior repair work including repointing, as needed window and door frame replacement, crack sealing and reapplication of sealants to address the above noted issues has been performed at Buildings 1, 6, 8, 9, 12, 17, 19, 32 and portions of 22 and 27 within the past several years. As needed replacement of window and door framing, repointing, crack sealing and as needed repairs should be completed at the remaining buildings as an immediate need.	23	Bldg./Allowance	\$15,000	\$345,000		\$345,000
4.3.3	Basement Doors - The basement hatch doors were observed to be in generally poor condition. Framing at the basement opening was rotted and was not secured at most areas. In addition, the framing and hatch door assemblies were generally not intact or functional. Replacement of the basement hatch doors is recommended at this time.	33	EA	\$1,000	\$33,000		\$33,000
4.4.1	Asphalt Composite Shingle Roofing - According to the site escort, roofing contractors conduct roof maintenance and repairs. The site contact reported that roof repairs and replacement have been made at Buildings 1, 2, 3, 5, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 19, 20, 21, 23, 24, 25, 32 and 33 over the past several years. Property management reported that most of the noted work was patching and repair of leaks. No current roof leaks were observed at the time of our assessment; however, property management reported frequent roof leaks and evidence of water damaged finishes was observed in several units. Based on the observed and reported conditions and estimated useful life (EUL), replacement of the roof coverings is anticipated in the short term (25%) and the earlier portion of the evaluation period (75%). Partner recommends that property management determine the individual roof covering ages/condition for use in prioritizing replacement of the subject property roof asphalt shingles.	32,500	SF	\$4.00	\$130,000		\$130,000

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Talbot Park Apartments - DRAFT

118 Warren Street

Norfolk, Virginia 23505

Partner Project No. 23-432832.1

January 12, 2024

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost
4.5	Exterior Brick Steps and Metal Rails - The exterior brick framed steps and handrails appeared to be in fair to poor conditions. The mortar at the stairs appeared to be deteriorated throughout, and sections of loose and damaged bricks were observed. The rails appeared to be rusted, and were not intact or sufficiently connected at numerous locations. Spot tuck pointing and repairs have been performed over recent years. Based on the observed condition and EUL, repair of the stairs, including as needed repointing and brick replacements, and replacement of the stair rails is recommended at this time.	66	EA	\$1,250	\$82,500		\$82,500
5.0 Mechanical and Electrical Systems							
5.3	Electrical Service/Breaker Panels - The electrical service was reported to be adequate for the current demands of the facility at buildings 4, 8, 10, 11, 12, 13, 16, 18, 19, 20, 21, 26, 27, 28, 29, 30 and 33. The circuit breaker panels, electrical meters and wiring appeared to be in good condition. The remaining buildings have 40-amp or 60-amp service to each unit and utilize S-Type fuses. The equipment at the noted units appears to be original. In addition, property management reported that there are very frequent issues with insufficient capacity at the units in the noted buildings. Based on the age of the equipment it is near the end of its estimated useful life (EUL). Based on EUL and frequent capacity issues, replacement of the fuse panels, installation of circuit breaker panels and upgrading of the electrical service size is recommended at this time.	143	UNIT	\$1,200	\$171,600		\$171,600
6.0 Interior Elements							
6.1	Common Area Corridor Flooring - Replace based on condition and EUL.	26,400	SF	\$4.00	\$105,600		\$105,600
6.5.1	Down Unit - Unit 18-2 was down due to a tenant started fire. Unit 18-2 will require a full gut renovation based on the extent of smoke and finish damage. No structural damage was observed or reported.	1	LS	\$25,000	\$25,000		\$25,000
7.0 Accessibility							
7.0	ADA - Install compliant designated van-accessible ADA parking space at leasing office.	1	LS	\$750	\$750		\$750
7.0	ADA - Install a call system at the van designated ADA accessible parking space at the leasing office to call the leasing office for assistance.	1	LS	\$3,000	\$3,000		\$3,000
7.4	UFAS - Convert 5% of dwelling units to UFAS mobility accessible units.	15	EA	\$25,000	\$375,000		\$375,000
7.4	UFAS - Convert 2% of dwelling units to UFAS sensory accessible Units.	6	EA	\$3,500	\$21,000		\$21,000
7.4	UFAS - Install accessible parking spaces at designated units.	15	EA	\$750	\$11,250		\$11,250

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Talbot Park Apartments - DRAFT

118 Warren Street

Norfolk, Virginia 23505

Partner Project No. 23-432832.1

January 12, 2024

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost
7.4	UFAS, Dumpster Access - The dumpster staging areas are not accessible to individuals with disabilities (e.g., not located along the accessible route/path of travel, appropriate entryway clearances and/or maneuverability not provided, operable controls are higher than 48" AFG, etc.). The existing dumpster staging area must be modified to fully comply with modern accessibility standards, or an alternative reasonable accommodation should be provided (i.e., alternative disposal area on the accessible route, trash pick-up services for residents requiring such, etc.).	1	LS	\$0.00	\$0		\$0
7.4	UFAS, Community Laundry Room - The community laundry room washing machines are top-loading type. Per Section 504/UFAS requirements, a front-loading type washing machine should be provided (request from vendor).	1	LS	\$0.00	\$0		\$0
7.4	UFAS, Community Laundry Room - The countertop in the community laundry room was noted to be mounted at approximately 38" AFF. Per Section 504/UFAS requirements, the countertop must be mounted no higher than 34" AFF.	4	EA	\$500	\$2,000		\$2,000
7.4	UFAS, Common Laundry Room - Sufficient clear space is not provided at the laundry room to maneuver from the entrance to the machines or the folding table areas. A portion of the machine locations should be reconfigured to provide an accessible route.	1	LS	\$0.00	\$0		\$0
8.0 Water Intrusion and Microbial Growth							
	None Noted						

TOTAL \$ 1,327,150 \$ 1,327,150

TABLE 2 - LONG-TERM COST OPINION

Talbot Park Apartments - DRAFT

118 Warren Street
Norfolk, Virginia 23505

Partner Project No. 23-432832.1
January 12, 2024

Number of units: 293
Site effective age (years): 82
Inflation rate: 2.5%
Evaluation period (years): 15

****As-Is Condition****

Sect. No.	Description	Avg EUL (YR)	Eff Age (YR)	Eff. RUL (YR)	On Site Qty	Qty in Eval Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	YR 13	YR 14	YR 15	Total Cost
3.0	Site Improvements																							
	None anticipated																							
4.0	Structural Frame and Building Envelope																							
4.3.1	Exterior cleaning, painting, sealing, as needed tuck pointing	8	0	8	293	293	UNIT	\$300	\$ 87,900															\$ 87,900
4.3.2	Windows (Vinyl, Dual-pane), Replace	30	15	15	293	293	Unit	\$1,800	\$ 175,800 \$ 175,800 \$ 175,800															\$ 527,400
4.3.3	Dwelling Unit Entry Doors, Replace	30	25	5	293	293	EA	\$450	\$ 43,950 \$ 43,950 \$ 43,950															\$ 131,850
4.3.3	Exterior Doors, Replace	25	20	5	66	66	EA	\$600	\$ 13,200 \$ 13,200 \$ 13,200															\$ 39,600
4.4.1	Roof replacement - Asphalt Shingles	20	17	3	130,000	130,000	SF	\$4.00	\$ 130,000 \$ 130,000 \$ 130,000 \$ 130,000															\$ 520,000
4.4.1	Roof replacement - TPO	15	10	5	4,500	4,500	SF	\$4.00	\$ 18,000															\$ 18,000
4.4.1	Roof replacement - EPDM	15	10	5	13,000	13,000	SF	\$4.00	\$ 26,000 \$ 26,000															\$ 52,000
4.4.2	Gutters/Downspouts, Replace	25	20	5	33	33	EA	\$2,500	\$ 16,500 \$ 16,500 \$ 16,500 \$ 16,500 \$ 16,500															\$ 82,500
5.0	Mechanical and Electrical Systems																							
5.1	Central water heater, Replace	15	12	3	66	65	EA	\$5,000	\$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000															\$ 325,000
5.2	Split-system condenser, Replace	15	10	5	150	103	EA	\$1,500	\$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063															\$ 154,693
5.2	Split-system furnace/fan coil, Replace	20	15	5	150	103	EA	\$1,500	\$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063 \$ 14,063															\$ 154,693
5.2	HVAC boiler, Replace/Refurbish	35	32	3	30	13	EA	\$7,500	\$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500															\$ 97,500
6.0	Interior Elements																							
6.1	Common area corridor flooring, Replace	8	0	8	26,400	26,400	SF	\$3.00	\$ 79,200															\$ 79,200
6.5.1	Apartment carpet, Replace	7	6	1	293	630	EA	\$750	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 472,500
6.5.1	Apartment vinyl flooring, Replace	15	14	1	293	300	EA	\$750	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 225,000
6.5.2	Apartment Kitchen Cabinets, Replace	25	23	2	293	293	EA	\$2,500	\$ 146,500 \$ 146,500 \$ 146,500 \$ 146,500 \$ 146,500															\$ 732,500
6.5.2	Apartment Kitchen Countertops, Replace	15	13	2	293	293	EA	\$500	\$ 29,300 \$ 29,300 \$ 29,300 \$ 29,300 \$ 29,300															\$ 146,500
6.5.2	Apartment Bathroom Vanities, Replace	25	23	2	293	293	EA	\$250	\$ 14,650 \$ 14,650 \$ 14,650 \$ 14,650 \$ 14,650															\$ 73,250
6.5.2	Apartment Bathroom Tubs/Showers, Replace	40	38	2	293	293	EA	\$1,000	\$ 58,600 \$ 58,600 \$ 58,600 \$ 58,600 \$ 58,600															\$ 293,000
6.5.2	Apartment Bathroom Toilets, Replace	40	38	2	293	293	EA	\$200	\$ 11,720 \$ 11,720 \$ 11,720 \$ 11,720 \$ 11,720															\$ 58,600
6.5.3	Apartment refrigerator, Replace	15	14	1	293	300	EA	\$350	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 105,000
6.5.3	Apartment oven/range, Replace	20	19	1	293	220	EA	\$500	\$ 7,325	\$ 7,325	\$ 7,325	\$ 7,325	\$ 7,325	\$ 7,325	\$ 7,325	\$ 7,325	\$ 7,325	\$ 7,325	\$ 7,325	\$ 7,325	\$ 7,325	\$ 7,325	\$ 7,325	\$ 109,875
Uninflated Totals: \$									\$ 60,825	\$ 338,095	\$ 500,595	\$ 500,595	\$ 629,871	\$ 611,871	\$ 178,601	\$ 288,551	\$ 121,451	\$ 121,451	\$ 121,451	\$ 121,451	\$ 297,251	\$ 297,251	\$ 297,251	\$ 4,486,561
Inflated Totals: \$									\$ 60,825	\$ 346,547	\$ 525,938	\$ 539,086	\$ 695,260	\$ 692,276	\$ 207,122	\$ 342,996	\$ 147,976	\$ 151,676	\$ 155,468	\$ 159,354	\$ 399,770	\$ 409,764	\$ 420,008	\$ 5,254,065

Years 1-10 Uninflated: \$ 1,144 Years 1-10 Inflated: \$ 1,266 st per unit per year: \$1,021
Years 11-20 Uninflated: \$ 387 Years 11-20 Inflated: \$ 527 st per unit per year: \$1,195



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FIGURES AND APPENDICES

The following report Figures and Appendices are attached at the end of this report.

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1.0 INTRODUCTION

1.1 Purpose

The purpose of this assessment is to provide information to evaluate the condition of the subject property in order to facilitate completion of due diligence by the addressee. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

1.2 Scope of Work

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the Standard) and as specified in the engagement agreement that initiated this work. Specific requirements or deviations from the minimum ASTM standard are described herein.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

1.3 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner's experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include; however, are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

1.4 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project and the estimated life expectancies/age of the components and systems.

Good	In working condition and does not require immediate or short term repairs above an agreed threshold.
Fair	In working condition; however, may require immediate or short term repairs above an agreed threshold.
Poor	Not in working condition or requires immediate or short term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appeared to be satisfactory.

1.5 User Reliance

Partner was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

Partner will not materially benefit from the Development in any other way than receiving a fee for performing the engaged due diligence. Partner is not a Related Party to or an Affiliate of any other Development Team member. Partner has read and understands the related requirements of the engagement and conditions as per the Virginia Housing Development Authority (VHDA).

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner's standard Terms and Conditions, a copy of which can be found at <https://www.partneresi.com/terms-conditions>

2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

2.1 Site Reconnaissance

Date: January 2, 2024
Weather: Clear and ~55°F
Field Assessor: Emily Bizzarri
Escort: Tiffany Grice, Property Manager, Talbot Park Apartments, (757) 831-7703

Limiting Conditions

The performance of this assessment was limited by the following conditions:

- A pre-survey questionnaire was not completed at the time of the assessment.
- Safe access was not provided to the flat roofs of buildings 9, 22, 23, 27 and 32.
- Roofs at most buildings are pitched, not safely accessible and were observed from ground level.

Observed Tenant Spaces

Partner observed 25.6 percent of the 293 total dwelling units in order to formulate an accurate estimate of repair, replacement and major maintenance needs. Partner concludes the quantity of observed units is an appropriate statistical sampling method/technique to reach the conveyed conclusions about repair needs.

Observed dwelling units were selected by property management on the basis of tenant cooperation and privacy concerns and a portion of the units were randomly selected during the site assessment. Conditions appeared to be consistent throughout; consequently, additional observation was not warranted.

Building No.	Unit ID	Unit Type	Status (O,V,M,D)	Comments
1	3	1 Bed / 1 Bath	O	Good to fair condition.
10	1	1 Bed / 1 Bath	O	Good to fair condition.
11	1	1 Bed / 1 Bath	O	Good to fair condition.
11	4	1 Bed / 1 Bath	O	Good to fair condition.
11	8	1 Bed / 1 Bath	O	Good to fair condition.
12	2	1 Bed / 1 Bath	O	Good to fair condition.
12	3	1 Bed / 1 Bath	O	Good to fair condition.
12	5	1 Bed / 1 Bath	O	Good to fair condition.
14	4	1 Bed / 1 Bath	O	Good to fair condition.
15	4	1 Bed / 1 Bath	O	Good to fair condition.
15	7	1 Bed / 1 Bath	V	Good to fair condition.
16	1	1 Bed / 1 Bath	O	Good to fair condition.
16	2	1 Bed / 1 Bath	V	Fair condition. Heavy turn underway.
17	3	1 Bed / 1 Bath	O	Good to fair condition.
17	1	1 Bed / 1 Bath	O	Good to fair condition.
18	4	1 Bed / 1 Bath	O	Good to fair condition.
18	1	1 Bed / 1 Bath	V	Good to fair condition.
18	2	1 Bed / 1 Bath	D	Down due to tenant started fire in unit. Full gut renovation required.
18	6	1 Bed / 1 Bath	O	Good to fair condition.
19	2	1 Bed / 1 Bath	O	Good to fair condition.
19	5	1 Bed / 1 Bath	V	Good to fair condition.
20	3	1 Bed / 1 Bath	O	Good to fair condition.

Building No.	Unit ID	Unit Type	Status (O,V,M,D)	Comments
21	1	1 Bed / 1 Bath	O	Good to fair condition.
22	2	2 Bed / 1 Bath	O	Good to fair condition.
22	22	2 Bed / 1 Bath	O	Good to fair condition.
22	5	1 Bed / 1 Bath	O	Good to fair condition.
22	24	1 Bed / 1 Bath	O	Good to fair condition.
22	27	1 Bed / 1 Bath	O	Good to fair condition.
22	8	1 Bed / 1 Bath	O	Good to fair condition.
22	9	2 Bed / 1 Bath	O	Good to fair condition.
22	28	1 Bed / 1 Bath	V	Good to fair condition.
23	4	1 Bed / 1 Bath	O	Good to fair condition.
23	3	2 Bed / 1 Bath	V	Good to fair condition.
23	8	2 Bed / 1 Bath	V	Good to fair condition.
24	1	1 Bed / 1 Bath	O	Good to fair condition.
24	7	1 Bed / 1 Bath	V	Good to fair condition.
25	2	1 Bed / 1 Bath	O	Good to fair condition.
25	6	2 Bed / 1 Bath	V	Fair condition. Recently vacated and turn not complete. Damage at living room wall and ceiling at window due to prior water intrusion.
26	1	1 Bed / 1 Bath	O	Good to fair condition.
26	3	1 Bed / 1 Bath	O	Good to fair condition.
27	4	2 Bed / 1 Bath	O	Good to fair condition.
28	2	1 Bed / 1 Bath	O	Good to fair condition.
28	6	1 Bed / 1 Bath	O	Good to fair condition.
28	7	1 Bed / 1 Bath	O	Good to fair condition.
29	3	1 Bed / 1 Bath	O	Good to fair condition.
2	1	1 Bed / 1 Bath	O	Good to fair condition.
2	2	2 Bed / 1 Bath	O	Good to fair condition.
2	3	1 Bed / 1 Bath	O	Good to fair condition.
2	5	1 Bed / 1 Bath	O	Good to fair condition.
2	8	1 Bed / 1 Bath	O	Good to fair condition.
2	26	1 Bed / 1 Bath	O	Good to fair condition.
30	4	1 Bed / 1 Bath	O	Good to fair condition.
30	5	1 Bed / 1 Bath	O	Good to fair condition.
31	1	1 Bed / 1 Bath	O	Good to fair condition.
31	2	1 Bed / 1 Bath	O	Good to fair condition.
31	4	1 Bed / 1 Bath	V	Good to fair condition.
31	5	1 Bed / 1 Bath	V	Good to fair condition.
32	3	1 Bed / 1 Bath	O	Good to fair condition.
33	4	1 Bed / 1 Bath	O	Good to fair condition.
33	2	1 Bed / 1 Bath	O	Good to fair condition.
33	7	1 Bed / 1 Bath	O	Good to fair condition.
33	5	1 Bed / 1 Bath	V	Good to fair condition.
3	2	1 Bed / 1 Bath		Good to fair. Staining at ceiling from prior roof leaks.
3	3	1 Bed / 1 Bath	O	Good to fair condition.
3	6	1 Bed / 1 Bath	O	Good to fair condition.
4	1	1 Bed / 1 Bath	O	Good to fair condition.
5	2	1 Bed / 1 Bath	O	Good to fair condition.
6	3	1 Bed / 1 Bath	O	Good to fair condition.
6	4	1 Bed / 1 Bath	O	Good to fair condition.

Building No.	Unit ID	Unit Type	Status (O,V,M,D)	Comments
7	1	1 Bed / 1 Bath	O	Good to fair condition.
7	5	1 Bed / 1 Bath	O	Good to fair condition.
7	8	1 Bed / 1 Bath	O	Good to fair condition.
8	2	1 Bed / 1 Bath	O	Good to fair condition.
8	3	1 Bed / 1 Bath	O	Good to fair condition.
9	23	1 Bed / 1 Bath	V	Good to fair. Damaged wall and ceiling finishes due to prior roof leak (~20 SF).
9	2	1 Bed / 1 Bath	V	Good to fair condition. Damaged wall finishes near window due to water intrusion.
9	4	1 Bed / 1 Bath	O	Good to fair condition.
9	10	1 Bed / 1 Bath	O	Good to fair condition.

2.2 Property Personnel Interviewed/Contacted

The following personnel associated with the subject property were interviewed as part of the preparation of this report. Information obtained from the interviews is incorporated into the appropriate Sections of this report. The persons interviewed were cooperative and appeared to be knowledgeable about the subject property history and maintenance practices.

Individual	Position or Title	Contact Number
Tiffany Grice	Property Manager	(757) 831-7703

2.3 Regulatory Compliance Inquiry

Building Codes		City of Norfolk Planning Department	
Contact:	Website	Website:	https://www.norfolk.gov/825/City-Planning
Findings:	<input type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input checked="" type="checkbox"/> Awaiting response
	Awaiting response. A written request for information was submitted on January 3, 2024. No response was received prior to the preparation of this report.		
Fire or Life Safety		City of Norfolk Fire Rescue Department	
Contact:	Website	Website:	https://www.norfolk.gov/596/Fire-Rescue
Findings:	<input type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input checked="" type="checkbox"/> Awaiting response
	Awaiting response. A written request for information was submitted on January 3, 2024. No response was received prior to the preparation of this report.		
Zoning		City of Norfolk Planning Department	
Contact:	Online	Website:	https://orf.maps.arcgis.com/webapviewer/index.html
Findings:	<input checked="" type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input type="checkbox"/> Awaiting response
	Awaiting response. A written request for information was submitted on January 2, 2024. No response was received prior to the preparation of this report. According to a review of the zoning map obtained from the City of Norfolk Planning Department online, the subject property is zoned MF-NS", Multi-Family Neighborhood-Scale. The permitted uses listed in the zoning regulations include multi-family residential use.		

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies noted above. If possible, the provided information was confirmed with on-site observations. Additional information that is received within 30 days of the site visit will be forwarded upon receipt.

2.4 Document Review

The following documents were readily available or provided to Partner for reference as part of this assessment.

- Rent roll, December 2023
- Brochures
- ALTA/ACSM Survey, prepared by John E. Sirine and Associates, LTD., dated 1994
- Tax Assessor property information, City of Norfolk
- Zoning Map, City of Norfolk
- Federal Emergency Management Agency (FEMA) flood hazard layer map

3.0 PROPERTY CHARACTERISTICS

3.1 Parcel Configuration

The subject property improvements are placed upon one parcel. The parcel is irregularly-shaped and comprised of 10.557 acres.

3.2 Site Improvements

3.2.1 Topography and Storm Water Drainage

The subject property and general vicinity is generally flat.

Storm water from the roofs of the buildings, landscaped areas and paved areas is removed primarily by sheet flow action across the paved surfaces towards on-site concrete swales, which drain to the public right-of-way and to on-site storm water drains.

The subject property is connected to a storm sewer system that is owned and maintained by the municipality.

Survey Condition and Analysis

The topography appeared to be in good overall condition and appeared to adequately accommodate the built improvements. Routine maintenance is anticipated during the evaluation period.

Precipitation was not present during the site assessment; consequently, direct observation of the operation of the storm water drainage system was not possible. Evidence of improper operation was not readily apparent. Routine maintenance, including clearing of debris from inlets, channels, piping and outlets, is anticipated throughout the evaluation period.

3.2.2 Vehicular Access, Paving

Vehicular access is provided by two-way drive lanes leading from the adjacent public right-of-way to the on-site parking areas and drive aisles. Signalization is not present at the entrance points to the subject property.

Concrete pavement is utilized throughout the subject property.

Curbing placed at the parking area and drive aisle perimeters consists of cast-in-place concrete.

Based on a physical count, parking areas provide a total of 56 spaces, none of which are accessible.

Survey Condition and Analysis

Pavement appeared to be in good structural condition. Based on the observed condition and estimated useful life (EUL), routine maintenance is anticipated during the evaluation period.

Pavement markings appear to be in good condition. Reapplication of the striping is anticipated during the evaluation period. Due to the limited scope of work and a resulting opinion of cost that falls within the definition of a de minimis condition, this issue can be addressed as part of routine maintenance.

Curbing appeared to be in good condition. Routine maintenance, including minor sectional replacement, is anticipated throughout the evaluation period.

3.2.3 Walkways, Grade-Level Steps and Ramps

Building entrance flatwork and pedestrian walkways consist of cast-in-place concrete construction. Steps accommodate sidewalk grade changes.

Survey Condition and Analysis

The pedestrian concrete walkways appear to be in fair to poor overall condition. Areas of cracked and damaged sidewalk and/or areas heaved by tree roots were observed at every building throughout the property. Sectional replacement of ~80 linear feet of sidewalk is recommended, as well as an allowance for grinding and minor repairs at each building. An opinion of cost for this work is included in Table 1. Routine maintenance, including minor sectional replacement, is anticipated throughout the evaluation period.

3.2.4 Landscaping and Irrigation

Landscaped areas consisting of grass-covered lawns, floral plantings, trees and shrubs are provided in areas not occupied by the buildings, walkways, or pavement. An underground automatic irrigation system is not provided.

Survey Condition and Analysis

Vegetative materials appeared to be in good overall condition. Routine maintenance, including as-needed replacement of vegetation, is anticipated throughout the evaluation period.

3.2.5 Retaining Walls

Retaining walls are not present.

3.2.6 Site and Building Signage

Property signage consists of wood post mounted signs at the vehicular entrances to the subject property. In addition, the apartment buildings contain exterior wall-mounted identification and individual dwelling unit address numbers are located at dwelling unit entrances.

Survey Condition and Analysis

The signage appeared to be sufficient and in good condition. Sign painting or replacement can be performed on an as-needed basis during the evaluation period as part of routine maintenance.

3.2.7 Perimeter Walls, Gates and Fences

Perimeter walls, gates and fences were not provided.

3.2.8 Waste Storage Area

There are three designated solid waste dumpster staging areas located throughout the subject property. The dumpsters rest on concrete pads and are enclosed by wood board fencing with wood board gates.

Survey Condition and Analysis

The dumpsters are owned and maintained by an outside third party vendor. The waste storage areas appeared to be in good operational condition. Routine maintenance is anticipated during the evaluation period.

3.2.9 Exterior Lights

Outdoor lighting is provided by pole-mounted light fixtures generally located along the subject property drive aisles. The fixtures are equipped with high-intensity discharge lamps. Façade mounted lighting is provided at the building entrances. Timers control exterior lighting.

Survey Condition and Analysis

The site assessment was conducted during daylight hours and lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appeared to be adequate and was reported to be sufficient for the subject property.

The light fixtures were reported and appeared to be in good overall condition. The light fixtures are anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period.

3.2.10 Site Amenities

Recreational facilities and/or additional site amenities are not present.

3.2.11 Utility Service Providers

Utility	Provider	Meter configuration and location
Storm Water	Municipal	
Electric	Virginia Dominion	Unit meters, located in unit basements or exterior mounted
Gas	Virginia Dominion	Unit meters, exterior mounted at a portion of the buildings
Water	Municipal	Unit meters, basements
Sanitary Sewer	Municipal	

Survey Condition and Analysis

Significant issues or service deficiencies were not noted or reported. Routine maintenance is anticipated during the evaluation period.

3.2.12 Special Utility Systems

Special utility systems are not present.

4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Foundation/Substructure

Based on experience with similar structures in this geographic region, the foundation systems are likely to consist of a reinforced-concrete slab at the excavated grade with continuous strip footings at the perimeter and isolated spread footings at interior bearing locations.

Cast-in-place concrete and masonry foundation walls were observed at the perimeters of the below-grade structures.

Survey Condition and Analysis

Evidence of structural distress indicative of foundation settlement was not observed. The foundations appeared to be in functional condition. Normal monitoring of the foundation is anticipated during the evaluation period.

4.2 Building Frame

The buildings are constructed of conventional, wood-stud platform framing with brick masonry perimeter walls. Upper floors consist of wooden beams and joists with wooden plank or concrete topped wood sheathing supported by interior wooden columns.

The pitched roof and flat roof structures consists of engineered-wood trusses with wooden decking. The roof trusses form an attic that is accessible by a ceiling hatch located in the upper floor corridor. Attic ventilation is provided by ridge, soffit and gable vents.

Survey Condition and Analysis

Evidence of structural distress indicative of framing failure was not observed. The framing appeared to be in functional condition. Normal monitoring of the framing is anticipated during the evaluation period.

Fire retardant-treated plywood (FRTTP) was not observed or reported to be present at the subject property.

4.3 Facades or Curtain Walls

4.3.1 Exterior Walls

The exterior walls of the building/each building consist of brick masonry and painted brick masonry.

Survey Condition and Analysis

The exterior walls appeared to be in generally good to poor condition. Numerous areas of cracking and gaping were observed above the ground floor windows due to settlement and rotting of the wood framing around the windows. Additionally the lintels appeared to be somewhat rusted. Property management reported frequent complaints of draftiness and water intrusion at the framing surrounding the windows and water damaged finishes were observed at the interior walls near the windows of recently vacated Building 9, unit 2 and Building 25, unit 6. Exterior repair work including repointing, as needed window and door frame replacement, crack sealing and reapplication of sealants to address the above noted issues has been performed at Buildings 1, 6, 8, 9, 12, 17, 19, 32 and portions of 22 and 27 within the past several years.

As needed replacement of window and door framing, repointing, crack sealing and as needed repairs should be completed at the remaining buildings as an immediate need. An opinion of cost for this work is included in Table 1.

Based on the observed condition of the paint finish and the average effective useful life of paint coatings, reapplication of exterior paint is anticipated during the evaluation period. Additional work consisting of brick tuck-pointing and reapplying sealants is anticipated on an as-needed basis. An opinion of cost for this work is included in Table 2.

4.3.2 Windows

Windows appeared to be double-pane operable units. Window framing appeared to be vinyl.

Survey Condition and Analysis

Windows were reported and appeared to be in good overall condition. Signs of window leaks or condensation were not evident during the site assessment. Window sealants appeared to be intact, with no signs of deterioration. Property management reported that the windows were replacements and were greater than 10 years in age. Based on the estimated useful life (EUL) and observed condition, replacement of the windows is anticipated during the evaluation period. An opinion of cost for this work is provided in Table 2.

4.3.3 Doors

The main entrances to the apartment building consists of painted wood or painted metal doors with glazing panels and pull handles.

Apartment doors are painted metal doors in wood frames with keyed knob hardware and separate deadbolts.

The apartment building basements are accessed by wood framed hatch type basement doors with wood panel doors and locked opening latches.

Survey Condition and Analysis

Doors at the building entrances were reported and appeared to be in good to fair overall condition. Areas of rotted damaged trim were observed at numerous locations around the doors and should be addressed as a part of the repairs recommended in Section 4.3.1 above. Based on the observed condition and estimated useful life (EUL), replacement of the building entry doors is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

The apartment unit doors were observed to be in good overall condition. Based on the observed condition and estimated useful life (EUL), replacement of the apartment unit entry doors is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

The basement hatch doors were observed to be in generally poor condition. Framing at the basement opening was rotted and was not secured at most areas. In addition, the framing and hatch door assemblies were generally not intact or functional. Replacement of the basement hatch doors is recommended at this time. An opinion of cost for this work is included in Table 1.

4.3.4 Parapets

Exterior walls extend above the roof plane as parapets at a portion of the buildings with flat roofs; however, flat roofs were not accessed and therefore parapets were observed from the ground level. Coping appeared to be sheet metal.

Survey Condition and Analysis

Parapets appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

4.4 Roofing

4.4.1 Roofing Materials

Roofs are pitched and covered with asphalt-composition shingles at all but Buildings 23, 27, 32 and portions of Buildings 2, 9 and 22.

Roof coverings at Building 27 and portions of Building 22 consist of a single-ply thermoplastic membrane and roof coverings at Building 23 and 32 and portions of Buildings 2, 9 and 22 consist of single-ply thermoset membrane.

The roofing materials were reported to extend vertically up the inboard side of the parapet walls, terminating under metal copings.

Flashing materials appeared to be similar to the roofing membrane.

Survey Condition and Analysis

Structure	Roof Type	~Area (SF)	Install Date	Warranty
Buildings 1, 3-8, 10-21, 24-26, 28-31 and 33 and portions of Buildings 2, 9 and 22	Asphalt Composition Shingle	130,000	Varies	Not provided
Building 27 and portions of Building 22	TPO (Thermoplastic)	4,500	Varies	Not provided
Buildings 23 and 32 and portions of Buildings 2, 9 and 22	EPDM (Thermoset)	13,000	Varies	Not provided

According to the site escort, roofing contractors conduct roof maintenance and repairs. The site contact reported that roof repairs and replacement have been made at Buildings 1, 2, 3, 5, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 19, 20, 21, 23, 24, 25, 32 and 33 over the past several years. Property management reported that most of the noted work was patching and repair of leaks. No current roof leaks were observed at the time of our assessment; however, property management reported frequent roof leaks and evidence of water damaged finishes was observed in several units. Based on the observed and reported conditions and estimated useful life (EUL), replacement of the roof coverings is anticipated in the short term (25%) and the earlier portion of the evaluation period (75%). Partner recommends that property management determine the individual roof covering ages/condition for use in prioritizing replacement of the subject property roof asphalt shingles. An opinion of cost for replacement of the roof coverings is included in Table 1 and Table 2.

No information regarding rood warranties was provided.

4.4.2 Roof Drainage

The pitched roofs are equipped with gutters and downspouts discharging storm water directly to splash blocks located in landscaped areas. At the flat roofs, storm water runoff for the roof is directed to roof drains connected to internal leaders that exit directly into the storm drain collection system. Emergency overflow scuppers are provided at the rear of the buildings.

Survey Condition and Analysis

The gutters and downspouts appeared to be in good to fair overall condition. Based on age, condition and estimated useful life (EUL), gutters and downspouts should be replaced at the time of the roof membrane replacements. An opinion of costs for this work is included in Table 2.

4.5 Fire Escapes, Stairs or Balconies

Exterior stairs are brick and concrete steps at each of the building entrances. Painted metal handrails are located at each of the entrances. There are two entrances to each of the buildings, with the exception of Buildings 2, 9 and 22 which have multiple entrances.

Interior stairs are wood framed with carpeted treads and risers and wood handrails at the closed sides.

Survey Condition and Analysis

The exterior brick framed steps and handrails appeared to be in fair to poor conditions. The mortar at the stairs appeared to be deteriorated throughout and sections of loose and damaged bricks were observed. The rails appeared to be rusted and were not intact or sufficiently connected at numerous locations. Spot tuck pointing and repairs have been performed over recent years. Based on the observed condition and estimated useful life (EUL), repair of the stairs, including as needed repointing and brick replacements and replacement of the stair rails is recommended at this time. An opinion of cost for this work is included in Table 1. Routine maintenance is anticipated during the evaluation period.

Interior stairs appeared to be in good condition. Replacement of the stair carpeting can be included with interior finish replacements recommended in Section 6.1 of this report.

5.0 MECHANICAL AND ELECTRICAL SYSTEMS

5.1 Plumbing, Domestic Hot Water and Sewer Systems

Domestic water piping was reported to be copper by Ms. Grice. Observation of visible piping at water heaters and plumbing stub-outs indicates that the piping is copper.

Sanitary drainage and vent piping was reported to be cast iron and PVC by Ms. Grice. Observation of visible vent piping indicates that the piping is cast iron and PVC.

Domestic hot water to the individual dwelling units is provided by central gas-fired water heaters and on demand water heaters located in the building basements. The water heaters generally appeared to be 100- to 120-gallon capacities.

Survey Condition and Analysis

The plumbing systems were reported to be in good overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The sanitary drainage and vent system was reported to be in good overall condition, with the exception of a recently repaired sewer leak at Building 22, unit 6. The leak reportedly occurred at the toilet and had been repaired at the time of our visit. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The water heater appeared to be in good overall condition. The unit were observed to vary in age and are anticipated to require replacement during the evaluation period. An opinion of cost for this work is included in Table 2.

5.2 Heating, Air Conditioning and Ventilation

Heating and cooling are provided to 17 of the 33 buildings (including Buildings 4, 8, 10, 11, 12, 13, 16, 18, 19, 20, 21, 26, 27, 28, 29, 30 and 33 per Ms. Grice) by electric split systems. Each system has a condensing unit located at grade and a fan coil unit located in a closet in each unit. Manufactured by various manufacturers, the condensing units have a typical input capacity of 1.5- to 2-tons and use R410A refrigerant. The furnace units provide heat through electric resistance coils. Distribution of the conditioned air is by concealed sheet metal ductwork and temperature control is by a local thermostat.

Heating is provided to the remaining 16 buildings by gas-fired boilers and radiant heaters. The boilers are located in the building basements. Boiler capacity labels were not legible. Cooling is provided in the units by tenant provided window air conditioning units.

Ventilation is provided by bathroom fans and operable windows.

Survey Condition and Analysis

According to property management, the mechanical equipment is maintained by in-house staff, calling on outside contractors as needed.

The boilers appeared to vary in age and were reported and appeared to be in generally good condition. Based on the condition and estimated useful life (EUL), replacement of the boilers is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

The individual HVAC split system equipment and components are reported to have been installed within the past 10 years and generally in good condition. Based on the estimated useful life (EUL) and observed condition, replacement of the HVAC units is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

5.3 Electrical

The subject property is served by pole-mounted, utility-owned electrical transformers. The electrical distribution equipment is located at the building exterior or in the basement at each building and was manufactured by Square. The amperage supplied to each unit varies from 40, 60 and 100-amps.

Buildings 4, 8, 10, 11, 12, 13, 16, 18, 19, 20, 21, 26, 27, 28, 29, 30 and 33 have updated electrical systems that utilize circuit breaker panels. The dwelling unit circuit breaker panels are provided with transformed 120 volt, three phase 4-wire, 100-ampere service from the main distribution equipment. The dwelling unit circuit breaker panels and equipment were manufactured by Square D. The remaining buildings have 40-amp and 60-amp service and utilize S-Type fuses.

Primary wiring (multi-strand conductors) to resident panels was reported to be aluminum, with the secondary branch circuits observed to be copper. Three-prong outlets were observed through the dwelling units, where applicable. Ground fault circuit interrupter (GFCI) receptacles were observed in the bathrooms and kitchens. Surface incandescent and fluorescent fixtures provide the interior lighting.

Survey Condition and Analysis

The electrical service was reported to be adequate for the current demands of the facility at buildings 4, 8, 10, 11, 12, 13, 16, 18, 19, 20, 21, 26, 27, 28, 29, 30 and 33. The circuit breaker panels, electrical meters and wiring appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

The remaining buildings have 40-amp or 60-amp service to each unit and utilize S-Type fuses. The equipment at the noted units appears to be original. In addition, property management reported that there are very frequent issues with insufficient capacity at the units in the noted buildings. Based on the age of the equipment it is near the end of its estimated useful life (EUL). Based on EUL and frequent capacity issues, replacement of the fuse panels, installation of circuit breaker panels and upgrading of the electrical service size is recommended at this time. An opinion of cost for this work is included in Table 1.

5.4 Vertical Transportation

Vertical conveyances, such as elevators, are not present.

5.5 Life Safety and Fire Protection

5.5.1 Fire Suppression Systems

Fire hydrants are located at several points adjacent to the parking lot.

Fire suppression systems are not present.

5.5.2 Alarm Systems

Central fire alarm systems are not present.

Each dwelling unit contains hard-wired smoke detectors with battery back-up and carbon monoxide detectors. The smoke detectors are located inside all bedrooms, outside every sleeping area, in the immediate vicinity of the bedrooms.

Survey Condition and Analysis

Smoke Detectors/Carbon Monoxide Detectors		
Location	Type	Present
Living Area	Hard-wired with battery back up	Y
Bedroom	Hard-wired with battery back up	Y

Smoke detectors and carbon monoxide detectors were observed where required and appeared and were reported to be in good condition. Routine maintenance including periodic testing is recommended during the evaluation period.

5.5.3 Other Systems

Additional systems are not present.

6.0 INTERIOR ELEMENTS

6.1 Common Areas

Significant common areas at the subject property consist of the corridors and stairwells in the apartment buildings.

Corridor finishes consist of vinyl flooring or carpet flooring and painted gypsum board walls and ceilings.

Survey Condition and Analysis

Common area finishes appeared to be in good to fair condition. According to property management the finishes are renovated as needed. Based on our observation the flooring appeared to be beyond the estimated useful life (EUL). Replacement of the common area flooring is recommended at this time. An opinion of cost for this work is included in Table 1. In addition, based on the estimated useful life (EUL), replacement or refurbishment of finishes is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

6.2 Amenities and Special Features

Significant interior amenities at the subject property consist of the Leasing Office and common laundry room.

The leasing office has carpet and vinyl flooring and painted gypsum board walls and ceilings. The leasing office is complete with office furniture, seating and tables. A breakroom kitchen and restroom are provided for employee use.

The laundry room has vinyl flooring and painted gypsum board walls and ceilings. The laundry room has approximately 10 washers and 10 dryers. The equipment is coin operated and is owned and maintained by a third party contractor.

Survey Condition and Analysis

Amenities and furnishings appeared to be in good overall condition. The office FF&E received light use and was reportedly updated within the past three years. Based on the low anticipated cost, as needed flooring or FF&E replacements can be completed as a part of routine maintenance.

The commercial washers and dryers are owned, serviced and maintained by an outside vendor.

6.3 Support Areas

Support areas are not present.

6.4 Commercial Tenant Spaces

Commercial tenant spaces are not present.

6.5 Residential Spaces

6.5.1 Finishes

Floors are typically finished with carpet, or wood flooring in the living areas and bedrooms while vinyl flooring is present in the bathrooms and kitchens. Walls and ceilings are typically painted gypsum board.

Ceramic tile is used around the shower/tub enclosure.

Interior doors are solid core wood set in metal frames with a knob handle.

Survey Condition and Analysis

The dwelling unit finishes appeared to be in good condition with the exception of a unit 18-2 that was down due to a tenant started fire and water damage to the interior ceiling, wall and window framing at unit 25-6. Unit 18-2 will require a full gut renovation based on the extent of smoke and finish damage. No structural damage was observed or reported. An opinion of cost for this work is included in Table 1. Repair of the finishes at unit 25-6 are expected to be completed as a part of the façade repairs. Based on estimated useful life (EUL), replacement of the flooring finishes is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

6.5.2 Cabinetry and Fixtures

The kitchens are equipped with stainless steel sinks, compressed fiberboard cabinet boxes with stained wood faces and doors and plastic laminate countertops. Typical bathroom fixtures include a floor-mounted, tank-type commode, a lavatory sink without a vanity base and a shower/bathtub arrangement with a ceramic tile surround.

Survey Condition and Analysis

According to the property management, kitchen and bathroom fixtures are replaced as-needed or during tenant turnover. Overall, the fixtures appeared to be in fair condition with no significant deficiencies. Based on age, condition and estimated useful life (EUL), the cabinetry, countertops and/or fixtures are anticipated to be replaced during the evaluation period. An opinion of cost for this work is included in Table 2.

6.5.3 Appliances

Kitchens are provided with one-piece gas or electric range-ovens with circulating hoods and refrigerators.

Survey Condition and Analysis

The appliances appeared to be in good to fair overall condition. Based on the age, condition and estimated useful life (EUL), phased replacement of the appliances is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

7.0 ACCESSIBILITY

7.1 Americans with Disabilities Act (ADA)

In July 1990, the Americans with Disabilities Act (ADA) was signed into law, extending civil rights protection for persons with disabilities. Generally, Title III of the ADA prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the ADA.

Buildings completed and occupied after January 26, 1992 are required to fully comply with ADA. Existing facilities constructed prior to this date are held to the lesser standard of complying with the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made.

At a multi-family residential development, areas that are required to comply with ADA standards typically include the leasing office and commercial spaces, if applicable (i.e., “areas of public accommodation”). Design elements indicative of accessibility compliance include; however, are not limited to: a van accessible parking space with adjacent access aisle near the leasing office and commercial spaces (if applicable), an accessible route of travel from these parking spaces to the area of public accommodation and adequate access throughout the interior, including visitor restroom facilities.

Based on a visual accessibility review, Partner concludes the subject property leasing office is not found to be ADA-compliant due to lack of accessible parking, lack of an accessible route to the leasing office due to the route requiring the use of several steps. In addition, the foyer to the leasing office does not provide 18” of clearance at the pull side of the leasing office entry door.

Based on the date of construction and the current configuration of the leasing office entry it is Partner’s opinion that ADA modifications are not technically achievable or economically feasible at this time. Partner recommends installation of a van designated ADA parking space at the leasing office and installation of a call system to the office to request assistance.

An opinion of costs for these line items have been included in Table 1.

Future renovations or alteration of the subject property may require additional proportional compliance with ADA requirements. The local governing authority should make this determination when permit acquisition for renovation is made.

7.2 Federal Fair Housing Act (FFHA)

The Federal Fair Housing Act of 1988 (FFHA) requirements cover buildings consisting of four or more dwelling units with first occupancy after March 13, 1991. If such buildings have one or more elevators, all dwelling units are covered by the Act; otherwise, in buildings without elevators, only ground floor dwelling units are covered by the Act. Townhouses are exempted from the Act. The Department of Housing and Urban Development (HUD) has published Final Design Guidelines (see Federal Register, 24 CFR, Vol. 56, No. 44, March 6, 1991, page 9497). The Act requires design and construction to meet the seven (7) design requirements listed below.

1. An accessible building entrance on an accessible route that can be used by a person using a wheelchair must be provided.
2. Public and common use areas of the dwellings must be readily accessible to and usable by persons with disabilities.
3. Doors designed to allow passage into and within all premises, usable to a person in a wheelchair, must be provided.
4. An accessible route must be provided into and through the covered dwelling unit to allow passage by a person in a wheelchair.
5. All light switches, electrical outlets, thermostats and other environmental controls requiring access must be provided at accessible locations.
6. Bathroom walls must provide reinforcements to allow for later installation of grab bars and shower seats.
7. Kitchens and bathrooms must be designed to allow an individual in a wheelchair to maneuver about the space.

The subject property was first occupied before March 13, 1991; as such, it is not required to comply with the provisions for existing buildings under the FFHA.

7.3 American National Standards Institute (ANSI)

The International Code Council (ICC) issues a *Standard for Accessible and Usable Buildings and Facilities (ICC A117.1)*, which includes versions that have been recognized as "Safe Harbors" per the HUD MAP Guide. The subject property was first occupied before March 13, 1991; as such, it is not required to comply with the provisions for existing buildings under the FFHA. Therefore, recognized "Safe Harbors" are not relevant to the subject property.

7.4 Rehabilitation Act of 1973 (Section 504/UFAS)

Based upon provided information, the subject property is required to comply with the provisions for existing buildings under the Rehabilitation Act of 1973 (Section 504/UFAS).

According to the provisions of Section 504/UFAS, existing structures currently receiving "project-based" federal financial assistance, built prior to July 11, 1988, must make alterations to an appropriate number of dwelling units (i.e., 5% fully accessible mobility unit/2% sensory impairment unit rules, etc.) to the "maximum extent feasible."

According to HUD Notice 2012-27, Partner is required to identify any areas of non-compliance as if the site were "newly constructed" or "substantially renovated." Based upon the observed conditions, the subject property does not appear to fully meet the accessibility requirements of Section 504/UFAS. Partner recommends property ownership consider altering an appropriate number of dwelling units, as necessary.

A list of typical modifications is provided below; however, in no way constitutes a full review of existing conditions and possible recommendations:

- Install lever-type entry and interior door hardware throughout the designated accessible dwelling units;
- Reconfigure the designated accessible dwelling units interior passage hallways and doorways to meet 32" minimum passage clearance, with 18" of clearance on the pull side;
- Reconfigure the designated accessible dwelling unit's kitchen to provide adequate clearances/clear floor space/maneuverability between the appliances and cabinetry and provide countertops at appropriate heights, as well as appliances (refrigerator and range with accessible controls and hood exhaust controls);
- Reconfigure the designated accessible dwelling unit's kitchen and bathrooms sinks for accessibility (i.e., roll-under type with lever faucets);
- Reconfigure the designated accessible dwelling unit's bathroom with adequate clearances/clear floor space/maneuverability and an accessible tub/shower stall and appropriate fixtures, grabs bars and water closet;
- Lower electrical switches, outlets, thermostat controls, mirrors, closet shelving, peepholes, etc. to appropriate heights throughout the designated accessible dwelling units;
- Install appropriate flooring (low-pile carpet, non-slip flooring, etc.) throughout the designated accessible dwelling units;

Lastly, six additional dwelling units should be equipped with audio/visual components (i.e., strobe/horn alarms, visual indicators at doorbells and phones, as applicable) in order to meet the 2% "sensory impairment" dwelling unit requirement.

The following site/amenity related deficiencies were also noted:

- The leasing office is not accessible due to requiring the use of steps, insufficient clear space at the pull side of the interior foyer door and lack of accessible parking. Configuration of an alternative means of access or communications system should be provided.
- The dumpster staging areas are not accessible to individuals with disabilities (e.g., not located along the accessible route/path of travel, appropriate entryway clearances and/or maneuverability not provided, operable controls are higher than 48" AFG, etc.). The existing dumpster staging area must be modified to fully comply with modern accessibility standards, or an alternative reasonable accommodation should be provided (i.e., alternative disposal area on the accessible route, trash pick-up services for residents requiring such, etc.).
- The community laundry room washing machines are top-loading type. Per Section 504/UFAS requirements, a front-loading type washing machine should be provided (request from vendor).
- The countertop in the community laundry room was noted to be mounted at approximately 38" AFF. Per Section 504/UFAS requirements, the countertop must be mounted no higher than 34" AFF.
- Sufficient clear space is not provided at the laundry room to maneuver from the entrance to the machines or the folding table areas. A portion of the machine locations should be reconfigured to provide an accessible route.

An opinion of costs for these line items have been included in Table 1. Additional analysis may be required by an architect/engineer in order to determine a proper course of action/correction.

7.5 State/Local/Tax Credit

Based on a cursory review of the applicable state and local accessibility requirements in place at the time of construction, other than the applicable federal laws, there are no additional accessibility standards for existing residential complexes.

7.6 Corrective Action Plan

Based upon the observed conditions, the subject property does not appear to meet the requirements as noted above (Immediate Repairs). As such, Partner recommends property ownership/management prepare a Corrective Action Plan in order to adequately address the identified accessibility barrier issues. Additional analysis may be required by an architect/engineer in order to determine a proper course of action/correction and/or to prepare an appropriate scope of work or related exhibits, drawings, diagrams or specifications.

8.0 SUSPECT WATER INTRUSION AND MICROBIAL GROWTH

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

Survey Condition and Analysis

Visual or olfactory indications of significant suspect microbial growth were not observed, with the exception of reported history of roof leaks and needed finish repairs and observation of water damaged ceilings and walls in several tenant units. In addition, about 10 gallons of grey water was observed in the basement of building 22 due to a sewer leak at a toilet drain in unit 6. The leak was repaired at the time of our assessment and property management reported that maintenance would be clearing the grey water to the sumps and cleaning the basement. Based on the limited scope of this work it can be completed as a part of routine maintenance.

9.0 NATURAL HAZARD INFORMATION

Partner referenced readily-available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

9.1 Flood Zone

According to Flood Insurance Rate Map, Community Panel Number 5101040017H, dated February 17, 2017, the subject property appears to be located in:

Zone AE, A1-A30; defined as areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods.

Zone X (shaded); defined as moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile and areas protected from the 1-percent-annual-chance flood by a levee.

Zone X (unshaded); defined as minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains.

9.2 Seismic Zone

The United States is divided into six Seismic Zones (0, 1, 2A, 2B, 3 and 4) per the Uniform Building Code (UBC) based on the level of risk and magnitude of the earthquakes that might affect a region. Zone 0 represents little or no risk, while Zone 4 represents the highest risk. According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 1.

9.3 Wind Zone

Partner performed a review of the Wind Zone Map, published by the Federal Emergency Management Agency. According to the map, the subject property appears to be located in Wind Zone II, an area with design winds speeds up to 160 miles per hour. The subject property appears to be located in a hurricane-susceptible zone.

9.4 Environmental Issues

9.4.1 Asbestos Containing Materials (ACM)

Partner was not engaged to perform a Pre-Renovation and/or Baseline Asbestos Survey as part of the site assessment activities. Nonetheless, appropriate sampling is recommended prior to commencing any significant renovation activities. Additionally, at a minimum, if not already in place, an ACM O&M plan should be enacted in order to properly manage potential ACMs.

Note, opinion of costs related to recommended repairs currently assume that none of the impacted surfaces contain asbestos containing material (ACMs). The presence of ACMs will likely increase the cost of any renovation/repair work due to potential remediation costs. Without further investigation or a bid walk by a

licensed remediation contractor, Partner has made assumptions which may or may not reflect actual site conditions.

9.4.2 Lead Based Paint (LBP)

Based on the date of construction (pre-1978), it is likely that lead-based paint (LBP) is present at the subject property. An LBP O&M Plan in accordance with 24 CFR 35.1355(a) should be implemented in order to safely manage the suspect LBP located at the subject property.

Note, opinion of costs related to recommended repairs currently assume that none of the impacted surfaces contain lead-based paint (LBPs). The presence of LBP will likely increase the cost of any renovation/repair work due to potential remediation costs. Without further investigation or a bid walk by a licensed remediation contractor, Partner has made assumptions which may or may not reflect actual site conditions.

9.4.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones; Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the US EPA Action Limit of 4.0 PicoCuries per Liter (pCi/L). It is important to note the EPA has found homes with elevated levels of radon in all three zones and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Review of the US EPA Map of Radon Zones places the subject property in Zone 3, where average predicted radon levels are less than 2.0 pCi/L. Partner performed radon testing at the subject property in conjunction with the Phase I Environmental Site Assessment (ESA), which is presented under a separate cover. According to the testing results, radon levels do not exceed 4.0 pCi/L at the subject property. As such, no further action is required at this time.

10.0 ENERGY EFFICIENCY/GREEN IMPROVEMENTS

Climate Zone

The subject property is located in Climate Zone 4, as defined in the 2012 International Energy Conservation Code Handbook (IECC-2012).

Green Improvements for Increased Energy Efficiency & Sustainability

According to the site contacts, property management has not initiated site improvement programs related to energy efficiency and sustainability but intends to address areas for improvement as part of the proposed planned capital improvements.

Future replacements of capital items and major moveable equipment associated with energy consumption should incorporate products with higher energy efficiency ratings than those currently in place at the subject property. This would include; however, not be limited to: installation of energy efficient exterior windows; increased R-value for insulation; air conditioning equipment with higher SEER/EER ratings; computer controlled environmental systems; higher energy efficiency ratings on water heater equipment; WaterSense compliant plumbing faucets and fixtures; and automated sensors for lighting.

Energy Audit

Partner was not engaged to perform a comprehensive energy assessment and/or was not provided with a relevant report to evaluate a suite of potential measures to achieve the subject property's performance target and improve the health, safety, comfort and security of its residents and staff has been conducted.

Utility Analysis

Partner was not engaged to perform a utility analysis assessment and/or was not provided with a relevant report.

11.0 OUT OF SCOPE CONSIDERATIONS

These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing utility access holes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Entering of plenum or confined space areas.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Opining on process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.
- Life Safety/Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, paths of travel, construction groups or types, or use classifications.
- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings and flammability issues/regulations.

Activity Exclusions- These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-15). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Providing opinions of costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items unless specifically requested by the addressee.
- Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes;
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, which obstruct access or visibility;
- Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains;

- Determining NFPA hazard classifications, identifying, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, accessible routes, construction groups or types, or use classifications;
- Preparing engineering calculations to determine any systems, components or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;
- Identification of code or OSHA compliance beyond what has been reported through communication with local regulatory offices.
- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant-owned and maintained;
- Entering or accessing any area deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety;
- Performing any procedure, which may damage or impair the physical integrity of the property, any system, or component;
- Providing an opinion on the operation of any system or component that is shut down;
- Evaluating the Sound Transmission Class or acoustical or insulating characteristics of systems or components;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Evaluating the flammability of materials and related regulations;
- Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access;
- Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the maintenance staff, or operated by service companies;
- Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope;
- Evaluating systems or components that require specialized knowledge or equipment;
- Entering of plenum or confined space areas.

12.0 LIMITATIONS

This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages and their EUL. Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infer acknowledgment that the condition of the property may have changed subsequent to site observations and/or that additional information may have been discovered and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems and damages that may occur as a result of the changes or failures.

Information regarding the subject property is obtained from a site assessment, local government agency records review, interviews and client-, tenant- or property owner-provided documents. Material sampling, invasive or destructive investigations, equipment or system testing was not performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily-available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. A warranty is not expressed or implied, except that the services rendered have been performed in accordance with generally-accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

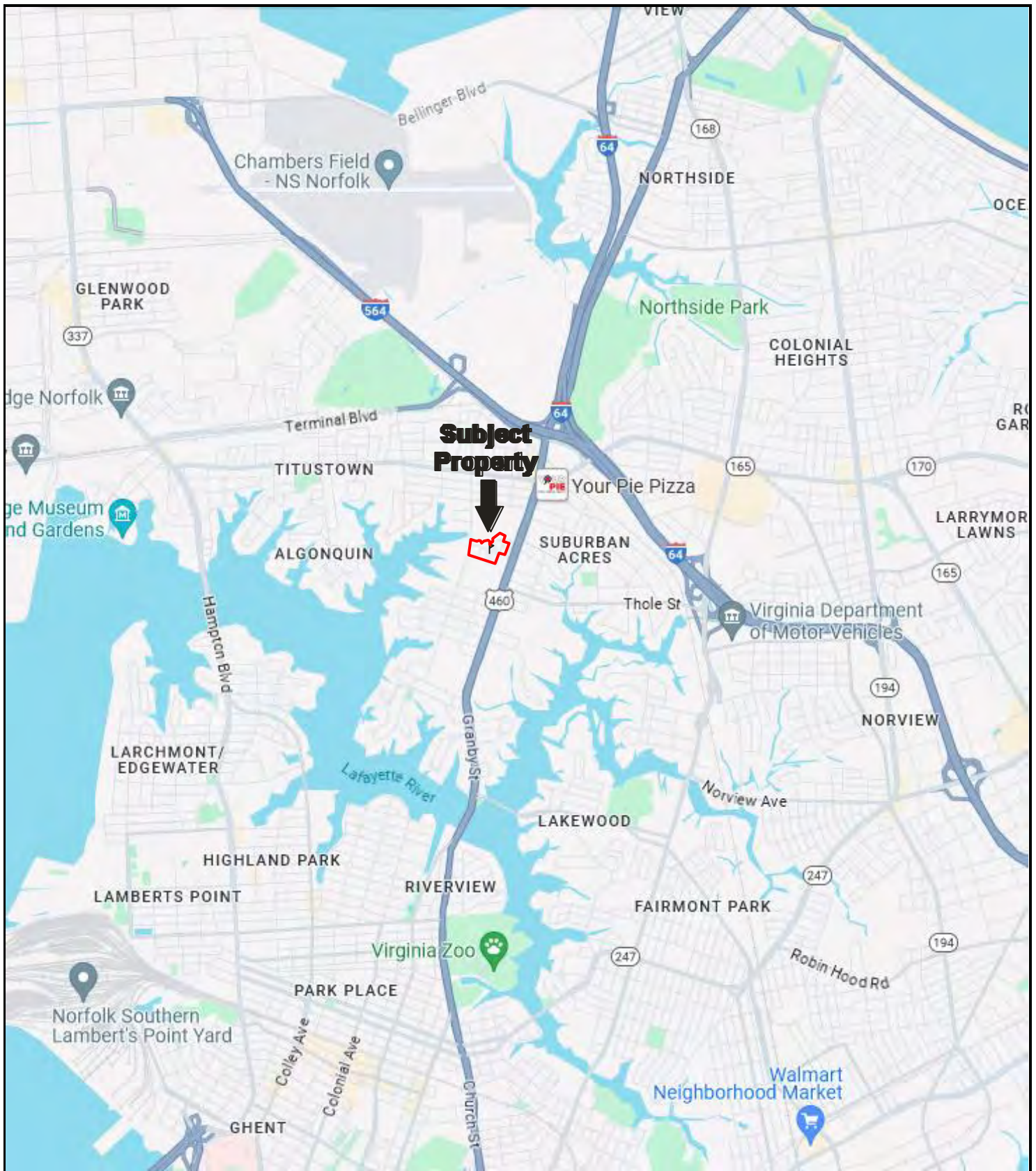
Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily-available information or interview of municipal officials.

This report presents an evaluation of the accessibility of the subject property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review observed general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

Acceptance and use of this report infer acknowledgment that the condition of the property may have changed and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems and damages that may occur as a result of the changes or failures.

FIGURES

- 1. SITE LOCATION MAP**
- 2. SITE PLAN**



KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP
Project No. 23-432832.1



KEY:
Subject Property 

FIGURE 2: SITE PLAN
Project No. 23-432832.1

APPENDIX A: SITE PHOTOGRAPHS



1. Property identification signage



2. Aluminum storm water gutter and downspout



3. Concrete walkway and landscaping



4. Brick stairs and metal handrail



5. Mail kiosk area



6. Apartment building elevation



7. Apartment building elevations



8. Apartment building elevations



9. Apartment building elevations



10. Apartment building elevations



11. Apartment building elevations



12. Apartment building elevations



13. Apartment building pitched asphalt shingle roofing



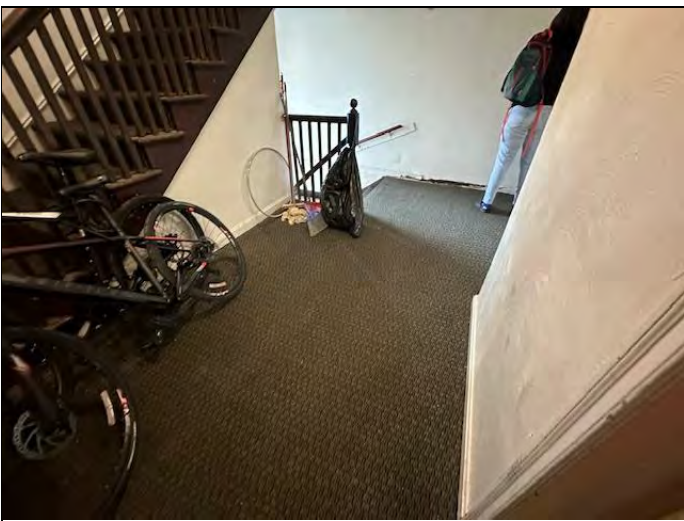
14. Apartment building entrance door



15. Dwelling unit entrance door



16. Windows



17. Apartment building common area and stairs



18. Basement



19. Gas-fired central water heater



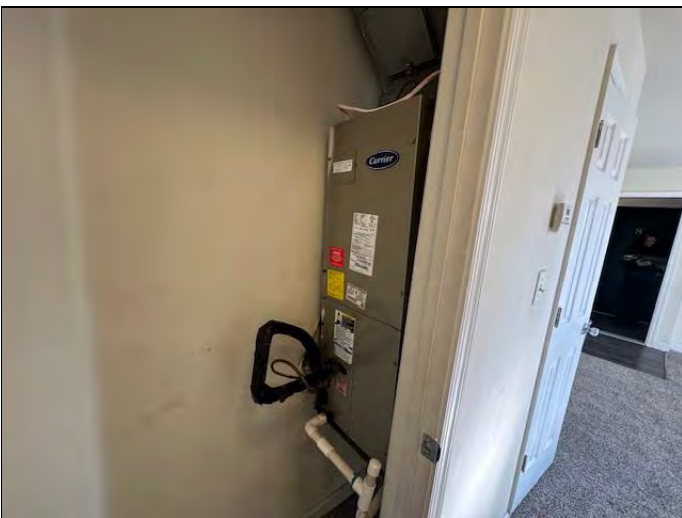
20. Gas-fired tank-less water heaters



21. Boilers for heating system



22. HVAC pad-mounted condensing units



23. HVAC air handling unit



24. HVAC PTAC through the window unit



25. Radiator



26. Natural gas regulators and meters



27. Pole-mounted electrical transformers



28. Electrical mains and meters



29. 100-Amp electrical service to dwelling unit



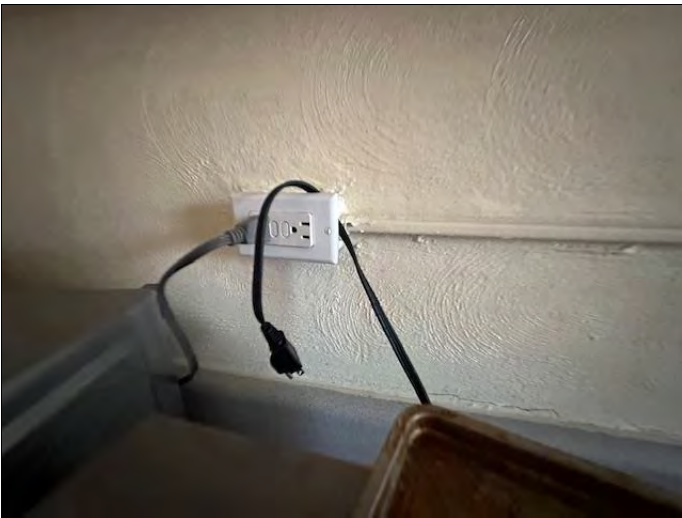
30. Electrical breaker panel



31. Electrical fuses



32. Copper electrical wiring observed in dwelling unit 2-22



33. GFCI electrical outlet



34. Smoke detector



35. CO2 detector



36. Laundry facility top load washer and front load dryers; note lack of sufficient clear space



37. Leasing office/model unit kitchen



38. Leasing office/model unit bathroom; note lack of accessible features



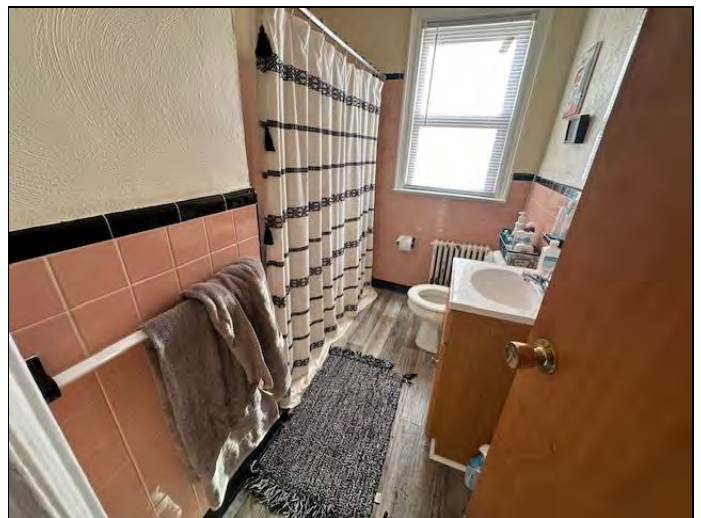
39. Leasing office/model unit bedroom



40. Dwelling unit 2-1 living room



41. Dwelling unit 2-1 kitchen; note lack of clear space or other accessibility features



42. Dwelling unit 2-1 bathroom; note lack of clear space or other accessibility features



43. Dwelling unit 24-7 living room



44. Dwelling unit 24-7 kitchen



45. Dwelling unit 24-7 bathroom



46. Dwelling unit 24-7 bedroom



47. Dwelling unit 28-7 living room



48. Dwelling unit 28-7 kitchen



49. Dwelling unit 28-7 bathroom



50. Dwelling unit 28-7 bedroom



51. Representative damaged concrete sidewalk/trip hazard (near Bldg. 26)



52. Representative damaged concrete sidewalk/trip hazard (near Bldg. 29)



53. Representative exterior stair condition (Bldg. 3)



54. Representative exterior stair condition (Bldg. 22)



55. Representative cellar door condition (Bldg. 30)



56. Representative cellar door condition (Bldg. 26)



57. Representative exterior façade cracking and gapping above ground floor windows (Bldg. 29)



58. Damaged interior finishes and rotted window framing due to façade cracking (Bldg. 25, unit 6)



59. Representative cracking and separation at façade (Bldg. 8)



60. 40-amp service to dwelling unit



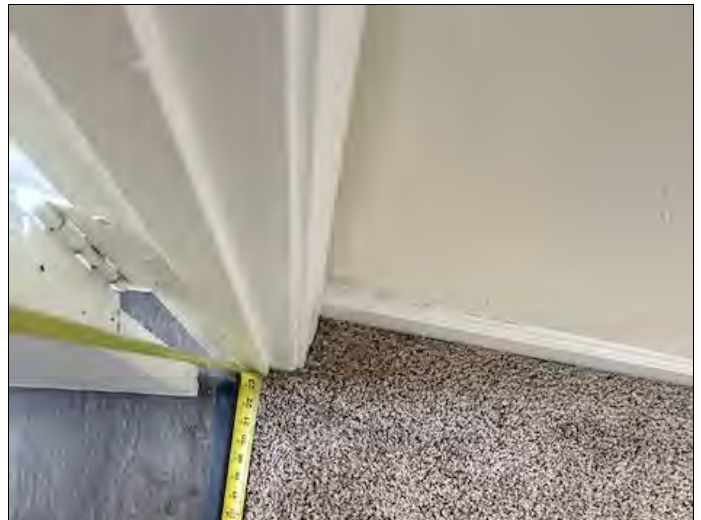
61. Leasing office entrance; note lack of accessible entry



62. Leasing office entry door; note lack of 18" of clearance on pull side due to stairs



63. Kitchen walkway width at 29.5" in dwelling unit



64. Bathroom doorway width at 23.5"



65. Laundry room walkway width at less than 32", and lack of access at folding table



66. Thermostat mounted at 62" at center in apartment



67. Down fire unit (18-2)

APPENDIX B: SUPPORTING DOCUMENTATION

City of Norfolk - NORFOLK AIR

Tax Account: 42910000
118 WARREN STREET

Total Value
\$15,631,900

REAL ESTATE

PROPERTY DETAIL

Account Number	42910000
GPIN	1439286420
Parent Account	-
Neighborhood	131490
Owner Name	Newport One Investment Lc
Property Address	118 WARREN STREET
Property Use	Apartment 49+ Low Rise
Building(s)	C01
Plate	0828
House Plate Number	88
Mailing Address	118 Warren St Norfolk VA 23505-4945
Legal Description	Blks A,B,C,D,E & F Talbot Prop
Parcel Approximate Area (Sq Ft)	480,772 sqft
Parcel Approximate Acreage	11.0370 acres

APARTMENT

BUILDING - C01 - APARTMENT

Year Built	-	Construction Quality	No Info
Number of Units	-	HVAC	-
Framing	-	Framing Class	-
Sprinkler	-	Paving	No
Paving (Sq Ft)	0 sqft		
C01			

No Photo Available



SALES / VALUE HISTORY

SALES HISTORY

OWNER	TRANSFER DATE	SALE PRICE	TYPE	DEED REFERENCE
Newport One Investment Lc	09/02/1994	\$2,150,000		
Talbot Park Investors	12/12/1986	\$4,490,000	M	
Talbot Park Apartments	07/29/1963	\$0		

ASSESSMENT HISTORY

EFFECTIVE DATE	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
07/01/2023	\$4,807,700	\$10,824,200	\$15,631,900
07/01/2022	\$4,807,700	\$10,876,200	\$15,683,900
07/01/2021	\$4,807,700	\$10,268,400	\$15,076,100
07/01/2020	\$4,807,700	\$9,147,000	\$13,954,700
07/01/2019	\$4,807,700	\$8,830,700	\$13,638,400

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT AREAS

Downtown Arts and Cultural District	-
Enterprise Zone	-
HUB Zone Name	-
Opportunity Zone Name	-
Technology Zone	-
Tourism Zone Name	-

For more information, please visit the Economic Development website <https://norfolkdevelopment.com/>
Phone: 757-664-4338

MUNICIPAL SERVICES

Street Sweeping	1ST FRIDAY
Trash Pick Up Day	No Pickup
Trash Route Section	0
Trash Route Number	0
Recycle Day	Thursday / Week Two - Next Date: January 04, 2024
Nearest Recreation Facility	Norfolk Fitness & Wellness Center
Recreation Facility Address	7300 Newport Avenue
Recreation Phone Number	757-823-4300
Nearest Park	Granby High School
Park Address	7101 Granby Street
Nearest Library	LAFAYETTE BRANCH LIBRARY
Stormwater Shed	05
Stormwater Basin	F0735,F08702

Street Sweeping	1ST FRIDAY
Trash Pick Up Day	No Pickup
Trash Route Section	0
Trash Route Number	0
Recycle Day	Thursday / Week Two - Next Date: January 04, 2024
Nearest Recreation Facility	Norfolk Fitness & Wellness Center
Recreation Facility Address	7300 Newport Avenue
Recreation Phone Number	757-823-4300
Nearest Park	Granby High School
Park Address	7101 Granby Street
Nearest Library	LARCHMONT BRANCH LIBRARY
Stormwater Shed	05
Stormwater Basin	F0735,F08702

Street Sweeping	1ST FRIDAY
Trash Pick Up Day	No Pickup
Trash Route Section	0
Trash Route Number	0
Recycle Day	Thursday / Week Two - Next Date: January 04, 2024
Nearest Recreation Facility	Norfolk Fitness & Wellness Center
Recreation Facility Address	7300 Newport Avenue
Recreation Phone Number	757-823-4300
Nearest Park	Norfolk Fitness and Wellness Center
Park Address	7300 Newport Avenue
Nearest Library	LAFAYETTE BRANCH LIBRARY
Stormwater Shed	05
Stormwater Basin	F0735,F08702

Street Sweeping	1ST FRIDAY
Trash Pick Up Day	No Pickup
Trash Route Section	0
Trash Route Number	0
Recycle Day	Thursday / Week Two - Next Date: January 04, 2024
Nearest Recreation Facility	Norfolk Fitness & Wellness Center
Recreation Facility Address	7300 Newport Avenue
Recreation Phone Number	757-823-4300
Nearest Park	Norfolk Fitness and Wellness Center
Park Address	7300 Newport Avenue
Nearest Library	LARCHMONT BRANCH LIBRARY
Stormwater Shed	05
Stormwater Basin	F0735,F08702

PLANNING

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1002
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1006
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1007
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1008
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1009
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1010
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

ZONING

Zone(s)	MF-NS
Overlay District(s)*	Coastal Resilience Overlay
Conditional Use Permit(s)	
Conditional Zone(s)	
CBPA Resource Protection Area	No
CBPA Intensely Developed Area	Yes
Historic District Name	NA
Character District	Suburban

Historic District Type

NA

*Properties that fall within the Coastal Resilience Overlay district also fall within the [EPCH-O: Flood Plain/ Coastal Hazard Overlay district](#)
Zoning data is for informational purposes only.
For zoning questions and official zoning interpretations, contact:
Department of Planning & Community Development at 757-664-4752 or
[Click Here](#) to send an email

**Properties within a Historic Zone (starts with HC), within a Historic Overlay District (HO, will state "Overlay" in the name), or designated as a Norfolk Historic Landmark (this is a zoning overlay for a single property) require a Certificate of Appropriateness (COA) for all exterior alterations visible from the public right-of-way, new construction, and often demolition. Information on the COA process is available in the Historic Districts Brochure—COA:
[Historic Districts Brochure](#)

FLOOD AWARENESS

Flood Zone	AE (High Risk) , X (Low to Moderate) , X (Shaded)
Evacuation Zone	B
Flood Insurance Rate Map Panel/Suffix	5101040017H
Flood Quad	36076-H3
Overlay District(s)*	Coastal Resilience Overlay
*Properties that fall within the Coastal Resilience Overlay district also fall within the EPCH-O: Flood Plain/ Coastal Hazard Overlay district	

<div><div>Flood Zone Data</div><div>Flood zone data is for informational purposes only: *NFIP Community No.: 510104 *NFIP County Name / State: (independent city) / VA *FIRM Index Effective Date: 2/17/2017 *FIRM Panel Effective/Revised Date: 2/17/2017 *Source of the Base Flood Elevation (BFE) data or base flood depth: Flood Insurance Rate Map *Elevation Datum used for BFE: NAVD 1988 *Coastal Barrier Resource System (CBRS) or Otherwise Protected Area (OPA): No</div><div>Coastal Floodplain District (LIMWA) Information</div></div>	<div><div>Contact Information</div><div>For flood zoning questions and official zoning interpretations, contact the Department of Planning & Community Development at 757-564-4752 or Click Here to send an email</div><div>Website</div><div>For information about Norfolk's resilience strategy concerning sea level rise and recurrent flooding, visit the Office of Resilience website: https://www.norfolk.gov/3612/Office-of-Resilience</div></div>
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PUBLIC SAFETY

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	101 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	105 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	112 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	120 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	123 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	124 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-

Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	127 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	131 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	133 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	138 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	142 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-

Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	143 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	144 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	146 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	148 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	157 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	159 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162

Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	160 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	161 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	164 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	172 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	174 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-

Potential Zone	
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	177 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	Q
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	178 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	Q
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	184 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	Q
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	186 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	Q
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	187 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	Q
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	189 ft
Fire & Rescue First Responder	STATION 09

Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	192 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	202 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	205 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	217 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	220 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0

Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	221 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	222 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	223 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	231 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	233 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	235 ft
Fire & Rescue First	STATION 09

Responder	
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	242 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	254 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	274 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	276 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	285 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level	0

(dB)	
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	297 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	298 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	302 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	312 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	328 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	333 ft

Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	341 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	395 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	409 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	46 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	475 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red

Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	476 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	48 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	481 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	489 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	66 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to	92 ft

Nearest Fire Hydrant (Ft)	
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	94 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	96 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	99 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

BUILDING PERMITS

The Building Permits list is limited to a maximum of 10 items displayed.

For more Building Permits information, please visit:

[NorfolkOpenData](#)

Permit Number	M23-02431	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	New		
Total Fee	\$66	Project Cost	\$500
Inspection Type	MECH -Gas Line Pressure test	Permit Finaled Date	11-15-2023
Occupancy Required			

Permit Number	M23-01787	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	New		
Total Fee	\$0	Project Cost	\$975
Inspection Type	MECH -Gas Line Pressure test	Permit Finaled Date	09-05-2023
Occupancy Required			

Permit Number	M22-02676	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	New		
Total Fee	\$198.6	Project Cost	\$2000
Inspection Type	MECH -Gas Line Pressure test	Permit Finaled Date	05-25-2023
Occupancy Required			

Permit Number	M23-00756	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66	Project Cost	\$300
Inspection Type	MECH -Gas Line Pressure test	Permit Finaled Date	04-14-2023
Occupancy Required			

Permit Number	M23-00545	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66	Project Cost	\$1200
Inspection Type	MECH Gas - Final	Permit Finaled Date	03-21-2023
Occupancy Required			

Permit Number	B22-02229	Status	Finaled
Permit Use Class	Commercial	Permit Type	Building
Permit Work Type	Alteration/Repair - Renovate Existing Square Footage		
Total Fee	\$152	Project Cost	\$19000
Inspection Type	BLD - Final	Permit Finaled Date	09-21-2022
Occupancy Required	No		

Permit Number	M22-01003	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66	Project Cost	\$500
Inspection Type	MECH -Gas Line Pressure test	Permit Finaled Date	05-05-2022
Occupancy Required			

Permit Number	M21-00682	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66	Project Cost	\$500
Inspection Type	MECH Gas - Final	Permit Finaled Date	03-17-2021
Occupancy Required			

Permit Number	M21-00452	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66	Project Cost	\$500
Inspection Type	MECH Gas - Final	Permit Finaled Date	02-22-2021
Occupancy Required			

Permit Number	B19-01292	Status	Finaled
Permit Use Class	Commercial	Permit Type	Building
Permit Work Type	Alteration/Repair - Renovate Existing Square Footage		
Total Fee	\$417.2	Project Cost	\$89000
Inspection Type	BLD - Insulation	Permit Finaled Date	12-05-2019
Occupancy Required	No		

FIELD OBSERVATIONS			
Inspection Created Date	2023-10-05T14:31:50.000	Inspection Status	Closed - Unfounded
Violation		Violation Status	
COMPLAINTS			
Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2023-10-05T14:31:49.000	Complaint Status	Closed - Unfounded
Violation		Violation Status	
Inspection Created Date	2023-09-27T11:39:20.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
Inspection Created Date	2023-09-27T11:35:08.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
Inspection Created Date	2023-09-27T11:30:26.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - City Tow
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - City Tow
Inspection Created Date	2023-09-27T11:24:53.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - City Tow
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - City Tow
Inspection Created Date	2023-09-27T11:18:24.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
Inspection Created Date	2023-09-27T11:11:15.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
Inspection Created Date	2023-09-12T09:18:49.000	Inspection Status	Closed - Unfounded
Violation		Violation Status	
COMPLAINTS			
Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2023-09-12T09:18:48.000	Complaint Status	Closed - Unfounded
Violation		Violation Status	
Inspection Created Date	2023-08-03T09:22:51.000	Inspection Status	Closed
Violation		Violation Status	
COMPLAINTS			
Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2023-08-03T09:22:50.000	Complaint Status	Closed
Violation		Violation Status	
Inspection Created Date	2023-01-30T11:42:41.000	Inspection Status	Closed
Violation	Trash And Debris	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Trash And Debris	Violation Status	Closed - Corrected
Inspection Created Date	2023-01-30T11:39:45.000	Inspection Status	Closed
Violation	Trash And Debris	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Trash And Debris	Violation Status	Closed - Corrected
Inspection Created Date	2023-01-30T11:34:31.000	Inspection Status	Closed
Violation	Trash And Debris	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Trash And Debris	Violation Status	Closed - Corrected

Inspection Created Date	2023-01-27T08:37:35.000	Inspection Status	Closed
Violation		Violation Status	

COMPLAINTS

Complaint Type	Nuisance	Complaint Subtype	Trash & Debris
Complaint Created Date	2023-01-27T08:37:34.000	Complaint Status	Closed
Violation		Violation Status	
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	106.1 General.	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	106.1 General.	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	305.2 General Requirements-Interior Structure	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	305.2 General Requirements-Interior Structure	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	304.13 General Requirements-Exterior Structure	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	304.13 General Requirements-Exterior Structure	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	602.2 Mechanical And Electrical Requirements-Heating And Cooling Facilities	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	602.2 Mechanical And Electrical Requirements-Heating And Cooling Facilities	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	304.4 General Requirements-Exterior Structure	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	304.4 General Requirements-Exterior Structure	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	505.1.1 Plumbing Facilities and Fixtures Requirements- Tempered water	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	505.1.1 Plumbing Facilities and Fixtures Requirements- Tempered water	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	106.3.1 Vacating unsafe structure	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	106.3.1 Vacating unsafe structure	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	604.3.1 Mechanical And Electrical Requirements-Electrical Facilities	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	604.3.1 Mechanical And Electrical Requirements-Electrical Facilities	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	605.1 Mechanical And Electrical Requirements-Electrical Equipment	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	605.1 Mechanical And Electrical Requirements-Electrical Equipment	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	305.3 General Requirements- Interior surfaces	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	305.3 General Requirements- Interior surfaces	Violation Status	Work in Progress
Inspection Created Date	2022-10-06T09:26:43.000	Inspection Status	Closed - Completed w/Notes
Violation		Violation Status	

COMPLAINTS

Complaint Type	Nuisance	Complaint Subtype	Trash & Debris
Complaint Created Date	2022-10-06T09:26:42.000	Complaint Status	Closed - Completed w/Notes
Violation		Violation Status	
Inspection Created Date	2022-09-05T08:03:54.000	Inspection Status	Closed - Unfounded

Violation		Violation Status	
COMPLAINTS			
Complaint Type	Nuisance	Complaint Subtype	Trash & Debris
Complaint Created Date	2022-09-05T08:03:53.000	Complaint Status	Closed - Unfounded
Violation		Violation Status	
Inspection Created Date	2022-08-01T13:35:14.000	Inspection Status	Closed
Violation		Violation Status	
COMPLAINTS			
Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2022-08-01T13:35:13.000	Complaint Status	Closed
Violation		Violation Status	
Inspection Created Date	2021-11-08T14:25:10.000	Inspection Status	Closed - Unfounded
Violation		Violation Status	
COMPLAINTS			
Complaint Type	Housing/Structures	Complaint Subtype	Exterior
Complaint Created Date	2021-11-08T14:25:09.000	Complaint Status	Closed - Unfounded
Violation		Violation Status	

SPECIAL PROGRAMS			
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	12-21-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Fire Department Red Tag	Complaint Created Date	12-18-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	12-05-2023
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	11-14-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	10-17-2023
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	09-18-2023
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	08-14-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	07-17-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	07-11-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	04-11-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	03-31-2023
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	03-14-2023
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	02-13-2023
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	10-06-2022
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Fire Department Red Tag	Complaint Created Date	09-07-2022
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	08-23-2022
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	05-23-2022
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	04-27-2022
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	02-03-2022
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	12-13-2021
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	11-29-2021
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	11-15-2021
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	10-22-2021
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	10-11-2021
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	09-22-2021
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	08-19-2021

Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	08-03-2021
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	06-23-2021
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	05-27-2021
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	04-07-2021
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	03-26-2021
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	01-06-2021
Complaint Status	Closed		
Complaint Subtype	Fire Department Red Tag	Complaint Created Date	12-28-2020
Complaint Status	Closed		







MF-NS: MULTI-FAMILY - NEIGHBORHOOD-SCALE

THE UNDERSIGNED HEREBY CERTIFIES, AS OF JULY 6, 1994 TO COLUMBIA FINANCIAL, INC., NEWPORT ONE INVESTMENTS, L.C. AND ITS SUCCESSORS AND ASSIGNS, LAWYERS TITLE INSURANCE CORPORATION THAT HE IS A DULY REGISTERED LAND SURVEYOR IN THE STATE OF VIRGINIA, THAT THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYORS AND WITH THE MINIMUM DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS SHOWN.

SIGNED: *Paul E. Garrett*
PAUL E. GARRETT, L.S. 1171

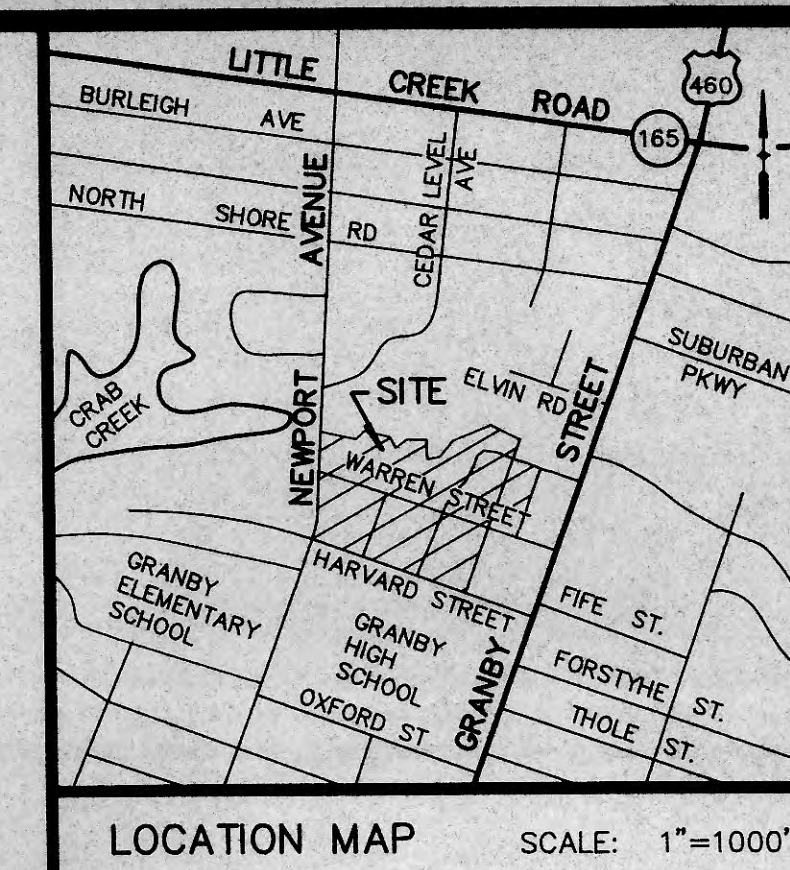
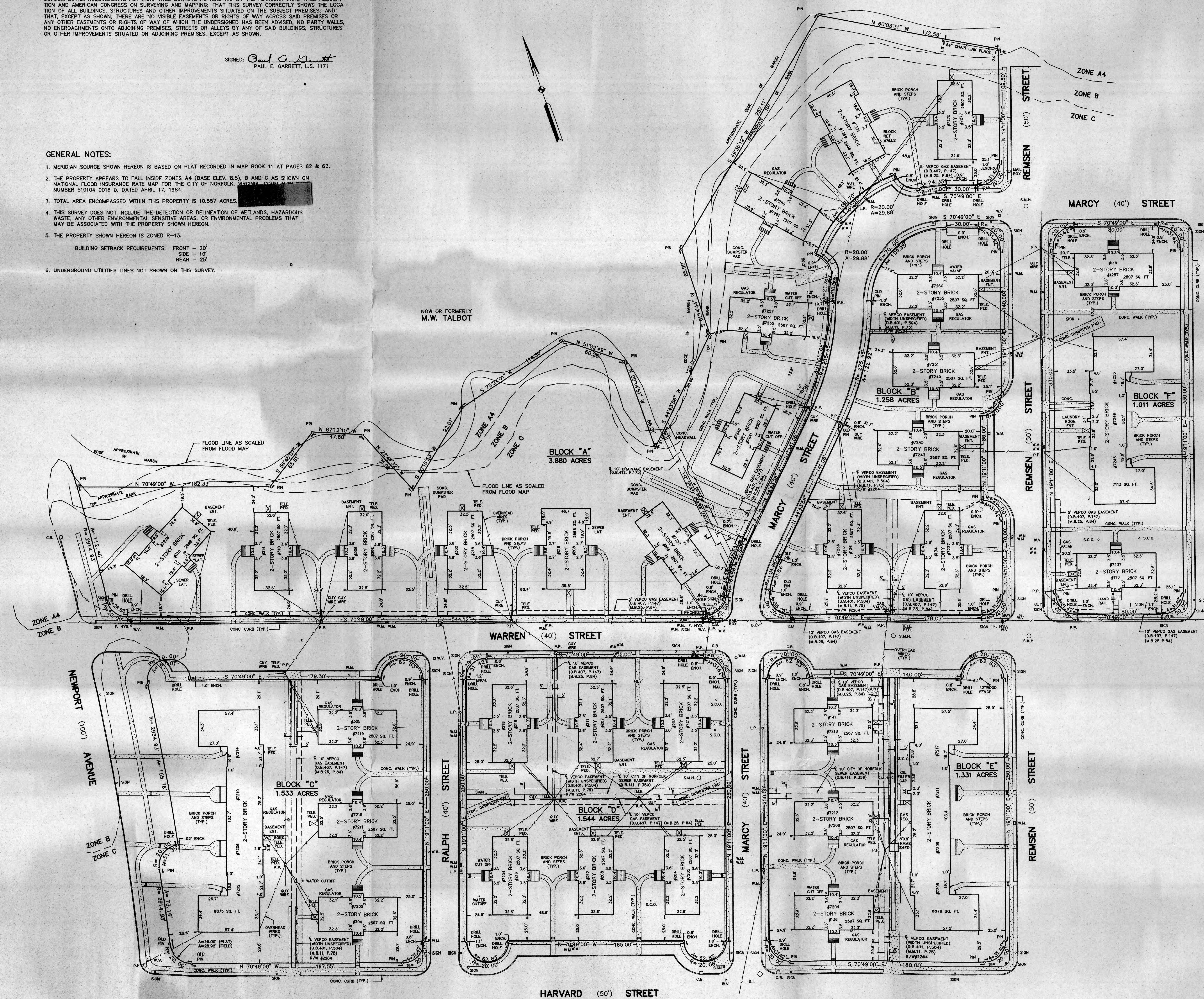
GENERAL NOTES:

1. MERIDIAN SOURCE SHOWN HEREON IS BASED ON PLAT RECORDED IN MAP BOOK 11 AT PAGES 62 & 63.
2. THE PROPERTY APPEARS TO FALL INSIDE ZONES A4 (BASE ELEV. 8.5), B AND C AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP FOR THE CITY OF NORFOLK, VIRGINIA, COMMUNAL NUMBER 51004-018 D, DATED APRIL 17, 1984.
3. TOTAL AREA ENCOMPASSED WITHIN THIS PROPERTY IS 10.557 ACRES.
4. THIS SURVEY DOES NOT INCLUDE THE DETECTION OR DELINEATION OF WETLANDS, HAZARDOUS WASTE, ANY OTHER ENVIRONMENTAL SENSITIVE AREAS, OR ENVIRONMENTAL PROBLEMS THAT MAY BE ASSOCIATED WITH THE PROPERTY SHOWN HEREON.
5. THE PROPERTY SHOWN HEREON IS ZONED R-13.

BUILDING SETBACK REQUIREMENTS: FRONT - 20'
SIDE - 10'
REAR - 25'

6. UNDERGROUND UTILITIES LINES NOT SHOWN ON THIS SURVEY.

NOW OR FORMERLY
M.W. TALBOT

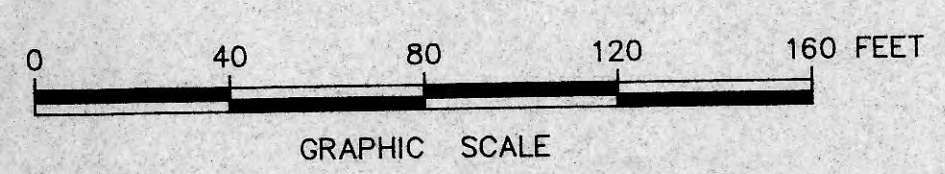


Ed: 7/1/92
Talbot Park
Survey
Paul E. Garrett

DATE PRINTED
AUG 8 1994

PHYSICAL SURVEY
OF
TRACT NO. 1 & TRACT NO. 2
TALBOT PARK APARTMENTS INC.
FOR
NEWPORT ONE INVESTMENTS, L.C.
NORFOLK, VIRGINIA
JULY 6, 1994

JOHN E. SIRINE AND ASSOCIATES, LTD.
SURVEYORS-ENGINEERS-PLANNERS
VIRGINIA BEACH, VIRGINIA



THE UNDERSIGNED HEREBY CERTIFIES, AS OF JULY 6, 1994 TO COLUMBIA FINANCIAL, INC., NEWPORT ONE INVESTMENTS, L.C. AND ITS SUCCESSORS AND ASSIGNS, LAWYERS TITLE INSURANCE CORPORATION THAT HE IS A DULY REGISTERED LAND SURVEYOR IN THE STATE OF VIRGINIA. THAT THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYORS AND WITH THE MINIMUM DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS SHOWN.

SIGNED: *Paul E. Garrett*
PAUL E. GARRETT, L.S. 1171

GENERAL NOTES:

1. MERIDIAN SOURCE SHOWN HEREON IS BASED ON PLAT RECORDED IN MAP BOOK 11 AT PAGES 62 & 63.
2. THE PROPERTY APPEARS TO FALL INSIDE ZONES A4 (BASE ELEV. 8.5), B AND C AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP FOR THE CITY OF NORFOLK, VIRGINIA COMMUNITY NUMBER 510104 0016 D, DATED APRIL 17, 1984.
3. TOTAL AREA ENCOMPASSED WITHIN THIS PROPERTY IS 10.557 ACRES.
4. THIS SURVEY DOES NOT INCLUDE THE DETECTION OR DELINEATION OF WETLANDS, HAZARDOUS WASTE, ANY OTHER ENVIRONMENTAL SENSITIVE AREAS, OR ENVIRONMENTAL PROBLEMS THAT MAY BE ASSOCIATED WITH THE PROPERTY SHOWN HEREON.
5. THE PROPERTY SHOWN HEREON IS ZONED R-13.
BUILDING SETBACK REQUIREMENTS: FRONT - 20'
SIDE - 10'
REAR - 25'
6. UNDERGROUND UTILITIES LINES NOT SHOWN ON THIS SURVEY.

NOW OR FORMERLY
M.W. TALBOT



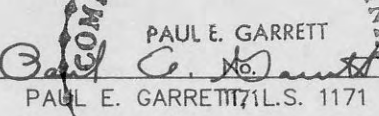
Ed: 7/1/92
Talbot Park
Survey
M.W. Talbot

DATE PRINTED
AUG 8 1994

PHYSICAL SURVEY
OF
TRACT NO. 1 & TRACT NO. 2
TALBOT PARK APARTMENTS, INC.
FOR
NEWPORT ONE INVESTMENTS, L.C.
NORFOLK, VIRGINIA
SCALE: 1"=40' JULY 6, 1994

JOHN E. SIRINE AND ASSOCIATES, LTD.
SURVEYORS-ENGINEERS-PLANNERS
VIRGINIA BEACH, VIRGINIA
GRAPHIC SCALE
0 40 80 120 160 FEET

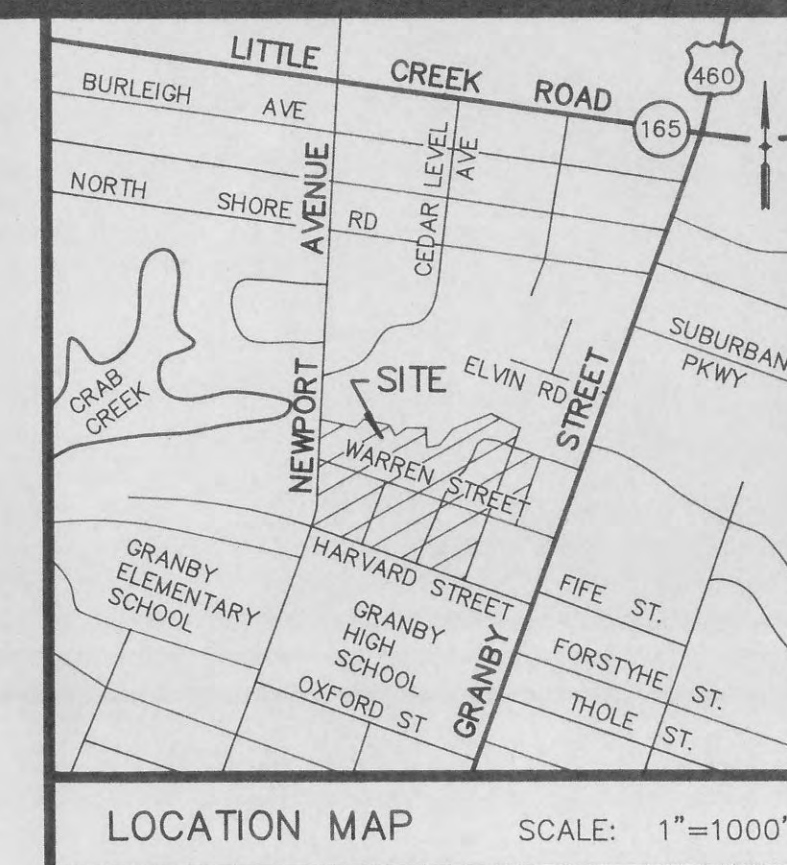
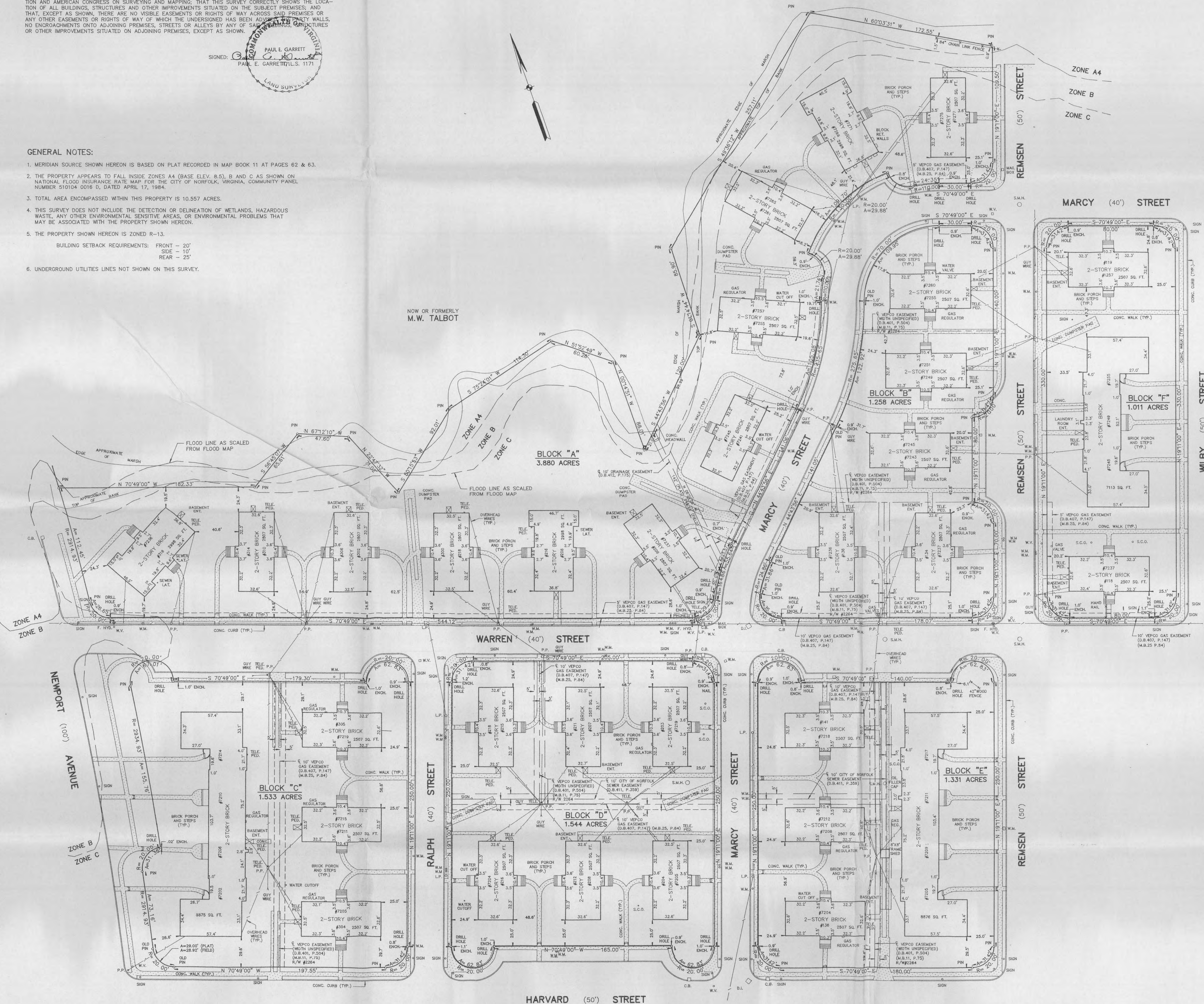
THE UNDERSIGNED HEREBY CERTIFIES, AS OF JULY 6, 1994 TO COLUMBIA FINANCIAL, INC., NEWPORT ONE INVESTMENTS, L.C. AND ITS SUCCESSORS AND ASSIGNS, LAWYERS TITLE INSURANCE CORPORATION THAT HE IS A DULY REGISTERED LAND SURVEYOR IN THE STATE OF VIRGINIA; THAT THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYORS AND WITH THE MINIMUM DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED BY DEEDS, RECORDS, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID ADJOINING PREMISES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS SHOWN.

SIGNED:  PAUL E. GARRETT, L.S. 1171

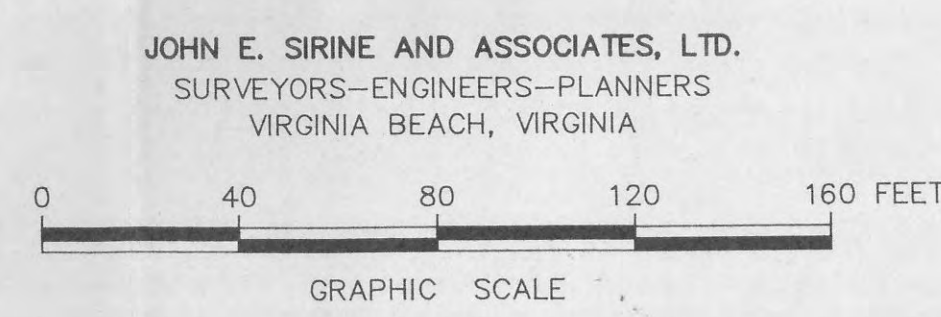
GENERAL NOTES:

1. MERIDIAN SOURCE SHOWN HEREON IS BASED ON PLAT RECORDED IN MAP BOOK 11 AT PAGES 62 & 63.
2. THE PROPERTY APPEARS TO FALL INSIDE ZONES A4 (BASE ELEV. 8.5), B AND C AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP FOR THE CITY OF NORFOLK, VIRGINIA, COMMUNITY PANEL NUMBER 510104 0016 D, DATED APRIL 17, 1984.
3. TOTAL AREA ENCOMPASSED WITHIN THIS PROPERTY IS 10.557 ACRES.
4. THIS SURVEY DOES NOT INCLUDE THE DETECTION OR DELINEATION OF WETLANDS, HAZARDOUS WASTE, ANY OTHER ENVIRONMENTAL SENSITIVE AREAS, OR ENVIRONMENTAL PROBLEMS THAT MAY BE ASSOCIATED WITH THE PROPERTY SHOWN HEREON.
5. THE PROPERTY SHOWN HEREON IS ZONED R-13.
BUILDING SETBACK REQUIREMENTS: FRONT - 20'
SIDE - 10'
REAR - 25'
6. UNDERGROUND UTILITIES LINES NOT SHOWN ON THIS SURVEY.

NOW OR FORMERLY
M.W. TALBOT



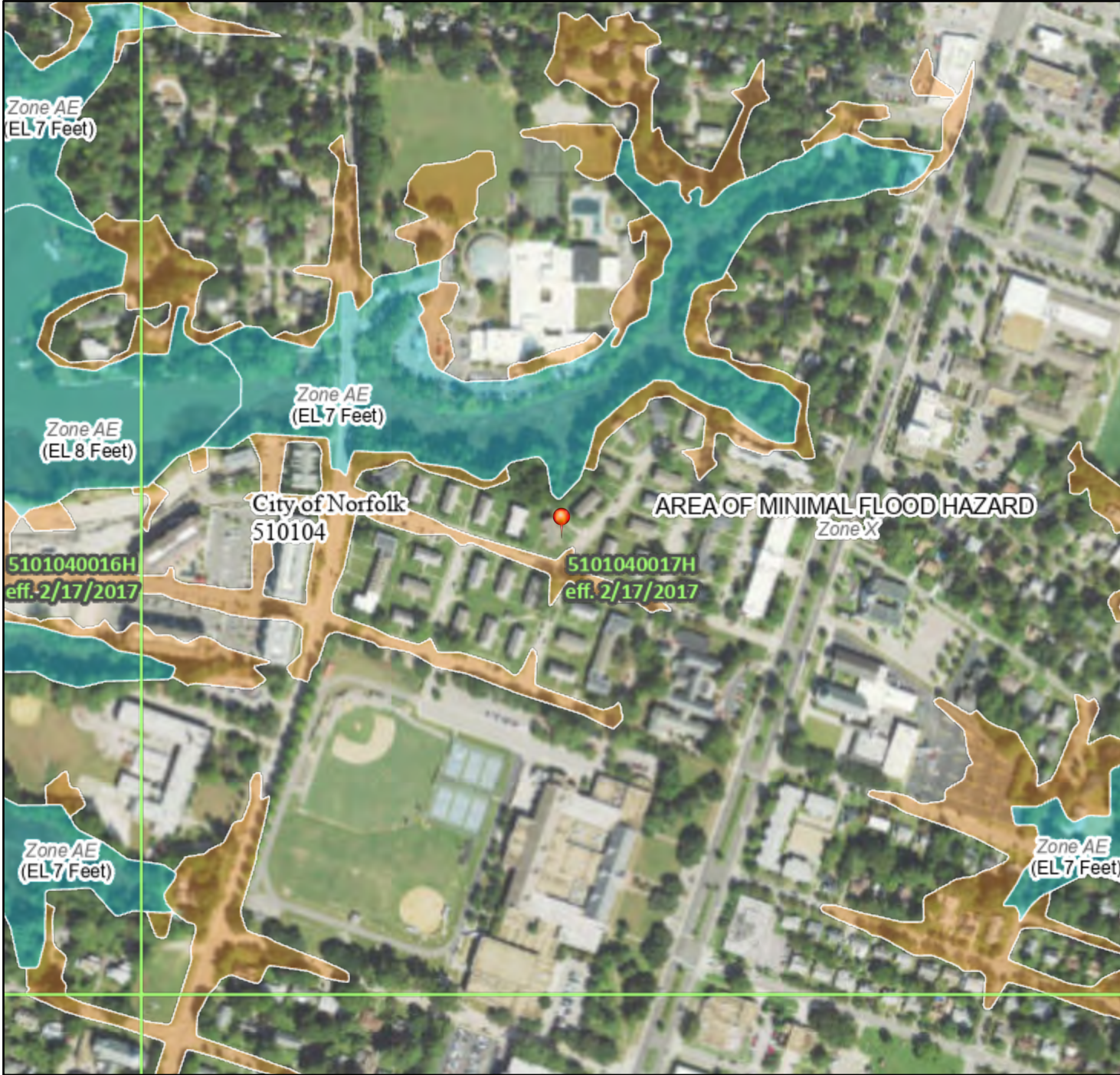
PHYSICAL SURVEY
OF
TRACT NO. 1 & TRACT NO. 2
TALBOT PARK APARTMENTS INC.
FOR
NEWPORT ONE INVESTMENTS, L.C.
NORFOLK, VIRGINIA
SCALE: 1"=40'
JULY 6, 1994



National Flood Hazard Layer FIRMMette



76°16'57"W 36°54'49"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

76°16'20"W 36°54'20"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/29/2023 at 10:46 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

January 3, 2024

City of Norfolk
Planning Department

Reference: Talbot Park Apartments
118 Warren Street
Norfolk, VA 23505
Parcel # 42910000
Partner Project # 23-432832.1

To Whom it May Concern,

Partner Engineering and Science, a national Real Estate Due Diligence Firm, is preparing a Property Condition Report and an Environmental Site Assessment on the above-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report.

1. Are there any open building department permits? ☐ Yes ☐ No
(If yes, please describe below or by attachment)

2. Are there any unresolved Notice of Violation or Notice to Comply against the property? ☐ Yes ☐ No
(If yes, please provide details below, or by attachment)

3. Date of last inspection (if applicable): _____

4. Are there any building permits pertaining to the installation or removal of underground storage tanks? ☐ Yes ☐ No

We appreciate your assistance with this information. Please email or fax this page and any additional attachments to the contact information shown below. **Also, please include the responder's name, title, and contact info.**

Respectfully,
Kyle Wetmore
Professional Associate
Fax: (866) 576-2702 E-Mail: kylervetmore@gmail.com

January 3, 2024

City of Norfolk
Fire Rescue

Reference: Talbot Park Apartments
118 Warren Street
Norfolk, VA 23505
Parcel # 42910000
Partner Project # 23-432832.1

To Whom It May Concern,

Partner Engineering and Science, a national Real Estate Due Diligence Firm, is preparing a Property Condition Report and/or an Environmental Site Assessment on the above-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report.

1. Are there any unresolved Notice of Violation or Notice to Comply against ☐ Yes ☐ No the property?

(If Yes, please provide details below or by attachment)

2. How frequently is the property inspected by the fire department?

☐ During construction activity ☐ To investigate a citizen complaint ☐ Annually
☐ Never ☐ Other (describe) _____

3. Date of last inspection (if applicable):

4. Are there any records related to the following for the property? ☐ Yes ☐ No

(If Yes, please provide details below or by attachment)

- Current or historical use of hazardous materials/waste
- Storage or Releases of hazardous materials/waste
- Current or historical underground/aboveground storage tanks
- Current or historical clarifiers

We appreciate your assistance with this information. Please email or fax this page and any additional attachments to the contact information shown below. **Also, please include the responder's name, title, and contact info.**

Respectfully,
Kyle Wetmore
Professional Associate
Fax: (866) 576-2702 E-Mail: kylervetmore@gmail.com

Rent Roll

Unit	Floor		Sq Ft	Unit/Lease		Name	Occupy Date	Lease Start	Lease End	Market Rent	Lease Rent	Rent Concessions	Total Billing	Deposit On Hand	Balance
	Plan	Building		Status											
1	R1	10A	540	Current		Powell, Roy	10/01/2018	12/01/2022	11/30/2023	765.00			800.00	350.00	0.00
									RNT Rent		800.00	0.00			
1	RM1	11A	540	Current		Kimble, Janine	2/17/2023	2/17/2023	2/29/2024	850.00			900.00	900.00	0.00
									RNT Rent		900.00	0.00			
1	R1	12A	540	Current		Moody, Richard	10/02/2020	11/01/2023	10/31/2024	765.00			850.00	745.00	495.00
									RNT Rent		850.00	0.00			
1	RM1	13A	540	Current		Perry, Dana	1/17/2023	1/17/2023	1/31/2024	850.00			900.00	1,800.00	(90.00)
									RNT Rent		900.00	0.00			
1	S1	14A	540	Current		Rios, Samuel	11/23/2022	12/01/2023	11/30/2024	735.00			775.00	750.00	0.00
									RNT Rent		775.00	0.00			
1	S1	15A	540	Current		Delpino, Edison	10/13/2017	3/01/2023	2/29/2024	735.00			775.00	99.00	0.00
									RNT Rent		775.00	0.00			
1	R1	16A	540	Current		Ellick, Darryl	4/22/2016	5/01/2021	4/30/2022	765.00			955.00	350.00	0.00
									MTM Month-to-Month		75.00	0.00			
									NCF Noncompliance Fee		30.00	0.00			
									RNT Rent		850.00	0.00			
1	R1	17A 540		Vacancy					765.00						
1	R1	18A 540		Vacancy					765.00						
1	RM1	19A	540	Current		Taylor, Kevin	1/24/2023	1/24/2023	1/31/2024	850.00			900.00	900.00	0.00
									RNT Rent		900.00	0.00			
1	RM1	20A	540	Current		Buie, Diane	7/08/2022	8/01/2023	7/31/2024	850.00			900.00	875.00	0.00
									RNT Rent		900.00	0.00			
1	RM1	21A	540	Current		Lewis, Taniya	12/24/2019	1/01/2023	12/31/2023	875.00			875.00	500.00	0.00
									RNT Rent		875.00	0.00			
1	RL1	22A	710	Current		Jones, Deshaun	10/03/2016	10/01/2022	9/30/2023	775.00			825.00	350.00	(375.00)
									RNT Rent		825.00	0.00			
1	R2	23A	800	Current		Dumas, Hassan	3/18/2020	5/01/2023	4/30/2024	875.00			925.00	350.00	1,565.54
									RNT Rent		925.00	0.00			
1	R1	24A	540	Current		Ramirez, Benjamin	10/01/2018	12/01/2023	11/30/2024	765.00			850.00	99.00	0.00
									RNT Rent		850.00	0.00			
1	R1	25A	540	Current		Warren, Tarita	7/29/2022	7/29/2022	7/31/2023	765.00			800.00	800.00	(80.00)
									RNT Rent		800.00	0.00			
1	R1	26A	540	Current		Shipley, Danye	5/04/2021	6/01/2023	5/31/2024	765.00			850.00	765.00	(8.50)
									RNT Rent		850.00	0.00			
1	R1	27A	540	Current		Rowe, Rosamae	7/14/2023	7/14/2023	7/31/2024	765.00			850.00	850.00	1,984.67
									RNT Rent		850.00	0.00			
1	RM1	28A	540	Current		Burton, Damon	8/23/2023	8/23/2023	8/31/2024	850.00			900.00	900.00	0.00
									RNT Rent		900.00	0.00			
1	R1	29A	540	Current		Garrett, Alec	12/06/2018	1/01/2023	12/31/2023	765.00			800.00	500.00	1,152.61
									RNT Rent		800.00	0.00			
1	L1	2A	710	Current		Crockett, Brodie	6/09/2023	6/09/2023	6/30/2024	750.00			825.00	825.00	0.00
									RNT Rent		825.00	0.00			
1	R1	30A	540	Current		Bullock, Briana	11/03/2023	11/03/2023	11/30/2024	765.00			900.00	900.00	0.00
									RNT Rent		900.00	0.00			
1	S1	31A	540	Current		Burgman, Sabrina	7/07/2023	7/07/2023	7/31/2024	735.00			805.00	775.00	2,997.50
									NCF Noncompliance Fee		30.00	0.00			
									RNT Rent		775.00	0.00			
1	S1	32A	540	Current		Lee, Laverne	12/03/2018	1/01/2023	12/31/2023	735.00			750.00	350.00	0.00

							RNT Rent	750.00	0.00				
1	R1	33A	540 Current	Hernandez, Buenvinida	4/27/2023	4/27/2023	4/30/2024	765.00			880.00	825.00	0.00
							NCF Noncompliance Fee	30.00	0.00				
							RNT Rent	850.00	0.00				
1	S1	3A	540 Current	Roby, Donald	8/11/2023	8/11/2023	8/31/2024	735.00			775.00	775.00	2,482.17
							RNT Rent	775.00	0.00				
1	RM1	4A	540 Current	Taylor, Antonio	9/14/2021	4/01/2023	3/31/2024	850.00			930.00	850.00	122.66
							NCF Noncompliance Fee	30.00	0.00				
							RNT Rent	900.00	0.00				
1	R1	5A	540 Current	Moore, Debra	12/13/1995	6/01/2023	5/31/2024	765.00			850.00	200.00	0.00
							RNT Rent	850.00	0.00				
1	S1	6A	540 Current	Clarke, Rolando	1/10/2020	2/01/2021	7/31/2021	735.00			850.00	500.00	50.00
							MTM Month-to-Month	75.00	0.00				
							RNT Rent	775.00	0.00				
1	S1	7A	540 Current	Wright, Erica	2/07/2023	2/07/2023	2/29/2024	735.00			750.00	750.00	0.00
							RNT Rent	750.00	0.00				
1	R1	8A	540 Current	Floyd, Shirley	5/12/2017	4/01/2023	3/31/2024	765.00			850.00	725.00	0.00
							RNT Rent	850.00	0.00				
1	L1	9A	710 Current	Meador, Donald	9/01/2012	9/01/2023	8/31/2024	750.00			875.00	350.00	200.00
							RNT Rent	875.00	0.00				
10	L1	9D	710 Current	Olter, Kresensia	12/15/2023	12/15/2023	12/31/2024	750.00			900.00	500.00	0.00
							RNT Rent	900.00	0.00				
10	RL1	22D	710 Current	Barnes, Shakiara	3/28/2022	4/01/2023	3/31/2024	775.00			875.00	825.00	2,826.11
							RNT Rent	875.00	0.00				
2	RL2	2A	980 Current	Woodhouse, Larry	4/14/2017	4/01/2023	3/31/2024	920.00			975.00	350.00	0.00
							RNT Rent	975.00	0.00				
2	R1	29A	540 Current	Hassell, Maxwell	7/20/1998	9/01/2023	8/31/2024	765.00			800.00	200.00	0.00
							RNT Rent	800.00	0.00				
2	R1	30A	540 Current	Ceceña, Sawyer	6/08/2022	11/01/2023	10/31/2024	765.00			850.00	800.00	50.00
							RNT Rent	850.00	0.00				
2	RM1	28A	540 Current	Terrazas, Angel	5/01/2023	5/01/2023	4/30/2024	850.00			855.00	500.00	0.00
							DIS Monthly Discount	0.00	(45.00)				
							RNT Rent	900.00	0.00				
2	S2	27A	800 Current	Olds, Niya	9/01/2023	9/01/2023	8/31/2024	840.00			895.00	900.00	574.50
							RNT Rent	895.00	0.00				
2	R1	26A	540 Current	Alas, Evan	1/30/2020	2/01/2023	1/31/2024	765.00			850.00	350.00	(426.17)
							RNT Rent	850.00	0.00				
2	R1	25A	540 Current	Jones, Eric	4/07/2023	4/07/2023	4/30/2024	765.00			880.00	850.00	90.00
							NCF Noncompliance Fee	30.00	0.00				
							RNT Rent	850.00	0.00				
2	S1	7A	540 Current	Walker, Angela	10/28/2022	11/01/2023	10/31/2024	735.00			805.00	750.00	0.00
							NCF Noncompliance Fee	30.00	0.00				
							RNT Rent	775.00	0.00				
2	S1	6A	540 Current	Hammer, Nolen	12/18/2023	12/18/2023	12/31/2024	735.00			800.00	500.00	0.00
							RNT Rent	800.00	0.00				
2	S1	5A	540 Current	Massenburg, Darell	2/04/2022	3/01/2023	2/29/2024	735.00			775.00	735.00	0.00
							RNT Rent	775.00	0.00				
2	RM1	4A	540 Current	Marsaw, Olin	8/13/2021	11/01/2023	10/31/2024	850.00			900.00	500.00	(23.75)
							RNT Rent	900.00	0.00				
2	S1	3A	540 Current	Askew, Katrina	8/28/2006	9/01/2023	8/31/2024	735.00			775.00	350.00	0.00
							RNT Rent	775.00	0.00				
2	R1	33A 540	Vacancy				765.00						

2	R2	32A	800 Current	Lamb, Sharee	5/12/2023	5/12/2023	5/31/2024	875.00			900.00	900.00	913.00
							RNT Rent		900.00	0.00			
2	S1	31A	540 Current	Rogers, Shirley	7/17/2009	8/01/2023	7/31/2024	735.00			775.00	99.00	0.00
							RNT Rent		775.00	0.00			
2	R1	24A	540 Current	Beamon, Shawn	12/22/2022	12/22/2022	12/31/2023	765.00			760.00	500.00	(1.00)
							DIS Monthly Discount		0.00	(40.00)			
							RNT Rent		800.00	0.00			
2	S1	23A	540 Current	Green, Robert	9/08/2023	9/08/2023	9/30/2024	735.00			775.00	775.00	0.00
							RNT Rent		775.00	0.00			
2	RL2	22A	980 Current	Alexander, Marcus	11/09/2022	9/01/2023	2/29/2024	920.00			940.00	350.00	(16.00)
							RNT Rent		940.00	0.00			
2	RM1	21A	540 Current	Acheampong, Portia	8/16/2022	10/01/2023	9/30/2024	875.00			850.00	875.00	0.00
							RNT Rent		850.00	0.00			
2	RM1	20A	540 Current	Regalado, Estivin	7/18/2022	7/18/2022	7/31/2023	875.00			875.00	875.00	0.00
							RNT Rent		875.00	0.00			
2	RM1	19A	540 Current	Gardner, Genesis	3/29/2023	3/29/2023	3/31/2024	850.00			900.00	900.00	(30.00)
							RNT Rent		900.00	0.00			
2	R1	18A 540	Vacancy				765.00						
2	R1	17A	540 Current	Cobb, Darrell	2/25/2019	3/01/2023	2/29/2024	765.00			850.00	350.00	0.00
							RNT Rent		850.00	0.00			
2	R1	16A 540	Vacancy				765.00						
2	R1	15A	540 Current	Harris, Jamell	1/13/2023	1/13/2023	1/31/2024	765.00			800.00	800.00	0.00
							RNT Rent		800.00	0.00			
2	R1	14A	540 Current	Burchette, Kaitlyn	1/04/2021	2/01/2023	1/31/2024	765.00			850.00	745.00	0.00
							RNT Rent		850.00	0.00			
2	RM1	13A	540 Current	Anstaett, Colter	8/04/2023	8/04/2023	8/31/2024	850.00			850.00	850.00	0.00
							RNT Rent		850.00	0.00			
2	R1	12A	540 Current	Fortin, Tamika	7/14/2023	7/14/2023	7/31/2024	765.00			850.00	850.00	536.00
							RNT Rent		850.00	0.00			
2	RM1	11A	540 Current	El-Amin, Ismail	7/08/2022	12/01/2023	11/30/2024	850.00			900.00	875.00	(0.50)
							RNT Rent		900.00	0.00			
2	R1	10A	540 Current	Osborne, James	11/15/2022	11/15/2022	11/30/2023	765.00			800.00	800.00	(53.67)
							RNT Rent		800.00	0.00			
2	RL2	9A	980 Current	Newsome, Patricia	4/01/2022	4/01/2023	3/31/2024	940.00			975.00	500.00	0.00
							RNT Rent		975.00	0.00			
2	R1	8A	540 Current	Mcintosh, Natalie	7/01/2019	4/01/2023	3/31/2024	765.00			850.00	725.00	0.00
							RNT Rent		850.00	0.00			
21	RL1	9A	710 Current	Kemmerer, James	4/13/2020	5/01/2022	4/30/2023	775.00			950.00	250.00	(1,100.00)
							MTM Month-to-Month		75.00	0.00			
							RNT Rent		875.00	0.00			
21	RL1	22A	710 Current	Martinez-Huerta, Felipe	2/02/2015	3/01/2021	2/28/2022	775.00			930.00	350.00	0.00
							MTM Month-to-Month		75.00	0.00			
							NCF Noncompliance Fee		30.00	0.00			
							RNT Rent		825.00	0.00			
21	RL1	2A	710 Current	Hooker, David	5/05/2022	6/01/2023	5/31/2024	775.00			875.00	825.00	0.00
							RNT Rent		875.00	0.00			
22	RL2	2A	980 Current	Diehl, Jaquan	11/01/2018	11/01/2021	10/31/2022	920.00			970.00	500.00	8,308.00
							NCF Noncompliance Fee		30.00	0.00			
							RNT Rent		940.00	0.00			
22	RL2	22A	980 Current	Traylor, Shawntanique	4/29/2022	5/01/2023	4/30/2024	920.00			1,005.00	500.00	92.50
							NCF Noncompliance Fee		30.00	0.00			
							RNT Rent		975.00	0.00			

22	RL2	9A	980 Current	Matias, Albert	2/11/2023	2/11/2023	2/29/2024	920.00			940.00	750.00	2,219.27
							RNT Rent		940.00	0.00			
23	RL1	9A 710	Vacancy				775.00						
23	RL1	22A	710 Current	Cameron, Douglass	8/03/2020	9/01/2023	8/31/2024	775.00			850.00	775.00	0.00
							RNT Rent		850.00	0.00			
23	RL1	2A	710 Current	Burden, Richaun	12/30/2017	7/01/2023	6/30/2024	775.00			875.00	250.00	973.94
							RNT Rent		875.00	0.00			
24	RL1	2B	710 Current	McGee, Michael	3/31/2012	4/01/2017	3/31/2018	775.00			950.00	350.00	0.00
							MTM Month-to-Month	75.00		0.00			
							RNT Rent	875.00		0.00			
24	RL1	22B	710 Current	Bynum, Cheryl	3/03/2005	8/01/2022	7/31/2023	775.00			855.00	350.00	(33.25)
							NCF Noncompliance Fee	30.00		0.00			
							RNT Rent	825.00		0.00			
24	L1	9B	710 Current	Wright Sr., Norman	6/22/2018	11/01/2022	10/31/2023	750.00			825.00	350.00	9.63
							RNT Rent		825.00	0.00			
25	RL1	9B	710 Current	Hairston, Jovonnee	2/24/2023	2/24/2023	2/29/2024	775.00			875.00	875.00	(0.83)
							RNT Rent		875.00	0.00			
25	RL1	22B	710 Current	Comer, Guy	2/27/2023	2/27/2023	2/29/2024	775.00			905.00	875.00	8,144.28
							NCF Noncompliance Fee	30.00		0.00			
							RNT Rent	875.00		0.00			
25	RL1	2B	710 Current	Hatcher, Iyana	3/06/2023	3/06/2023	3/31/2024	775.00			855.00	825.00	53.80
							NCF Noncompliance Fee	30.00		0.00			
							RNT Rent		825.00	0.00			
26	RL1	2C 710	Vacancy				775.00						
26	RL1	22C	710 Current	George, Crystal	3/04/2017	4/01/2023	3/31/2024	775.00			905.00	350.00	0.00
							NCF Noncompliance Fee	30.00		0.00			
							RNT Rent	875.00		0.00			
26	RL1	9C	710 Current	Hairston, Yoshua	2/24/2023	2/24/2023	2/29/2024	775.00			875.00	875.00	(1.42)
							RNT Rent		875.00	0.00			
27	RL1	9C	710 Current	Branch, Terrell	12/01/2023	12/01/2023	11/30/2024	775.00			970.00	950.00	20.00
							INS Pay with Rent Ins	20.00		0.00			
							RNT Rent		950.00	0.00			
27	L1	22C	710 Current	Rivera, Areli	9/01/2021	9/01/2022	8/31/2023	750.00			775.00	750.00	852.80
							RNT Rent		775.00	0.00			
27	RL2	2C	980 Current	Grice, Tiffany	8/01/2023	8/01/2023	7/31/2024	920.00			1,100.00	1,100.00	(400.00)
							RNT Rent		1,100.00	0.00			
28	L1	2C	710 Current	poole, Schehera	6/23/2023	6/23/2023	6/30/2024	750.00			1,000.00	1,000.00	0.00
							RNT Rent		1,000.00	0.00			
28	RL1	22D 710	Vacancy				775.00						
28	RL1	9D	710 Current	Grant, Dajonna	5/29/2020	6/01/2022	5/31/2023	775.00			950.00	350.00	6,627.50
							MTM Month-to-Month	75.00		0.00			
							RNT Rent	875.00		0.00			
29	L2	9D	980 Current	Wright, Toni	7/23/2020	10/01/2023	9/30/2024	900.00			950.00	200.00	40.00
							RNT Rent		950.00	0.00			
29	RL2	22D	980 Current	Green, Brandon	9/17/2021	10/01/2022	9/30/2023	920.00			940.00	920.00	564.00
							RNT Rent		940.00	0.00			
3	RL1	2A	710 Current	Boyd, Frances	11/01/2022	11/01/2023	10/31/2024	775.00			875.00	825.00	0.00
							RNT Rent		875.00	0.00			
3	R1	29A	540 Current	Manuel, Sebastian	7/08/2022	8/01/2023	7/31/2024	765.00			850.00	800.00	(1.50)
							RNT Rent		850.00	0.00			
3	R1	30A	540 Current	Vanlew, Quincey	10/12/2022	10/12/2022	10/31/2023	765.00			800.00	800.00	(275.00)
							RNT Rent		800.00	0.00			

3	S1	25A	540 Current	Leachman, Amaris	5/26/2023	5/26/2023	5/31/2024	735.00			775.00	775.00	0.45
							RNT Rent		775.00	0.00			
3	R1	26A	540 Current	Nguyen, Dat	10/17/2023	10/17/2023	10/31/2024	765.00			870.00	850.00	49.00
							INS Pay with Rent Ins		20.00	0.00			
							RNT Rent		850.00	0.00			
3	R1	27A	540 Current	Riddick, Amair	11/01/2021	4/01/2023	3/31/2024	765.00			850.00	765.00	(14.50)
							RNT Rent		850.00	0.00			
3	RM1	28A	540 Current	Walston Jr., Eugene	7/12/2021	8/01/2022	7/31/2023	850.00			875.00	850.00	(88.00)
							RNT Rent		875.00	0.00			
3	S1	31A	540 Current	Coaxum, Cheryl	11/18/2011	8/01/2023	7/31/2024	735.00			775.00	625.00	0.00
							RNT Rent		775.00	0.00			
3	S1	32A	540 Current	Shields, L'Tasha	12/01/2018	1/01/2023	12/31/2023	735.00			750.00	99.00	0.00
							RNT Rent		750.00	0.00			
3	R1	33A	540 Current	Edwards, Brandon	4/17/2017	5/01/2021	4/30/2022	765.00			925.00	350.00	0.00
							MTM Month-to-Month		75.00	0.00			
							RNT Rent		850.00	0.00			
3	S1	3A	540 Current	Wilson, Dorothy	5/21/2020	6/01/2023	5/31/2024	735.00			775.00	500.00	(25.00)
							RNT Rent		775.00	0.00			
3	RM1	4A	540 Current	Harris, Tanisha	1/03/2023	1/03/2023	1/31/2024	850.00			900.00	900.00	2,198.00
							RNT Rent		900.00	0.00			
3	S1	5A	540 Current	Rountree, Gloria	9/29/2023	9/29/2023	9/30/2024	735.00			775.00	775.00	0.06
							RNT Rent		775.00	0.00			
3	R1	6A	540 Current	Wescott, Diamond	10/13/2023	10/13/2023	10/31/2024	765.00			870.00	1,275.00	(8.00)
							INS Pay with Rent Ins		20.00	0.00			
							RNT Rent		850.00	0.00			
3	R1	7A	540 Current	Riddick, Janet	3/10/2023	3/10/2023	3/31/2024	765.00			850.00	850.00	0.00
							RNT Rent		850.00	0.00			
3	RL1	22A	710 Current	Cooper, Asya	10/26/2023	10/26/2023	10/31/2024	775.00			895.00	875.00	(20.00)
							INS Pay with Rent Ins		20.00	0.00			
							RNT Rent		875.00	0.00			
3	R1	1A	540 Current	Pierce, Joseph	2/07/2022	9/01/2023	8/31/2024	765.00			850.00	500.00	160.00
							RNT Rent		850.00	0.00			
3	S2	23A 800	Vacancy				840.00						
3	S1	24A	540 Current	Walls, Kenya	11/29/2022	11/29/2022	11/30/2023	735.00			780.00	750.00	6,070.00
							NCF Noncompliance Fee		30.00	0.00			
							RNT Rent		750.00	0.00			
3	R1	18A	540 Current	Woodley, Terrence	2/18/2012	4/01/2023	3/31/2024	765.00			880.00	350.00	(20.00)
							NCF Noncompliance Fee		30.00	0.00			
							RNT Rent		850.00	0.00			
3	RM1	19A	540 Current	Amons, Tiffany	1/16/2023	1/16/2023	1/31/2024	850.00			875.00	875.00	906.81
							RNT Rent		875.00	0.00			
3	RM1	20A	540 Current	Lannetti, Victoria	6/02/2018	12/01/2023	11/30/2024	850.00			950.00	99.00	0.00
							RNT Rent		950.00	0.00			
3	RM1	21A	540 Current	Eclarino, N-Jean	7/21/2023	7/21/2023	7/31/2024	850.00			930.00	900.00	0.00
							NCF Noncompliance Fee		30.00	0.00			
							RNT Rent		900.00	0.00			
3	R1	10A	540 Current	Smith, Albert	6/20/2016	7/01/2023	6/30/2024	765.00			850.00	350.00	0.00
							RNT Rent		850.00	0.00			
3	RM1	11A	540 Current	Barnes, Linwood	2/01/2021	7/01/2022	6/30/2023	850.00			905.00	850.00	1,364.87
							NCF Noncompliance Fee		30.00	0.00			
							RNT Rent		875.00	0.00			
3	R1	12A	540 Current	Winston, Dominique	12/01/2021	12/01/2023	5/31/2024	765.00			900.00	765.00	685.00
							RNT Rent		850.00	0.00			

								STL Short term Lease Fee	50.00	0.00				
3	RM1	13A	540	Current	Lyles, Sharon	12/15/2022	12/15/2022	12/31/2023	850.00	875.00	0.00	875.00	800.00	0.00
								RNT Rent						
3	R1	14A	540	Current	Allen, Fernando	2/14/2009	4/01/2023	3/31/2024	765.00	850.00	0.00	850.00	350.00	0.00
								RNT Rent						
3	R1	15A	540	Current	Pacheco Jr, Gilbert	10/05/2017	4/01/2023	3/31/2024	765.00	850.00	0.00	850.00	500.00	1,784.25
								RNT Rent						
3	R1	16A	540	Current	Williams, Troy	7/11/2019	8/01/2022	7/31/2023	765.00	30.00	0.00	830.00	350.00	74.67
								NCF Noncompliance Fee						
								RNT Rent	800.00	0.00				
3	R1	17A	540	Current	Lawson, Dakota	8/15/2022	9/01/2023	8/31/2024	765.00	850.00	0.00	850.00	800.00	0.00
								RNT Rent						
3	RL1	9A	710	Current	Gilchrist, Nakita	12/14/2020	1/01/2022	6/30/2022	775.00	75.00	0.00	900.00	775.00	(476.00)
								MTM Month-to-Month						
								RNT Rent	825.00	0.00				
3	R1	8A	540	Current	Coffin Jr., Michael	10/30/2020	11/01/2023	10/31/2024	765.00	850.00	0.00	850.00	745.00	(1,070.00)
								RNT Rent						
30	RL1	9D	710	Current	Woodard, James	11/23/2021	12/01/2023	11/30/2024	775.00	875.00	0.00	875.00	775.00	(50.00)
								RNT Rent						
30	RL1	22D	710	Current	Sebastian, Emily	5/22/2020	6/01/2023	5/31/2024	775.00	875.00	0.00	875.00	350.00	(1,600.00)
								RNT Rent						
4	R1	29A	540	Current	Maldonado, Jeffrey	3/02/2022	3/02/2022	3/31/2023	765.00	30.00	0.00	830.00	800.00	6,240.18
								NCF Noncompliance Fee						
								RNT Rent	800.00	0.00				
4	S1	30A	540	Current	Bartz, Kyle	7/01/2021	7/01/2023	6/30/2024	735.00	775.00	0.00	775.00	735.00	0.00
								RNT Rent						
4	RL1	2B	710	Current	Becerra, Diana	12/08/2023	12/08/2023	12/31/2024	775.00	900.00	0.00	900.00	500.00	314.00
								RNT Rent						
4	RM1	28A	540	Current	Brown, John	2/25/2020	9/01/2023	8/31/2024	850.00	950.00	0.00	1,000.00	500.00	(900.00)
								RNT Rent						
								STL Short term Lease Fee	50.00	0.00				
4	S2	27A	800	Current	Mitchell, Danaysia	11/18/2022	11/18/2022	11/30/2023	840.00	840.00	0.00	840.00	350.00	0.00
								RNT Rent						
4	R1	26A	540	Current	Miller, Daniel	1/27/2023	1/27/2023	1/31/2024	765.00	0.00	(42.50)	807.50	500.00	0.00
								DIS Monthly Discount						
								RNT Rent	850.00	0.00				
4	S1	25A	540	Current	Mitchell, Diamond	5/19/2023	5/19/2023	5/31/2024	735.00	775.00	0.00	775.00	775.00	0.00
								RNT Rent						
4	R1	7A	540	Current	Jacquet, Jessa	6/02/2023	6/02/2023	6/30/2024	765.00	850.00	0.00	850.00	850.00	0.00
								RNT Rent						
4	R1	6A	540	Current	Belton, April	2/01/2016	3/01/2023	2/29/2024	765.00	850.00	0.00	850.00	625.00	0.00
								RNT Rent						
4	S1	5A	540	Current	Dargan, William	12/09/2022	12/09/2022	12/31/2023	735.00	750.00	0.00	750.00	800.00	2,485.26
								RNT Rent						
4	RM1	4A	540	Current	Hudgins, Carla	12/07/2017	1/01/2023	12/31/2023	850.00	875.00	0.00	875.00	350.00	0.00
								RNT Rent						
4	S1	3A	540	Current	Tabi, Emmanuel	12/12/2022	12/12/2022	12/31/2023	735.00	750.00	0.00	750.00	750.00	1.68
								RNT Rent						
4	R1	33A	540	Current	Lewczyk, Jeffrey	5/12/2018	5/12/2018	5/31/2019	765.00	75.00	0.00	925.00	99.00	0.00
								MTM Month-to-Month						
								RNT Rent	850.00	0.00				

4	R2	32A	800	Current	Fuentes Pena, Elmev	11/03/2023	11/03/2023	11/30/2024	875.00			940.00	940.00	0.00
								RNT Rent		940.00	0.00			
4	S1	31A 540		Vacancy				735.00						
4	S1	17A	540	Current	Lopez, Jose	11/18/2022	11/18/2022	11/30/2023	735.00			750.00	750.00	60.00
								RNT Rent		750.00	0.00			
4	R1	16A	540	Current	Coxe, Alexander	1/13/2023	1/13/2023	1/31/2024	765.00			850.00	850.00	0.00
								RNT Rent		850.00	0.00			
4	S1	15A	540	Current	Eiseman, Meghan	9/09/2022	10/01/2023	9/30/2024	735.00			735.00	750.00	0.00
								RNT Rent		735.00	0.00			
4	S1	14A	540	Current	Scales, Deneice	10/24/2023	10/24/2023	10/31/2024	735.00			775.00	775.00	0.83
								RNT Rent		775.00	0.00			
4	RM1	13A	540	Current	Singletary, Christopher	4/21/2023	4/21/2023	4/30/2024	850.00			900.00	900.00	2,480.78
								RNT Rent		900.00	0.00			
4	R1	12A	540	Current	Randall, Tiffany	1/31/2020	10/01/2023	9/30/2024	765.00			850.00	350.00	0.00
								RNT Rent		850.00	0.00			
4	RM1	11A	540	Current	Porter, Tiyanina	3/17/2023	3/17/2023	3/31/2024	850.00			900.00	900.00	100.00
								RNT Rent		900.00	0.00			
4	R1	10A	540	Current	Riddick, Jasmine	3/10/2023	3/10/2023	3/31/2024	765.00			850.00	850.00	6,115.00
								RNT Rent		850.00	0.00			
4	RM1	21A	540	Current	Warren, L'gerik	6/24/2022	7/01/2023	6/30/2024	850.00			930.00	875.00	930.00
								NCF Noncompliance Fee		30.00	0.00			
								RNT Rent		900.00	0.00			
4	RM1	20A	540	Current	Price, Destyni	4/17/2023	4/17/2023	4/30/2024	850.00			930.00	900.00	5,290.00
								NCF Noncompliance Fee		30.00	0.00			
								RNT Rent		900.00	0.00			
4	RM1	19A	540	Current	Williams, Dionna	5/26/2023	5/26/2023	5/31/2024	850.00			900.00	900.00	0.00
								RNT Rent		900.00	0.00			
4	R1	18A	540	Current	Stallworth, Tenesha	8/04/2023	8/04/2023	8/31/2024	765.00			850.00	850.00	0.00
								RNT Rent		850.00	0.00			
4	R1	24A	540	Current	Jenkins, Charles	5/18/2012	6/01/2023	5/31/2024	765.00			850.00	350.00	(45.00)
								RNT Rent		850.00	0.00			
4	S1	23A	540	Current	Price, Ebony	8/11/2023	8/11/2023	8/31/2024	735.00			775.00	1,162.50	(500.00)
								RNT Rent		775.00	0.00			
4	R1	1A	540	Current	Carmichael, Brittany	6/23/2023	6/23/2023	6/30/2024	765.00			850.00	850.00	1,617.00
								RNT Rent		850.00	0.00			
4	L1	22B	710	Current	Washington, Valarie	2/01/2017	3/01/2023	2/29/2024	750.00			775.00	695.00	50.00
								RNT Rent		775.00	0.00			
4	R1	8A	540	Current	Dowling, Eddrick	1/28/2017	2/01/2023	1/31/2024	765.00			850.00	350.00	(10.59)
								RNT Rent		850.00	0.00			
4	RL1	9B	710	Current	Wilson, Lawrence	11/14/2014	1/01/2023	12/31/2023	775.00			855.00	350.00	10.00
								NCF Noncompliance Fee		30.00	0.00			
								RNT Rent		825.00	0.00			
5	L1	9B	710	Current	Crawson, Gabriel	7/11/2022	9/01/2023	8/31/2024	750.00			825.00	775.00	1,215.55
								RNT Rent		825.00	0.00			
5	R1	8B	540	Current	Phillips, April	12/09/2022	12/09/2022	12/31/2023	765.00			800.00	500.00	25.05
								RNT Rent		800.00	0.00			
5	L1	22B	710	Current	Clark, Rakeshia	4/12/2023	4/12/2023	4/30/2024	750.00			825.00	825.00	0.00
								RNT Rent		825.00	0.00			
5	R1	23B	540	Current	Fielder, Darryl	5/12/2023	5/12/2023	5/31/2024	765.00			850.00	850.00	585.19
								RNT Rent		850.00	0.00			
5	S1	24B	540	Current	Hollifield, Gabrielle	7/14/2023	7/14/2023	7/31/2024	735.00			775.00	775.00	10.00

							RNT Rent	775.00	0.00			
5	R1	18B	540 Current	Marcus, Patricia	9/01/2020	10/01/2023	9/30/2024	765.00		850.00	750.00	(50.00)
							RNT Rent	850.00	0.00			
5	RM1	19B	540 Current	Gilreath, Gilley	12/05/2023	12/05/2023	12/31/2024	850.00		970.00	500.00	17.33
							INS Pay with Rent Ins	20.00	0.00			
							RNT Rent	950.00	0.00			
5	RM1	20B	540 Current	Powell, Ashley	4/30/2021	5/01/2023	4/30/2024	850.00		900.00	595.00	0.00
							RNT Rent	900.00	0.00			
5	RM1	21B	540 Current	Grant, Chandler	1/03/2020	3/01/2023	2/29/2024	850.00		880.00	250.00	0.00
							NCF Noncompliance Fee	30.00	0.00			
							RNT Rent	850.00	0.00			
5	R1	10B	540 Current	Banks, Tamara	5/05/2023	5/05/2023	5/31/2024	765.00		850.00	850.00	0.00
							RNT Rent	850.00	0.00			
5	RM1	11B	540 Current	Fardaoussi, Meriem	8/07/2017	3/01/2022	8/31/2022	850.00		900.00	350.00	150.00
							RNT Rent	850.00	0.00			
							STL Short term Lease Fee	50.00	0.00			
5	R1	12B	540 Current	Tan, Annika	11/01/2023	11/01/2023	10/31/2024	765.00		850.00	850.00	0.00
							RNT Rent	850.00	0.00			
5	RM1	13B	540 Current	Garcia, Erick	10/21/2020	3/01/2023	2/29/2024	850.00		900.00	500.00	0.00
							RNT Rent	900.00	0.00			
5	S1	14B	540 Current	Chapman, Monique	3/01/2023	3/01/2023	2/29/2024	735.00		805.00	775.00	0.00
							NCF Noncompliance Fee	30.00	0.00			
							RNT Rent	775.00	0.00			
5	S1	15A	540 Current	Anderson, Lashayla	4/22/2023	4/22/2023	4/30/2024	735.00		805.00	775.00	371.80
							NCF Noncompliance Fee	30.00	0.00			
							RNT Rent	775.00	0.00			
5	R1	16B	540 Current	Tufts, Damien	3/03/2015	5/01/2022	4/30/2023	765.00		800.00	350.00	0.00
							RNT Rent	800.00	0.00			
5	S1	17B	540 Current	Gonzalez, Paula	4/01/2010	7/01/2023	6/30/2024	735.00		775.00	99.00	11.15
							RNT Rent	775.00	0.00			
5	R1	31A 540	Vacancy				765.00					
5	R2	32B	800 Current	Haskell, Vicky	11/01/2019	2/01/2023	1/31/2024	875.00		900.00	350.00	0.00
							RNT Rent	900.00	0.00			
5	R1	33B 540	Vacancy				765.00					
5	R1	3B	540 Current	Batiste, Shandreka	4/01/2020	5/01/2023	4/30/2024	765.00		850.00	350.00	11.36
							RNT Rent	850.00	0.00			
5	RM1	4B	540 Current	Jones, Thimbe	5/01/2017	7/01/2023	6/30/2024	850.00		900.00	350.00	0.00
							RNT Rent	900.00	0.00			
5	R1	5B	540 Current	Friedrichsen, Tailor	4/10/2023	4/10/2023	4/30/2024	765.00		850.00	850.00	0.00
							RNT Rent	850.00	0.00			
5	S1	6B	540 Current	Davis, Latoya	7/31/2019	3/01/2023	2/29/2024	735.00		775.00	350.00	0.00
							RNT Rent	775.00	0.00			
5	S1	7B	540 Current	Hawkins, Carolyn	11/21/2022	12/01/2023	11/30/2024	735.00		800.00	750.00	0.00
							RNT Rent	800.00	0.00			
5	R1	25B	540 Current	Shields, Larry	5/04/2018	6/01/2023	5/31/2024	765.00		880.00	350.00	(10.00)
							NCF Noncompliance Fee	30.00	0.00			
							RNT Rent	850.00	0.00			
5	R1	26B	540 Current	Foreman, Christopher	2/07/2022	2/07/2022	2/28/2023	765.00		795.00	1,530.00	5,120.20
							NCF Noncompliance Fee	30.00	0.00			
							RNT Rent	765.00	0.00			
5	S2	27B	800 Current	Lowery, Irene	4/28/2012	5/01/2023	4/30/2024	840.00		900.00	350.00	0.00
							RNT Rent	900.00	0.00			

5	RM1	28B	540	Current	Stincill, Tashyra	12/01/2022	12/01/2022	11/30/2023	850.00			905.00	875.00	1,083.95
								NCF Noncompliance Fee	30.00	0.00				
								RNT Rent	875.00	0.00				
5	RL1	2B	710	Current	Beslow, Cheryl	7/01/2017	3/01/2023	2/29/2024	775.00			800.00	350.00	0.00
								RNT Rent		800.00	0.00			
5	R1	30B	540	Current	Lomax, Alexis	11/07/2022	11/07/2022	11/30/2023	765.00			800.00	800.00	0.00
								RNT Rent		800.00	0.00			
5	R1	29B	540	Current	Roberts, Tamall	4/15/2019	9/01/2023	2/29/2024	765.00			900.00	99.00	0.00
								RNT Rent	850.00	0.00				
								STL Short term Lease Fee	50.00	0.00				
6	R1	29B	540	Current	Griffin, Kandance	9/23/2022	10/01/2023	9/30/2024	765.00			850.00	800.00	0.00
								RNT Rent	850.00	0.00				
6	R1	30B	540	Current	Ridler, Rusty	10/19/2020	11/01/2023	10/31/2024	765.00			850.00	745.00	(1,100.00)
								RNT Rent	850.00	0.00				
6	RL1	2C	710	Current	Olsen, Joshua	12/16/2022	12/16/2022	12/31/2023	775.00			950.00	950.00	0.00
								RNT Rent	950.00	0.00				
6	RM1	28B	540	Current	Willie, Bobbi	4/17/2023	4/17/2023	4/30/2024	850.00			900.00	900.00	150.00
								RNT Rent	900.00	0.00				
6	R1	27B	540	Current	Pompey, Osborne	9/11/2023	9/11/2023	9/30/2024	765.00			850.00	850.00	2,120.00
								RNT Rent	850.00	0.00				
6	R1	26B	540	Current	Bliss, Ruth	2/17/2022	10/01/2023	9/30/2024	765.00			850.00	765.00	56.50
								RNT Rent	850.00	0.00				
6	S1	25B 540		Vacancy				735.00						
6	R1	7B	540	Current	Diosana, Dolores	8/15/2007	11/01/2023	10/31/2024	765.00			850.00	1,005.00	0.00
								RNT Rent	850.00	0.00				
6	S1	6B	540	Current	Hubbard, Gwendolyn	9/11/2020	10/01/2023	9/30/2024	735.00			775.00	715.00	(170.20)
								RNT Rent	775.00	0.00				
6	R1	5B	540	Current	Singleton, Shane	3/31/2023	3/31/2023	3/31/2024	765.00			850.00	850.00	0.00
								RNT Rent	850.00	0.00				
6	RM1	4B	540	Current	Coon, Trevor	2/11/2022	3/01/2023	2/29/2024	850.00			900.00	850.00	0.00
								RNT Rent	900.00	0.00				
6	R1	3B	540	Current	Epps, Santasia	4/20/2022	6/01/2023	5/31/2024	765.00			850.00	800.00	(0.67)
								RNT Rent	850.00	0.00				
6	R1	33B	540	Current	Newsome, Jessica	8/25/2023	8/25/2023	8/31/2024	765.00			850.00	850.00	0.00
								RNT Rent	850.00	0.00				
6	R1	32B	540	Current	Jones, Derrick	11/23/2020	6/01/2022	5/31/2023	765.00			800.00	745.00	(0.40)
								RNT Rent	800.00	0.00				
6	S1	31B	540	Current	De Souza, Ana	6/02/2023	6/02/2023	6/30/2024	735.00			775.00	775.00	28.00
								RNT Rent	775.00	0.00				
6	R1	17B	540	Current	Williams, Dennis	8/19/2022	8/19/2022	8/31/2023	765.00			800.00	800.00	880.00
								RNT Rent	800.00	0.00				
6	R1	16B	540	Current	Stith, Raynard	2/13/2018	2/01/2023	1/31/2024	765.00			850.00	99.00	0.00
								RNT Rent	850.00	0.00				
6	S1	15A	540	Current	Henderson, Sheila	9/15/2023	9/15/2023	9/30/2024	735.00			775.00	775.00	(0.67)
								RNT Rent	775.00	0.00				
6	R1	14B	540	Current	Mckelvey, Imani	6/23/2023	6/23/2023	6/30/2024	765.00			880.00	850.00	89.67
								NCF Noncompliance Fee	30.00	0.00				
								RNT Rent	850.00	0.00				
6	RM1	13B	540	Current	Holley, Lamarsha	8/01/2022	9/01/2023	8/31/2024	850.00			900.00	875.00	0.00
								RNT Rent	900.00	0.00				
6	R1	12B	540	Current	Hopkins, Deborah	12/06/2022	12/06/2022	12/31/2023	765.00			800.00	735.00	0.00

								RNT Rent	800.00	0.00			
6	RM1	11B	540	Current	Curtis, Delisa	2/07/2023	2/07/2023	2/29/2024	850.00		900.00	900.00	0.00
								RNT Rent		900.00	0.00		
6	R1	10B	540	Current	Spruill, Dontaye	10/22/2021	12/01/2023	11/30/2024	765.00		850.00	765.00	1,491.80
								RNT Rent		850.00	0.00		
6	RM1	21B	540	Current	Acree, Michael	7/10/2023	7/10/2023	7/31/2024	850.00		900.00	900.00	0.00
								RNT Rent		900.00	0.00		
6	RM1	20B	540	Current	Johnson, Larry	6/15/2016	7/01/2017	6/30/2018	850.00		975.00	250.00	(0.75)
								MTM Month-to-Month		75.00	0.00		
								RNT Rent		900.00	0.00		
6	RM1	19B	540	Current	Thompson, Shanya	9/01/2023	9/01/2023	8/31/2024	850.00		920.00	900.00	0.00
								INS Pay with Rent Ins		20.00	0.00		
								RNT Rent		900.00	0.00		
6	R1	18B 540		Vacancy				765.00					
6	S1	24B	540	Current	Wright, Jacqueline	6/07/2019	12/01/2023	11/30/2024	735.00		850.00	500.00	0.00
								RNT Rent		850.00	0.00		
6	R2	23B	800	Current	King, III, Herbert	12/01/2013	12/01/2022	11/30/2023	875.00		905.00	150.00	(5.00)
								NCF Noncompliance Fee		30.00	0.00		
								RNT Rent		875.00	0.00		
6	RL1	22C	710	Current	Ferrer, Stephen	5/26/2006	6/01/2023	5/31/2024	775.00		875.00	350.00	5.55
								RNT Rent		875.00	0.00		
6	R1	1B	540	Current	Egorova, Anastasiia	9/01/2022	9/01/2023	2/29/2024	765.00		975.00	800.00	75.00
								MTM Month-to-Month		75.00	0.00		
								RNT Rent		900.00	0.00		
6	R1	8B	540	Current	Gibbs, April	11/01/2023	11/01/2023	10/31/2024	765.00		875.00	875.00	(25.00)
								RNT Rent		875.00	0.00		
6	RL1	9C	710	Current	Kidd, Harry	7/01/2023	7/01/2023	6/30/2024	775.00		855.00	350.00	60.12
								NCF Noncompliance Fee		30.00	0.00		
								RNT Rent		825.00	0.00		
7	RL1	9C	710	Current	Jones, Marvetta	10/18/2022	10/18/2022	10/31/2023	775.00		855.00	825.00	59.50
								NCF Noncompliance Fee		30.00	0.00		
								RNT Rent		825.00	0.00		
7	R1	8B	540	Current	Turner, Serena	5/22/2020	7/01/2023	6/30/2024	765.00		850.00	500.00	935.00
								RNT Rent		850.00	0.00		
7	S1	1B	540	Current	Drumond, Thomas	3/17/2023	3/17/2023	3/31/2024	735.00		775.00	775.00	(775.00)
								RNT Rent		775.00	0.00		
7	RL1	22C	710	Current	Bray, Akilah	8/18/2023	8/18/2023	8/31/2024	775.00		875.00	875.00	0.00
								RNT Rent		875.00	0.00		
7	S1	23B	540	Current	Hendricks, Ayana	11/23/2020	12/01/2022	11/30/2023	735.00		750.00	715.00	(1.68)
								RNT Rent		750.00	0.00		
7	S1	24B 540		Vacancy				735.00					
7	R1	18B	540	Current	Boykin, Diamond	5/19/2023	5/19/2023	5/31/2024	765.00		850.00	850.00	1,020.00
								RNT Rent		850.00	0.00		
7	RM1	19B	540	Current	Felton, Kornai	7/21/2022	7/21/2022	7/31/2023	850.00		875.00	875.00	542.02
								RNT Rent		875.00	0.00		
7	RM1	20B	540	Current	Wilson, Melvin	10/22/2021	12/01/2023	11/30/2024	850.00		900.00	850.00	(200.00)
								RNT Rent		900.00	0.00		
7	RM1	21B	540	Current	Hawk, Christyona	3/07/2023	3/07/2023	3/31/2024	850.00		900.00	900.00	60.00
								RNT Rent		900.00	0.00		
7	R1	10B	540	Current	Autrey, Marcellus	6/24/2022	7/01/2023	6/30/2024	765.00		850.00	800.00	0.00
								RNT Rent		850.00	0.00		
7	RM1	11B	540	Current	Thompson, Tracie	6/13/2019	8/01/2023	7/31/2024	850.00		900.00	500.00	(9.94)

							RNT Rent	900.00	0.00				
7	R1	12B	540 Current	Alquran, Yusuf	12/23/2022	12/23/2022	12/31/2023	765.00			800.00	800.00	0.00
							RNT Rent		800.00	0.00			
7	RM1	13B	540 Current	Whitehead, Caroline	8/24/2022	9/01/2023	8/31/2024	850.00			900.00	875.00	0.00
							RNT Rent		900.00	0.00			
7	S1	14B	540 Current	Lewis, Steve	2/01/2003	2/01/2023	1/31/2024	735.00			775.00	350.00	0.03
							RNT Rent		775.00	0.00			
7	R1	15A 540	Vacancy				765.00						
7	R1	16B	540 Current	Cotton, Bobbie	12/18/2023	12/18/2023	12/31/2024	765.00			875.00	875.00	0.17
							RNT Rent		875.00	0.00			
7	S1	17B	540 Current	Thompson Jr., Percell	3/14/2023	3/14/2023	3/31/2024	735.00			735.00	500.00	0.00
							RNT Rent		735.00	0.00			
7	R1	31B	540 Current	King, Deja	1/16/2023	1/16/2023	1/31/2024	765.00			800.00	800.00	0.00
							RNT Rent		800.00	0.00			
7	R2	32B	800 Current	Williams, Georgette	4/14/2020	5/01/2023	4/30/2024	875.00			925.00	500.00	0.00
							RNT Rent		925.00	0.00			
7	R1	33B	540 Current	Reddick, Mathew	2/08/2023	2/08/2023	2/29/2024	765.00			850.00	850.00	0.00
							RNT Rent		850.00	0.00			
7	R1	3B	540 Current	Epps, Tiffany	4/01/2015	5/01/2023	4/30/2024	765.00			850.00	350.00	0.00
							RNT Rent		850.00	0.00			
7	RM1	4B	540 Current	Timmins, Eric	6/25/2021	7/01/2022	6/30/2023	850.00			905.00	850.00	(60.00)
							NCF Noncompliance Fee		30.00	0.00			
							RNT Rent		875.00	0.00			
7	S1	5B	540 Current	Gregory, Vernon	4/01/2022	5/01/2023	4/30/2024	735.00			805.00	750.00	2,054.20
							NCF Noncompliance Fee		30.00	0.00			
							RNT Rent		775.00	0.00			
7	S1	6B	540 Current	Davis, Tanisha	3/21/2022	10/01/2023	9/30/2024	735.00			775.00	750.00	25.00
							RNT Rent		775.00	0.00			
7	R1	7B	540 Current	Arline, Samir	5/04/2020	4/01/2023	3/31/2024	765.00			850.00	500.00	1,921.88
							RNT Rent		850.00	0.00			
7	S1	25B	540 Current	Levy, Susan	6/03/2019	7/01/2023	6/30/2024	735.00			795.00	350.00	(20.00)
							INS Pay with Rent Ins		20.00	0.00			
							RNT Rent		775.00	0.00			
7	R1	26B	540 Current	Barnes, Jasmine	4/14/2018	6/01/2023	5/31/2024	765.00			850.00	350.00	0.00
							RNT Rent		850.00	0.00			
7	R2	27B	800 Current	Sanderlin, Larry	11/28/2017	10/01/2023	9/30/2024	875.00			895.00	99.00	19.50
							RNT Rent		895.00	0.00			
7	RM1	28B 540	Vacancy				850.00						
7	RL2	2C	980 Current	Mauricio, Nelly	1/17/2020	2/01/2023	1/31/2024	920.00			1,200.00	350.00	0.00
							RNT Rent		1,200.00	0.00			
7	R1	30B	540 Current	Brown, Rineva	2/01/2019	4/01/2023	3/31/2024	765.00			850.00	500.00	1,242.01
							RNT Rent		850.00	0.00			
7	R1	29B	540 Current	Allan, Aaron	4/15/2022	5/01/2023	4/30/2024	765.00			850.00	800.00	0.00
							RNT Rent		850.00	0.00			
8	R1	29B	540 Current	Williams, Sarah	11/01/2019	12/01/2023	11/30/2024	765.00			800.00	500.00	0.00
							RNT Rent		800.00	0.00			
8	L1	22D	710 Current	Myers, Nathaniel	12/17/2015	1/01/2023	12/31/2023	750.00			775.00	350.00	0.00
							RNT Rent		775.00	0.00			
8	S1	30B	540 Current	McLaughlin, Robert	12/01/2010	12/01/2023	11/30/2024	735.00			775.00	99.00	0.00
							RNT Rent		775.00	0.00			
8	RL1	2C	710 Current	Asuncion, Natalia	10/12/2022	11/01/2023	10/31/2024	775.00			950.00	950.00	0.00

								RNT Rent	950.00	0.00			
8	RM1	28B	540 Current	Bond, Roman	8/01/2023	8/01/2023	7/31/2024	850.00			900.00	800.00	0.00
								RNT Rent	900.00	0.00			
8	R1	27B	540 Current	Tijerina, Mary	3/02/2018	4/01/2023	3/31/2024	765.00			850.00	350.00	0.00
								RNT Rent	850.00	0.00			
8	R1	26B	540 Current	Cuffee, DeJane	12/20/2022	12/20/2022	12/31/2023	765.00			800.00	800.00	(80.00)
								RNT Rent	800.00	0.00			
8	R1	25B	540 Current	White, Alyssa	11/17/2023	11/17/2023	11/30/2024	765.00			850.00	1,275.00	934.63
								RNT Rent	850.00	0.00			
8	R1	7B 540	Vacancy				765.00						
8	S1	6B	540 Current	Richardson, Rebecca	3/06/2020	5/01/2022	4/30/2023	735.00			735.00	350.00	0.00
								RNT Rent	735.00	0.00			
8	R1	5B	540 Current	McDonald, Annette	3/01/2016	3/01/2023	2/29/2024	765.00			850.00	350.00	0.00
								RNT Rent	850.00	0.00			
8	RM1	4B	540 Current	Clark, Kenyatta	11/03/2021	12/01/2023	11/30/2024	850.00			900.00	850.00	751.10
								RNT Rent	900.00	0.00			
8	R1	3B	540 Current	Wilcher, Kala	12/01/2023	12/01/2023	11/30/2024	765.00			875.00	500.00	0.00
								RNT Rent	875.00	0.00			
8	R1	33B	540 Current	James, Shanniece	9/01/2010	9/01/2022	8/31/2023	765.00			800.00	99.00	(619.33)
								RNT Rent	800.00	0.00			
8	R1	32B	540 Current	Stump, Zethan	3/17/2015	4/01/2023	3/31/2024	765.00			850.00	350.00	0.00
								RNT Rent	850.00	0.00			
8	S1	31B	540 Current	Harris, Cordell	3/03/2023	3/03/2023	3/31/2024	735.00			805.00	775.00	139.33
								NCF Noncompliance Fee	30.00	0.00			
								RNT Rent	775.00	0.00			
8	R1	17B	540 Current	Kerr, Jordyn	12/15/2023	12/15/2023	12/31/2024	765.00			875.00	500.00	0.00
								RNT Rent	875.00	0.00			
8	R1	16B	540 Current	King, Tisha	12/28/2018	2/01/2023	1/31/2024	765.00			880.00	99.00	21.74
								NCF Noncompliance Fee	30.00	0.00			
								RNT Rent	850.00	0.00			
8	R1	15A	540 Current	Johnson, Jason	2/15/2022	3/01/2023	2/29/2024	765.00			850.00	785.00	407.50
								RNT Rent	850.00	0.00			
8	S1	14B	540 Current	Gibson, Willie	11/10/2022	11/10/2022	11/30/2023	735.00			780.00	750.00	0.00
								NCF Noncompliance Fee	30.00	0.00			
								RNT Rent	750.00	0.00			
8	RM1	13B	540 Current	McLeod, Mark	5/13/2022	6/01/2023	5/31/2024	850.00			875.00	875.00	4,138.00
								RNT Rent	875.00	0.00			
8	R1	12B	540 Current	Harris, Rayven	9/15/2023	9/15/2023	9/30/2024	765.00			850.00	850.00	0.00
								RNT Rent	850.00	0.00			
8	RM1	11B	540 Current	Dizon, Marielle	3/03/2022	4/01/2023	3/31/2024	850.00			900.00	875.00	(10.00)
								RNT Rent	900.00	0.00			
8	R1	10B	540 Current	Freeman-Smith, Wade	6/03/2022	7/01/2023	6/30/2024	765.00			850.00	800.00	935.00
								RNT Rent	850.00	0.00			
8	RM1	21B	540 Current	Dease, Alexander	11/05/2021	12/01/2023	11/30/2024	850.00			900.00	500.00	0.00
								RNT Rent	900.00	0.00			
8	RM1	20B	540 Current	Floyd, Charles	10/19/2018	11/01/2023	10/31/2024	850.00			900.00	350.00	0.00
								RNT Rent	900.00	0.00			
8	RM1	19B	540 Current	Kinniebrew, Ethan	4/23/2023	4/23/2023	4/30/2024	850.00			855.00	900.00	0.00
								DIS Monthly Discount	0.00	(45.00)			
								RNT Rent	900.00	0.00			
8	R1	18B	540 Current	Burton, Brittani	3/01/2016	3/01/2023	2/29/2024	765.00			850.00	350.00	0.00

							RNT Rent	850.00	0.00			
8	S1	24B	540 Current	Judge, Lavargust	1/21/2020	2/01/2023	1/31/2024	735.00			775.00	350.00 (70.00)
							RNT Rent		775.00	0.00		
8	S2	23B 800	Vacancy				840.00					
8	R1	1B	540 Current	Elliott, Darin	2/20/2015	4/01/2023	3/31/2024	765.00			850.00	670.00 0.00
							RNT Rent		850.00	0.00		
8	R1	8B	540 Current	Howell, Zaquetta	12/06/2022	12/06/2022	12/31/2023	765.00			800.00	765.00 0.00
							RNT Rent		800.00	0.00		
8	L1	9D	710 Current	Lawson, Charles	8/25/2023	8/25/2023	8/31/2024	750.00			825.00	825.00 0.00
							RNT Rent		825.00	0.00		
9	L2	9D	980 Current	Mikuta, Jack	8/19/2022	10/01/2023	9/30/2024	900.00			902.50	500.00 (4.50)
							DIS Monthly Discount		0.00	(47.50)		
							RNT Rent		950.00	0.00		
9	L2	22D	980 Current	Judge, Devon	10/03/2022	10/03/2022	10/31/2023	900.00			920.00	350.00 0.00
							RNT Rent		920.00	0.00		
Total for Property: TP - Talbot Park Apartments								230,550	235,195	(220)	234,975	178,040 100,741

Floor Plan	# of Units	Average SQFT	Average Market	Market Amt/SQFT	Average Leased	Leased Amt/SQFT	Units Occupied	Occupancy %	Units Available
L1	11	710	750.00	1.06	838.64	1.18	11	100.00	0
L2	3	980	900.00	0.92	940.00	0.96	3	100.00	0
R1	117	540	765.00	1.42	840.79	1.56	107	91.45	10
R2	7	800	875.00	1.09	908.57	1.14	7	100.00	0
RL1	33	710	775.00	1.09	866.67	1.22	30	90.91	3
RL2	9	980	922.22	0.94	998.33	1.02	9	100.00	0
RM1	56	540	851.34	1.58	894.09	1.66	55	98.21	1
S1	52	540	735.00	1.36	770.51	1.43	49	94.23	3
S2	5	800	840.00	1.05	878.33	1.10	3	60.00	2

Totals/Averages:	293	594	786.86	1.12	850.07	1.20	274	93.52	19
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Occupancy and Rents Summary for "Current Date"

Unit Status	Market # of Potential Rent		
Occupied no NTV	210,865.00	268	227,350.00
Occupied, NTV	4,975.00	6	5,425.00
Occupied NTV Le	0.00	0	0.00
Admin/Down Unit	0.00	0	0.00
Vacant Leased	2,305.00	3	2,305.00
Vacant Available	12,405.00	16	12,405.00
	293		
Totals:	230,550.00		247,485.00

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE SURVEY					
Project:	Talbot Park Apartments	Project Number:		23-432832.1	
City/St:	Norfolk, Virginia	Date of Survey:		January 2, 2024	
1.0	History	Yes	No	N/A	Comments
1.1	An ADA compliance survey has previously been completed for this property.		X		
1.2	An approved Barrier Removal Plan exists for this property.		X		
1.3	ADA compliance improvements have been made to this property.		X		
2.0	Parking	Yes	No	N/A	Comments
2.1	Does the required number of standard ADA-designated spaces appear to be provided?		X		No ADA parking spaces are provided.
2.2	Does the required number of van-accessible designated spaces appear to be provided?		X		
2.3	Are accessible spaces part of the shortest accessible route to an accessible building entrance?			X	
2.4	Is a sign with the International Symbol of Accessibility at the head of each space?			X	
2.5	Does each accessible space have an adjacent access aisle with an appropriate transition/curb cut?			X	
2.6	Do parking spaces and access aisles appear to be relatively level and without obstruction?			X	
3.0	Exterior Accessible Route	Yes	No	N/A	Comments
3.1	Is an accessible route present from public transportation stops and municipal sidewalks on the property?		X		An accessible route is not provided to the leasing office. Access to the leasing office requires the use of steps.
3.2	Are curb cut ramps present at transitions through curbs on an accessible route?		X		
3.3	Do the curb cut ramps appear to have the proper slope for all components?			X	
3.4	Do ramps on an accessible route appear to have a compliant slope?			X	
3.5	Do ramps on an accessible route appear to have a compliant length and width?			X	
3.6	Do ramps on an accessible route appear to have compliant end and intermediate landings?			X	
3.7	Do ramps on an accessible route appear to have compliant handrails?			X	
4.0	Building Entrances	Yes	No	N/A	Comments
4.1	Do a sufficient number of accessible entrances appear to be provided?		X		An accessible entrance is not provided. Access of the leasing office requires the use of steps.
4.2	If the main entrance is not accessible, is an alternate accessible entrance provided?		X		
4.3	Is signage provided indicating the location of alternate accessible entrances?			X	
4.4	Do doors at accessible entrances appear to have compliant clear floor area on each side?			X	
4.5	Do doors at accessible entrances appear to have compliant hardware?			X	
4.6	Do doors at accessible entrances appear to have a compliant clear opening width?			X	
4.7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?			X	

4.8	Do thresholds at accessible entrances appear to have a compliant height?			X	
5.0	Interior Accessible Routes and Amenities	Yes	No	N/A	Comments
5.1	Does an accessible route appear to connect with all public areas inside the building?		X		<i>Entrance foyer lacks 18" clearance at pull side of leasing office door.</i>
5.2	Do accessible routes appear free of obstructions and/or protruding objects?			X	
5.3	Do ramps on accessible routes appear to have a compliant slope?			X	
5.4	Do ramps on accessible routes appear to have a compliant length and width?			X	
5.5	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
5.6	Do ramps on accessible routes appear to have compliant handrails?			X	
5.7	Are adjoining public areas and areas of egress identified with accessible signage?			X	
5.8	Do public transaction areas have an accessible, lowered counter section?			X	
5.9	Do public telephones appear mounted with an accessible height and location?			X	
5.10	Are publicly-accessible swimming pools equipped with an entrance lift?			X	
6.0	Interior Doors	Yes	No	N/A	Comments
6.1	Do doors at interior accessible routes appear to have compliant clear floor area on each side?			X	<i>No accessible entrances are provided.</i>
6.2	Do doors at interior accessible routes appear to have compliant hardware?			X	
6.3	Do doors at interior accessible routes appear to have compliant opening force?			X	
6.4	Do doors at interior accessible routes appear to have a compliant clear opening width?			X	
7.0	Elevators	Yes	No	N/A	Comments
7.1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?			X	
7.2	Is accessible floor identification signage present on the hoist way sidewalls?			X	
7.3	Do the elevators have audible and visual arrival indicators at the entrances?			X	
7.4	Do the elevator hoist way and car interior appear to have a minimum compliant clear floor area?			X	
7.5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X	
7.6	Do elevator car control buttons appear to be mounted at a compliant height?			X	
7.7	Are tactile and Braille characters mounted to the left of each elevator car control button?			X	
7.8	Are audible and visual floor position indicators provided in the elevator car?			X	
7.9	Is the emergency call system at the base of the control panel and not require voice communication?			X	
8.0	Toilet Rooms	Yes	No	N/A	Comments
8.1	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?			X	<i>No public toilet rooms are provided.</i>
8.2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?			X	

8.3	Does the lavatory faucet have compliant handles?			X	
8.4	Is the plumbing piping under lavatories configured to protect against contact?			X	
8.5	Are grab bars provided at compliant locations around the toilet?			X	
8.6	Do toilet stall doors appear to provide the minimum compliant clear width?			X	
8.7	Do toilet stalls appear to provide the minimum compliant clear floor area?			X	
8.8	Do urinals appear to be mounted at a compliant height and with compliant approach width?			X	
8.9	Do accessories and mirrors appear to be mounted at a compliant height?			X	
9.0	Hospitality Guestrooms	Yes	No	N/A	Comments
9.1	Does property management report the minimum required accessible guestrooms?			X	
9.2	Does property management report the minimum required accessible guestrooms with roll-in showers?			X	

SECTION 504/UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) SURVEY

Project:	Talbot Park Apartments	Project Number:	23-432832.1
City/St:	Norfolk, VA	Date of Survey:	January 2, 2024

The following characteristics of the subject property were evaluated. Comments are based on visual observations and measurements (when applicable).

	General	Yes	No	N/A	Comments
	Was the subject property built/renovated prior to July 11, 1988?	X			
	Does the subject property receive "project-based" federal financial assistance?	X			
	Is ownership/management aware of any Low-Income Housing Tax Credit (LIHTC) contracts or related Land Use Restrictive Agreements (LURA)?	X			
	Are there any designated accessible dwelling units at the subject property (i.e., modified for accessibility)?		X		

Existing (pre-1988) federally funded ("project-based") subject properties are required to comply with Section 504/UFAS "to the maximum extent feasible." Section 504/UFAS applies to all areas of common use to residents, as well as 5% (Mobility Impaired) and 2% (Sensory Impaired) of the total dwelling units.

1.0	Accessible Building(s) and Common Use Area(s)	Yes	No	N/A	Comments
1.1	Designated accessible parking spaces are provided in sufficient number		X		No accessible parking spaces are provided.
1.2	Accessible parking spaces are located nearest to accessible building entrances			X	
1.3	Curb ramps are provided at access aisles and transitions from paved areas to sidewalks		X		
1.4	Walkway slopes/cross slopes appear adequate and not excessive		X		
1.5	Walkways are a minimum of 36" wide and are clear of obstructions, including overhanging vehicles	X			
1.6	Ramps (greater than 5% slope) have handrails and edge protection			X	
1.7	A building entry point/access door is provided along the accessible route		X		
1.8	The main entrance is accessible (no steps, obstacles, or revolving doors)		X		
1.9	A continuous, accessible route connects all of the accessible site elements. This is to include off-site public transportation locations, site parking areas, amenities (pools, playgrounds, trash compactor/dumpster staging areas, leasing, etc.), and dwelling units		X		Accessible routes are not provided to the mail kiosks, (due to lack of parking at the kiosks), laundry room, or dumpsters.
1.10	Common area restrooms are accessible (i.e., door widths, clearances, fixtures, accessories, etc.)			X	
1.11	If centrally-located mail kiosks are provided, the designated accessible dwelling unit boxes are located between 15" and 48" AFF (front approach), or between 9" and 54" AFF (side/parallel approach)	X			
1.12	If present, adequate access is provided to and within the common laundry facilities, and/or additional site amenities, and usable fixtures and appliances are provided		X		Sufficient clear space is not provided at equipment or at the folding tables, the folding tables are in excess of 36" height, and no front loading washers are provided.
1.13	There is 18" of clearance on the operable latch side of the entry doors	X	X		Yes at laundry room, and no at leasing office
2.0	Designated Accessible Dwelling Units (5% Mobility Impaired)	Yes	No	N/A	Comments
2.1	There is 18" of clearance on the operable latch side of the doors	X			
2.2	Doors swing open 90 degrees and operate with minimal effort, and utilize lever-type hardware	X			
2.3	Thresholds are designed within the maximum height/bevel parameters				
2.4	Door widths are a minimum of 32" (nominal); includes entry, interior, and patio/balcony slider or French doors		X		A portion of the interior doors are not 32" wide

2.0	Designated Accessible Dwelling Units (5% Mobility Impaired)	Yes	No	N/A	Comments
2.5	The interiors of the designated accessible dwelling units provide adequate maneuverability throughout the interior (i.e., minimum 32" hallways/doors, including walk-in closets and laundry rooms)		X		
2.6	The designated accessible dwelling unit electrical outlets are located at a minimum of 15" AFF in all applicable locations	X			
2.7	The designated accessible dwelling unit countertop area includes electrical outlets that are located a maximum of 46" AFF in all applicable locations	X			
2.8	The designated accessible dwelling unit electrical switches and environmental controls (including thermostats) are located no higher than 48" AFF		X		
2.9a	The interiors of the designated accessible dwelling units provide adequate maneuverability throughout the kitchen (i.e., 32" entryway/hallway/doors, 5' turning radius, or 30"x48" clear floor space at each appliance)		X		
2.9b	A galley-style kitchens provide a minimum of 40" between opposing cabinetry and/or appliances		X		
2.9c	A u-shaped kitchen provides a minimum 5' turning radius to allow adequate maneuverability to an appliance located at the end of the "U"			X	
2.9d	Appropriate appliances and fixtures are provided within the kitchen of the designated accessible dwelling unit (i.e., range with front controls, a range-hood with accessible controls, a refrigerator with appropriate side by side or 60/40 freezer/refrigerator, roll-under sink with lever type faucet)		X		
2.9e	The countertops within the designated accessible dwelling unit kitchen include a minimum 30" workspace mounted no higher than 34" AFF, with adequate roll-under clearance or removable base cabinets and finished flooring provided beneath		X		
2.10a	The interiors of the designated accessible dwelling units provide adequate maneuverability throughout the bathroom (i.e., 32" entryway, hallway, doors, 5' turning radius, or 30"x48" clear floor space at each fixture, clear floor space outside the swing of the door, water closet centered 18" from opposing wall, roll-under type sink with under-sink protection, etc.)		X		
2.10b	Verification of the presence of reinforced grab bars at appropriate locations (i.e., water closet and shower stall), as well as appropriate shower seat and handheld wand-type shower head, and lever type faucets		X		
2.11	Verification of appropriate fixtures and mounting heights for items such as: mirrors, shelving, peepholes, intercoms, etc.		X		
2.12	The interiors of the designated accessible dwelling units utilize low-pile carpeting and/or non-slip flooring	X			
3.0	Designated Accessible Dwelling Units (2% Sensory Impaired)	Yes	No	N/A	Comments
3.1	A minimum of 2% of the total dwelling units are designated "Sensory Impaired" and include audio/visual components (i.e., strobe/horn alarms, visual indicators at door bells, and phones, etc.)		X		

APPENDIX C: QUALIFICATIONS



Education

M.S. in Environmental Science and Policy - Johns Hopkins University
B.S. in Accounting with a minor in Spanish - Mount Saint Mary's University

Registrations

InterNACHI – Certified Member
National Association of Environmental Professionals - Member

Training

Phase I Environmental Site Assessment Training Course, The Environmental Institute
Lead and Mold Project Management Training
ASTM Property Condition Assessment Course

Highlights

13+ years of experience performing Phase I Environmental Site Assessments (ESAs) and Property Condition Assessments (PCAs) for various property types, including: office, retail, multi-family, light industrial, warehouse, assisted living, skilled nursing, and others.

Experience Summary

Mrs. Bizzarri has 15 years of experience in the construction and environmental service industries. She is familiar with all aspects of Due Diligence Property Assessments and the needs and requirements of various reporting standards, including the standard HUD MAP, HUD LEAN, Freddie Mac, Fannie Mae, ASTM, EPA's All Appropriate Inquiry (AAI), and customized client formats. Mrs. Bizzarri is experienced in developing and implementing asbestos, lead-based paint, PCB, and radon Operations & Maintenance (O&M) Programs.

Ms. Bizzarri was responsible for the management of a portfolio of over 500 PCAs and Phase I ESAs of hospitality properties all over the United States over a three-month period, as well as a portfolio of over 125 PCAs and Phase I ESAs of commercial office properties on the East Coast over a one-month period. She has acted as Assistant Operations Director responsible for the recruiting and training of a network of professionals to perform real estate due diligence throughout North America. This network was responsible for the completion of over 5,000 reports from 2003 through 2007. She was also a Real Estate Due Diligence Manager for an institutional investor in New Jersey where she was responsible for over \$85 million in commercial real estate acquisitions over a three-year period. She has also acted as Treasurer and Executive Committee Member for a not-for-profit entity in Frederick, Maryland, with over \$20 million in annual revenues. She guided the organization through the purchase and redevelopment of new facilities for two of their locations during a four-year period.

Project Experience – Fannie Mae

Parc Vue Apartments Orlando, Florida - 336 units, 12 buildings, 314,250 SF, on 19.46 acres, built in 2001

Cadence Crossing Orlando, Florida - 184 units, 20 buildings, 177,372 SF, on 12.89 acres, built in 1973

Heron Walk Apartments Jacksonville, Florida - 208 units, 14 buildings, 161,698 SF, on 11.18 acres built in 1974

The Retreat at Marketplace, Atlanta, Georgia - 330 units, 21 buildings, 308,400 SF, on 27.94 acres, built in 1974

Carrollwood Palm Apartments, Tampa, Florida - 204 units, 13 buildings, 161,390 SF, on 12.01 acres, built in 1986

Affiliations

Member, InterNACHI

Member, National Association of Environmental Professionals

Executive Committee Member, Board of Directors, Arc of Frederick County, MD



Education

B.S., Civil Engineering with an Environmental Specialty, University of Vermont

Registrations

Advanced Institute of Pest Technology (AIPT) Branch III Technical training (Pest Identification, Safety, and Construction Techniques)

Training

Certificate of Completion for PCA/PNA 8-Hour Training and Final Exam including the following modules: Structural Module, Roofing Module, MEP Module, ADA/FFHA Module, Red Flag Issues, Cost Tables and Fannie Mae 4099 Forms

Highlights

18 years of experience in commercial real estate due diligence consulting

15 years performing and managing all types of Property Condition Reports including Fannie Mae and Freddie Mac reports

15 years of experience with Construction Progress Monitoring, American with Disability Act (ADA) Compliance Studies, Seismic Evaluation field data collection in the way of Seismic Risk Analysis (SRAs)

Experience Summary

Mr. Casey serves as a Senior Project Manager for Partner Engineering and Science, Inc. (Partner), managing Property Condition Reports in accordance with ASTM standards, Freddie Mac, Fannie Mae DUS and customized client formats. Mr. Casey also manages Seismic Risk Analysis reports and coordinates tax credit Property Condition Reports with construction document and cost reviews. He is responsible for ensuring consistency, quality, and on-time delivery of due diligence and engineering services provided by Partner. Current day-to-day responsibilities include project oversight, staff supervision, and report quality control.

Mr. Casey has 19 years of experience in commercial real estate due diligence consulting. He has significant experience in due diligence assessments for a variety of property types and in the needs and requirements of varied number of reporting standards. Specifically, Mr. Casey has worked on numerous projects performing Property Condition Assessments (PCAs), Small Loan PCAs and Physical Needs Assessments (PNAs) for over 16 years; Phase I Environmental Site Assessments (ESAs) and Environmental Transaction Screens for over 19 years; Construction Progress Monitoring, American with Disability Act (ADA) Compliance Studies, Seismic Evaluation field data collection in the way of Seismic Risk Analysis (SRAs) for over 16 years, Asbestos Surveys, Lead-based Paint Surveys, Radon Sampling, Lead-in-water Sampling and Analysis, and Preliminary Site Feasibility Analysis.

His experience with numerous national and regional Lenders, Real Estate Investors, Investment Banks, Realty Companies, Credit Corporations, Insurance Companies, Mortgage Banks, Real Estate Advisors/Pension Funds, REITS, Owner/Developers, Contractors and Commercial Brokers, on various types of real estate transactions and developments including commercial retail, office, industrial projects and multi-family

Timothy J. Casey

residential projects has given him a well-rounded understanding of commercial real estate transactions and development.

Mr. Casey has been personally involved in the details of thousands of real estate transactions for various client types and therefore understands the specific needs and scopes of work required for the different parties involved in the transaction. Mr. Casey has been involved with the equity acquisition, sale, debt-refinancing, tax exchange, tax credit, foreclosure and construction of commercial real estate properties nationwide with a focus in the western, central and southern regions of the United States.

Project Experience

Property Condition Assessment due diligence services for large transactions such as the Seattle Design Center in Washington state; Jack London Square in Oakland; the former Chevron World Headquarters, The Rincon Center, 10 United Nations Plaza, The Fairmont Hotel, The Embarcadero West all located in San Francisco, Renaissance Esmeralda Hotel in Palm Springs, and Ford/Lincoln/Mercury auto dealerships located throughout the west.

Property Condition Assessment due diligence services on large-scale regional and national Hotel and Restaurant loan portfolios, including the Kimpton Group hotels (Harbor Court, Argonaut, Hotel Monaco), Motel 8, Motel 6, Fairfield Inn and Black Angus restaurant.

Property Condition Assessment due diligence services on large-scale warehouse buildings for Forever 21 in Los Angeles and the Unified Grocers portfolio in New York.

Property Condition/Physical Needs Assessment due diligence service on large-scale equity and debt level multifamily apartment portfolio's located throughout the country.

Seismic risk analysis due diligence services on large-scale privately held portfolios such as the Academy of Art building portfolio in San Francisco.

Preconstruction feasibility due diligence services for large box commercial retail developments located throughout the west, such as Babies "R" Us.

Construction monitoring services on behalf of the lending community on many large developments such as the Watermark luxury condo high rise in downtown San Francisco, the Fillmore Heritage Center in San Francisco and the Madeline (formerly Capella) Luxury Hotel in Telluride.

Finally, Mr. Casey's diversity across commercial, multi-family residential and industrial environments is a major contribution to Partner Engineering and Science's Project Management team.

Contact

tcasey@partneresi.com



Education

Loyola University Chicago, Bachelor of Arts in Environmental Studies, *Cum laude*

Training

40-Hour HAZWOPER OSHA Certified, with 8-hour yearly Supervisor Refresher
AHERA/Colorado Initial Asbestos Building Inspector

Highlights

Nearly 15 years in the environmental consulting industry across various departments
Nearly 15 years of experience in completing Phase I ESAs
Over 7 years in Multi-family Project Management, including Freddie Mac, Fannie Mae, affordable housing, HUD, and LIHTC work
Over 5 years of experience in remediation and State cleanup closures
Effectively oversaw, managed, and obtained 9 NFR letters through the Illinois State cleanup programs
Completed over 500 hours in the identification and sampling of asbestos and lead-based paint materials

Experience Summary

Ms. Jones is a Client and Lead Project Manager focusing on multi-family residential sites for Freddie Mac, Fannie Mae, affordable housing, HUD, and other tax credit agency loans. Ms. Jones manages multiple scopes, including Phase I ESAs, Property Condition Assessments, Seismic Risk Assessments, Zoning reports, and coordinates required Industrial Hygiene sampling, such as radon, lead-based paint, and asbestos. Ms. Jones's technical background is in environmental due diligence work, including Phase I ESAs, regulatory database reviews, risk assessments, Phase IIs, and remediation work, which has provided her with the necessary skills and experience to perform and review assessments for risks accurately.

Ms. Jones began her career as a Research Assistant for Phase I ESAs, performing and reviewing all historical background information for multiple project managers. She has since completed in excess of 60 Phase I ESAs independently and under the supervision of an Environmental Professional (EP) until she gained the accreditations of an EP herself in 2014. Ms. Jones also has experience conducting soil sampling and characterization as part of Phase II subsurface investigations. She has five years of work experience in environmental remediation, including underground storage tank removals, abandonments, and soil removal projects to obtain closure through the Illinois State reimbursable and voluntary cleanup programs. She has personally obtained nine No Further Remediation (NFR) letters through the State of Illinois for various sites, including gas stations, dry cleaners, tanneries, auto repair operations, and more. She also has more than six years of experience in identifying and sampling asbestos-containing materials, including post-abatement clearance sampling per pre-renovation, pre-demolition, and AHERA guidelines.

Most recently, over the past seven years, Ms. Jones's project management experience includes project planning, setup, oversight, directing field activities, data review and interpretation, report generation and review, and client account management and liaison for multiple scopes related to Agency multi-family loans and specializing in affordable housing due diligence programs including state Low-Income Housing Tax Credits (LIHTC) applications, HAP-TPA-Mark-Up-To-Market (MUTM/M2M), and Multi-family Accelerated Processing (MAP).

Project Experience

Lead Project Management, Brooklyn, New York. Managed and oversaw Phase I, Industrial Hygiene, PCA, and MEP scopes of the Spring Creek Towers (aka Starrett City), which at the time was the largest federally-funded community in the Country, consisting of 46 residential high-rise buildings, a post office, two schools, eight parking garages, a commercial shopping center, and its own electrical power plant. The scopes were conducted in accordance with Freddie Mac and Fannie Mae guidelines.

Lead Project Management, Bronx, New York. Managed and oversaw environmental and engineering scopes (PCA and MEP) of the Parkchester Condominiums, consisting of 171 residential buildings containing 12,271 residential units and a central steam power plant. The scopes were conducted in accordance with Freddie Mac.

UST Removal/Abandonment, Chicago, Illinois. Successfully removed three underground storage tanks (USTs) and abandoned one UST at an operating auto repair and car dealership and helped the customer obtain a NFR letter through the Illinois Leaking Underground Storage Tank (LUST) program.

Site Remediation Closure, Chicago, Illinois. Addressed soil and groundwater contamination at a Walgreens that was a historical gas station with gasoline and used oil USTs, with an adjacent dry cleaner and multiple off-site sources of contamination. Soil gas sampling was performed to ensure no vapor intrusion conditions existed, and a NFR letter was issued through the Illinois Site Remediation Program (SRP).

Industrial Phase I ESA, south side of Chicago, Illinois. Assisted two Environmental Professionals in assessing a site that included eight industrial operations, including truck repairs, machine shops, chemical manufacturers, and more.

AHERA Asbestos Sampling, Chicago, Illinois. Worked with a team of Illinois Department of Public Health (IDPH) licensed asbestos building inspectors to complete a pre-renovation project of seven contiguous industrial buildings that were to be converted into a middle school on the south side of Chicago. The sampling consisted of several weeks of identifying suspect materials, photographing, mapping, and reporting the results. The building was converted into a school by the following fall.

Congress Theater, Chicago, Illinois. Performed the pre-renovation asbestos sampling of the Congress Theater building and associated commercial units on the first floor and apartments above for the re-opening of the concert venue in Chicago.

Pre-Demolition Asbestos Sampling, Chicago, Illinois. Personally performed a pre-demolition asbestos inspection and sampling of eight multi-family apartment buildings for the redevelopment of a housing complex in the west part of downtown Chicago.

Speaking

Loyola University Chicago, Environmental Capstone Course, Chicago, Illinois. Between 2013 and 2016, Ms. Jones was asked to speak for the Loyola University Chicago Environmental Science's Capstone Class to inform the students about the environmental consulting industry to gain interest in the field and to help them understand how their degrees can serve them as young professionals.

Marissa Jones, EP

Contact

mjones@partneresi.com

CBRE VALUATION & ADVISORY SERVICES

APPRAISAL REPORT

TALBOT PARK APARTMENTS
118 WARREN ST
NORFOLK, VIRGINIA 23505
CBRE FILE NO. CB24US058894-1

CLIENT: CAPITAL ONE, NATIONAL ASSOCIATION

CBRE

Date of Report: July 15, 2024

Mr. Joshua Woodbury
CAPITAL ONE, NATIONAL ASSOCIATION
100 Summer Street Suite 900
Boston, Massachusetts 02110

RE: Appraisal of: Talbot Park Apartments
118 Warren St
Norfolk, Virginia
CBRE, Inc. File No. CB24US058894-1

Dear Mr. Woodbury:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject is a 295-unit Class C LIHTC multi-family garden property that is situated on a 10.62-acre site at 118 Warren Street in the city of Norfolk, Virginia. The property consists of 33, two-story apartment buildings and a single-story laundry building. The improvements were constructed in 1943 and are considered to be in average condition. The subject is 90.5% occupied. Although current occupancy is slightly below stabilized occupancy, the difference is not material enough to affect the overall market value.

There is currently a one-bedroom unit that is down due to a fire that will have to be gutted and rebuilt. We have deducted the costs to rebuild the unit from our as stabilized value to determine the as is value.

The subject is currently a market rate property. However, the owner plans to apply for an Extended Use Agreement with the Virginia Housing and Development Authority. The agreement will restrict a household's income at or below 60% of the area median income (AMI) for all 295 units.

The owner plans on renovating the subject properties after receiving LIHTC bond allocations. Therefore, at the client's request, we have provided a prospective value upon completion of the renovations.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Leased Fee Interest	July 11, 2024	\$19,100,000
Prospective As Renovated - LIHTC	Leased Fee Interest	July 11, 2026	\$31,200,000
Prospective As Renovated - Hypothetical Market Rate	Leased Fee Interest	July 11, 2026	\$33,700,000
Value of LIHTC Tax Credits		July 11, 2024	\$12,980,000
Compiled by CBRE			

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.” ¹

- We have made the extraordinary assumption that the renovations will be completed according to the scope of work that was provided to us by the owner.
- The appraisal includes a Prospective opinion of market value at stabilization of the property. As such, the prospective values are based on forward-looking projections that are based on current market indications and typical underwriting witnessed by market participants. Any significant change in market conditions that are inconsistent with the assumptions made herein could impact the opinions of market value.

The use of these Extraordinary Assumptions may have affected the assignment results.

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis.” ²

- The unrestricted market value estimate is based on the hypothetical condition that no rent or income restrictions are in place and the property is operated today as a stabilized market rate apartment complex. Since the property is operated as a rent restricted property, the conventional value is strictly a hypothetical condition.

The use of this Hypothetical Condition may have affected the assignment results.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

¹ The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

² The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010, as well as FHLMC and FNMA DUS underwriting guidelines.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

This report is for the use and benefit of, and may be relied upon by:

- a) Capital One, National Association, Freddie Mac and any successors and assigns ("Lender");
- b) independent auditors, accountants, attorneys and other professionals acting on behalf of Lender;
- c) governmental agencies having regulatory authority over Lender;
- d) designated persons pursuant to an order or legal process of any court or governmental agency;
- e) prospective purchasers of the Mortgage; and
- f) with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties and their respective successors and assigns:
 - any placement agent or broker/dealer and any of their respective affiliates, agents and advisors;
 - any initial purchaser or subsequent holder of such debt and/or securities;
 - any Servicer or other agent acting on behalf of the holders of such debt and/or securities;
 - any indenture trustee;
 - any rating agency; and
 - any institutional provider from time to time of any liquidity facility or credit support for such financings

In addition, this report, or a reference to this report, may be included or quoted in any offering circular, information circular, offering memorandum, registration statement, private placement

memorandum, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt (or portion thereof) and/or securities.

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This report is for the use and benefit of, and may be relied upon by Capital One, National Association and Fannie Mae, and any successors and assigns, and with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties: any placement agent or broker/dealer and any of their respective affiliates, agents and advisors; any initial purchaser or subsequent holder of such debt and/or securities; any servicer or other agent acting on behalf of the holders of such debt and/or securities; any indenture trustee; any rating agency; any institutional provider from time to time of any liquidity facility or credit support for such financings; and each of the foregoing parties' respective successors and assigns.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



Rob Pilcher, MAI
First Vice President
Virginia Certification #4001-017210

Phone: 804-201-2002
Email: rob.pilcher@cbre.com

Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Rob Pilcher, MAI has provided services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment in the form of an appraisal report for the same intended use and intended user with an effective date of value of January 2, 2024.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
9. Rob Pilcher, MAI has made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, Rob Pilcher, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
14. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Commonwealth of Virginia.

MARKET VALUE CONCLUSION			
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Value of LIHTC Tax Credits		July 11, 2024	\$12,980,000
Compiled by CBRE			

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The use of these extraordinary assumptions may have affected the assignment results.

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis.” ⁴

- The unrestricted market value estimate is based on the hypothetical condition that no rent or income restrictions are in place and the property is operated today as a stabilized market rate apartment complex. Since the property is operated as a rent restricted property, the conventional value is strictly a hypothetical condition.

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Rob Pilcher, MAI
Virginia Certification #4001-017210

³ The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

⁴ The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

Subject Photographs



Aerial View



View of the Exterior



View of the Exterior



View of a Typical Living Room



View of a Typical Kitchen



View of a Typical Bedroom



View of a Typical Bathroom



Warren Street Facing East



Warren Street Facing West

Executive Summary

Property Name	Talbot Park Apartments	
Location	118 Warren St Norfolk, VA 23505	
Parcel Number(s)	1439286420	
Client	Capital One, National Association	
Highest and Best Use		
As If Vacant	Multifamily	
As Improved	Multifamily	
Property Rights Appraised	Leased Fee Interest	
Date of Inspection	July 11, 2024	
Estimated Exposure Time	3 - 9 Months	
Estimated Marketing Time	3 - 9 Months	
Primary Land Area	10.62 AC	462,402 SF
Zoning	MF-NS Multifamily Neighborhood Scale	
Improvements		Comments
Property Type	Multifamily	(Multi-Family Garden)
Number of Buildings	33 Residential; 1 Laundry Building	
Number of Stories	2	
Gross Building Area	204,029 SF	
Net Rentable Area	175,180 SF	
Number of Units	295	
Average Unit Size	594 SF	
Year Built	1943	
Effective Age	20 Years	
Remaining Economic Life	30 Years	
Condition	Average	
Buyer Profile	Investor-Regional	
Financial Indicators		
Current Occupancy	90.5%	
Stabilized Occupancy	95.0%	
Stabilized Credit Loss	1.0%	
Overall Capitalization Rate	6.00%	

Pro Forma		Total	Per Unit
Effective Gross Income		\$2,920,741	\$9,901
Operating Expenses		\$1,773,882	\$6,013
Expense Ratio		60.73%	
Net Operating Income		\$1,146,859	\$3,888
VALUATION		Total	Per Unit
Market Value As Is On	July 11, 2024		
Sales Comparison Approach		\$19,100,000	\$64,746
Income Approach		\$19,100,000	\$64,746
Market Value As Stabilized On	July 11, 2026		
Income Approach - LIHTC		\$31,200,000	\$105,763
Income Approach - Hypothetical Market Rate		\$33,700,000	\$114,237
Insurable Value		\$18,500,000	\$62,712

CONCLUDED MARKET VALUE			
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Compiled by CBRE			

STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths/ Opportunities

- The subject has good transportation linkage to major employment centers in the region.
- Property renovations are expected to increase income and reduce R&M expenses.

Weaknesses/ Threats

- The subject is 90% occupied.
- The subject is a LIHTC property, which caps rental rates and requires higher costs with respect to compliance and auditing.
- Commercial real estate market conditions have deteriorated at the macro level. The significant recent increase in the cost of capital and reduced volume of transaction activity is impacting price discovery and creating an increase in uncertainty. Increasing interest rates and subdued economic growth will continue to weigh on commercial real estate fundamentals and investment transaction volumes. This creates a higher degree of uncertainty in general, though the impacts may vary by market and asset class/type.

MARKET VOLATILITY

We draw your attention to a combination of inflationary pressures (leading to higher interest rates) and recent failures/stress in banking systems which have significantly increased the potential for constrained credit markets, negative capital value movements and enhanced volatility in property markets over the short-to-medium term.

Experience has shown that consumer and investor behavior can quickly change during periods of such heightened volatility. Lending or investment decisions should reflect this heightened level of volatility and the potential for deteriorating market conditions.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to evolving events.

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OWNERSHIP AND PROPERTY HISTORY

OWNERSHIP SUMMARY	
Item	Current
Current Ownership	
Owner:	Newport One Investments LC
Seller:	Talbot Prk Investors
Purchase Price:	\$2,150,000
Transaction Date:	September 2, 1994
Sale in Last 3 Years?:	No
County/Locality Name:	Norfolk
Pending Sale	
Under Contract:	Yes
Buyer:	118 Warren Street LLC
Contract Price:	\$19,000,000
Contract Date:	November 22, 2023
Arm's Length:	Yes
At / Above / Below Market:	At Market
Current Listing	
Currently Listed For Sale:	No
Compiled by CBRE	

The subject is currently under contract for \$19,000,000, or \$64,407 per unit. Based on the analysis herein, the pending purchase price appears to be market oriented.

EXPOSURE/MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone. In consideration of these factors, we have analyzed the following:

- PwC Real Estate Investor Survey; and
- the opinions of market participants.

The following table presents the information derived from these sources.

EXPOSURE/MARKETING TIME DATA				
Investment Type	Exposure/Mktg. (Months)			
	Range			Average
<i>PwC Apartment</i>				
National Data	3.0	-	15.0	6.3
Local Market Professionals	3.0	-	9.0	6.0
CBRE Exposure Time Estimate			3 - 9 Months	
CBRE Marketing Period Estimate			3 - 9 Months	
Various Sources Compiled by CBRE				

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A Improved Sale Data Sheets	
B Rent Comparable Data Sheets	
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F Qualifications	

Scope of Work

This Appraisal Report is intended to comply with the real property appraisal development and reporting requirements set forth under Standards Rule 1 and 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied.

INTENDED USE OF REPORT

This appraisal is to be used for making underwriting and credit/lending decisions and no other use is permitted.

CLIENT

The client is Capital One, National Association.

INTENDED USER OF REPORT

This appraisal is to be used by Capital One, National Association, any co-participants and Freddie Mac, and no other user may rely on our report unless as specifically indicated in the report.

Intended users are those who an appraiser intends will use the appraisal or review report. In other words, appraisers acknowledge at the outset of the assignment that they are developing their expert opinions for the use of the intended users they identify. Although the client provides information about the parties who may be intended users, ultimately it is the appraiser who decides who they are. This is an important point to be clear about: The client does not tell the appraiser who the intended users will be. Rather, the client tells the appraiser who the client needs the report to be speaking to, and given that information, the appraiser identifies the intended user or users. It is important to identify intended users because an appraiser's primary responsibility regarding the use of the report's opinions and conclusions is to those users. Intended users are those parties to whom an appraiser is responsible for communicating the findings in a clear and understandable manner. They are the audience.⁷

This report is for the use and benefit of, and may be relied upon by

- a) Capital One, National Association, Freddie Mac and any successors and assigns ("Lender");
- b) independent auditors, accountants, attorneys and other professionals acting on behalf of Lender;
- c) governmental agencies having regulatory authority over Lender;
- d) designated persons pursuant to an order or legal process of any court or governmental agency;

⁷ Appraisal Institute, The Appraisal of Real Estate, 15th ed. (Chicago: Appraisal Institute, 2020), 40.

- e) prospective purchasers of the Mortgage; and
- f) with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties and their respective successors and assigns:
 - any placement agent or broker/dealer and any of their respective affiliates, agents and advisors;
 - any initial purchaser or subsequent holder of such debt and/or securities;
 - any Servicer or other agent acting on behalf of the holders of such debt and/or securities;
 - any indenture trustee;
 - any rating agency; and
 - any institutional provider from time to time of any liquidity facility or credit support for such financings

In addition, this report, or a reference to this report, may be included or quoted in any offering circular, information circular, offering memorandum, registration statement, private placement memorandum, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt (or portion thereof) and/or securities.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to develop an opinion of the market value of the subject property.

DEFINITION OF VALUE

The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.⁸

⁸ 12 CFR, Part 34, Subpart C-Appraisals, 34.42(h).

INTEREST APPRAISED

The value estimated represents the Leased Fee Interest as defined below:

Leased Fee Interest - The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.⁹

Extent to Which the Property is Identified

The property is identified through its postal address, legal description, and assessor's records.

Extent to Which the Property is Inspected

The units inspected are shown below:

UNITS INSPECTED		
Unit No.	Plan Type	Status
12A-2	1BD/1BA	Vacant
13B-8	1BD/1BA	Vacant
15A-4	1BD/1BA	Vacant
16A-1	1BD/1BA	Vacant
16A-2	1BD/1BA	Vacant
18A-2	1BD/1BA	Vacant
22D-28	1BD/1BA	Vacant
23B-8	2BD/1BA	Vacant
25B-5	1BD/1BA	Vacant
25B-6	1BD/1BA	Vacant
9A-22	2BD/1BA	Vacant
9A-23	1BD/1BA	Vacant
32B-6	1BD/1BA	Vacant
31A-4	1BD/1BA	Vacant
2A-1	1BD/1BA	Down
Compiled by CBRE		

This includes all vacant units and one of each type per Freddie Mac appraisal guidelines. All of the units were in average condition. There were no reported down units.

Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- income and expense data
- comparable data

⁹ Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed. (Chicago: Appraisal Institute, 2022), 105.

Type and Extent of Analysis Applied

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. The steps required to complete each approach are discussed in the methodology section.

STATEMENT OF COMPETENCY

The appraisers have the appropriate knowledge, education and experience to complete this assignment competently.

Data Resources Utilized in the Analysis

DATA SOURCES	
Item:	Source(s):
Site Data	
Size	Survey completed by McKnight & Associates dated 12/15/2023
Improved Data	
Gross Building Area	Survey completed by McKnight & Associates dated 12/15/2023
Net Rentable Area	Rent roll provided by Client
No. Bldgs.	Survey completed by McKnight & Associates dated 12/15/2023
Parking Spaces	Inspection on 7/11/2024
Year Built/Developed	City of Norfolk tax assessor
Economic Data	
Deferred Maintenance:	None observed
Renovation Costs:	Renovation budget provided by Client
Income Data:	Operating statements provided by Client
Expense Data:	Operating statements provided by Client
Compiled by CBRE	

APPRAISAL METHODOLOGY

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

Cost Approach

The cost approach is based on the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exist few sales or leases of comparable properties.

Sales Comparison Approach

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is

then used to yield a total value. Economic units of comparison are not adjusted, but rather analyzed as to relevant differences, with the final estimate derived based on the general comparisons.

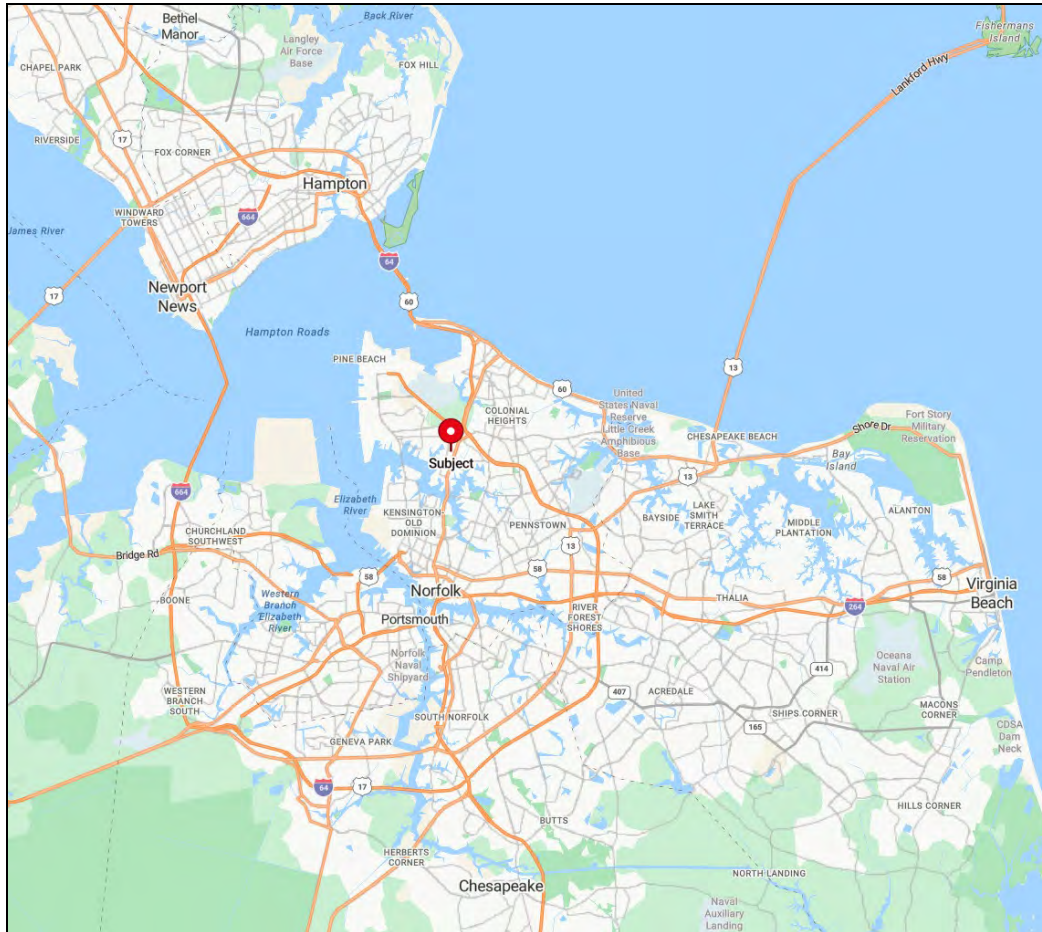
Income Capitalization Approach

The income capitalization approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an income stream plus reversion value from a property over a period of time. The two common valuation techniques associated with the income capitalization approach are direct capitalization and the discounted cash flow (DCF) analysis.

Methodology Applicable to the Subject

In valuing the subject, only the sales comparison and income capitalization approaches are applicable and have been used. The cost approach is not applicable in the estimation of market value due to the older age of the improvements. Furthermore, market participants have noted that the cost approach is not typically considered for investment assets more than just a few years old such as the subject. The exclusion of said approach(s) is not considered to compromise the credibility of the results rendered herein.

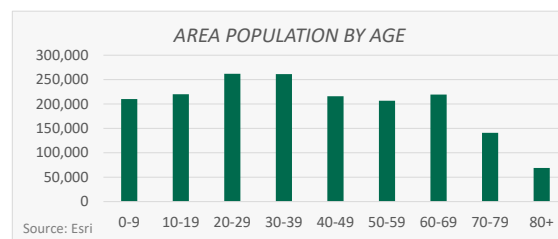
Area Analysis



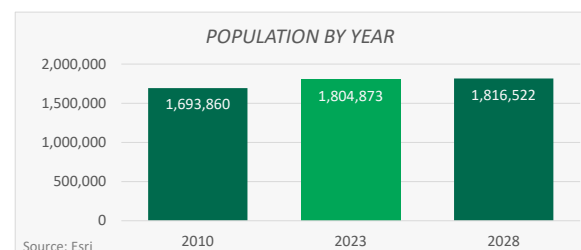
The subject is located in the Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area. Key information about the area is provided in the following tables.

POPULATION

The area has a population of 1,804,873 and a median age of 38, with the largest population group in the 20-29 age range and the smallest population in 80+ age range.



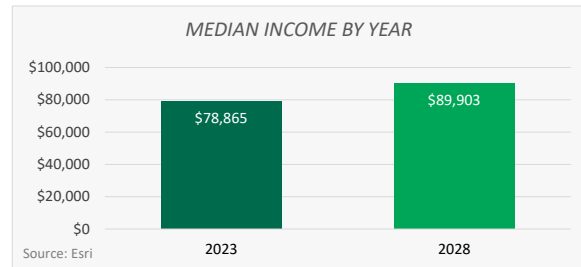
Population has increased by 111,013 since 2010, reflecting an annual increase of 0.5%. Population is projected to increase by 11,649 between 2023 and 2028, reflecting a 0.1% annual population growth.



Source: ESRI, downloaded on Jul, 15 2024

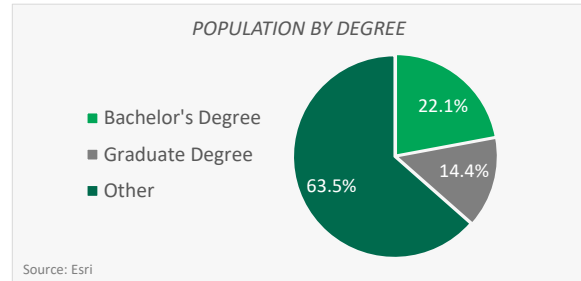
INCOME

The area features an average household income of \$107,620 and a median household income of \$78,865. Over the next five years, median household income is expected to increase by 14.0%, or \$2,208 per annum.

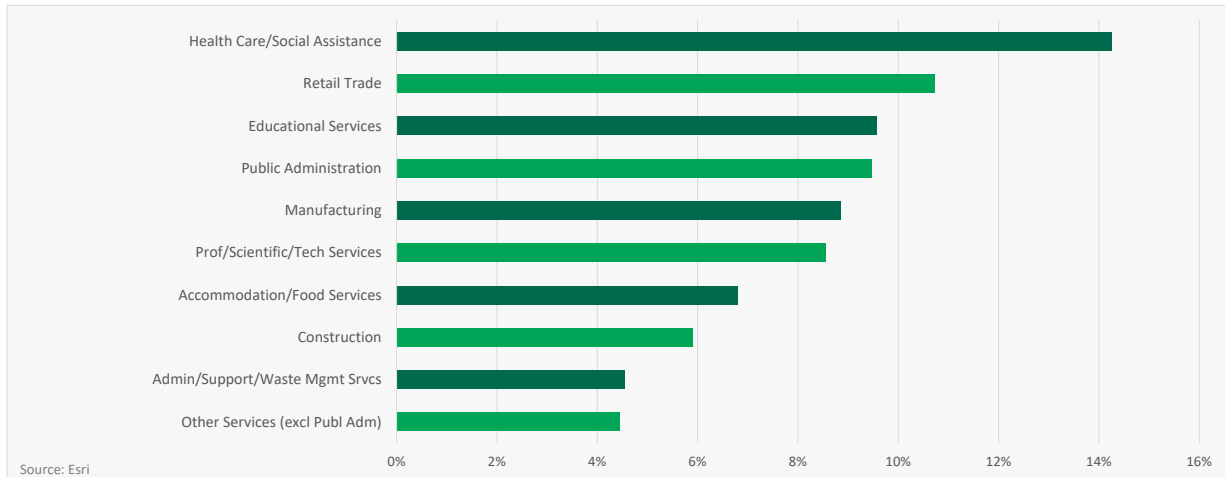


EDUCATION

A total of 36.5% of individuals over the age of 24 have a college degree, with 22.1% holding a bachelor's degree and 14.4% holding a graduate degree.



EMPLOYMENT

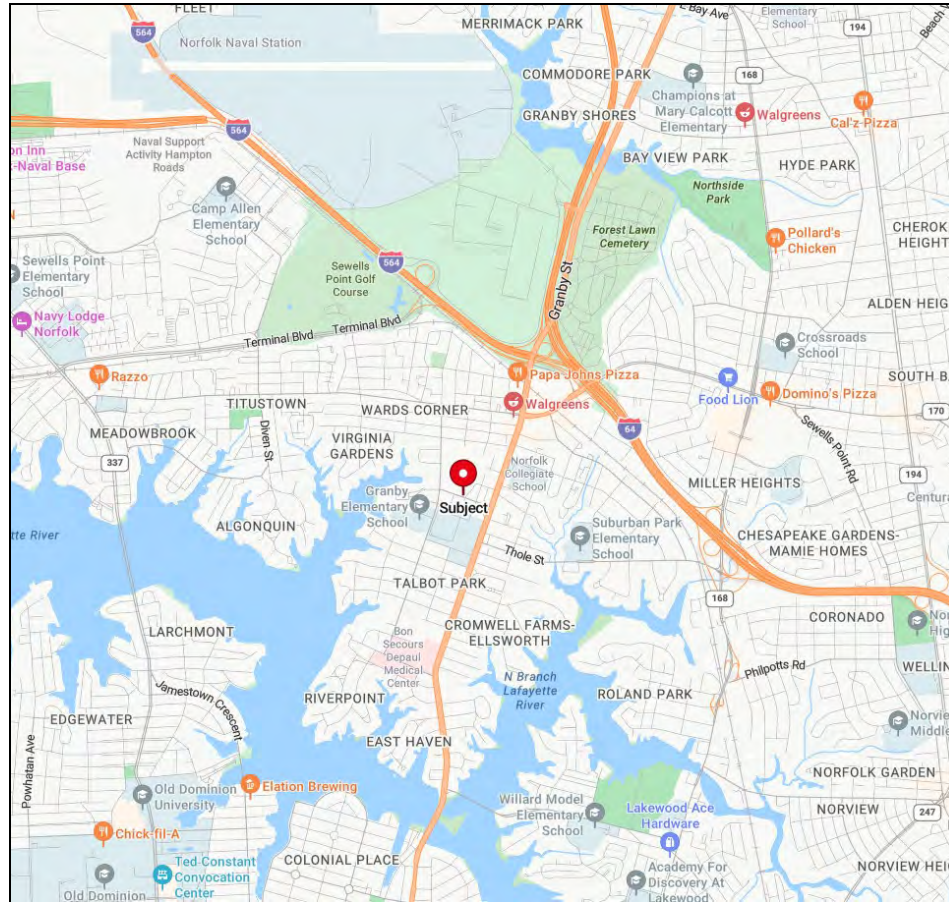


The area includes a total of 888,037 employees and has a 2.8% unemployment rate. The top three industries within the area are Health Care/Social Assistance, Retail Trade and Educational Services, which represent a combined total of 35% of the workforce.

Source: ESRI, downloaded on Jul 15, 2024; BLS.gov dated May 1, 2024 (preliminary)

In summary, the area is forecasted to experience an increase in population and an increase in household income.

Neighborhood Analysis



LOCATION

The subject is in the city of Norfolk and is considered a suburban location. The city of Norfolk is situated in southeast Virginia within the Hampton Roads market.

BOUNDARIES

The neighborhood boundaries are detailed as follows:

North:	Interstate 564
South:	Lafayette River
East:	US Route 460
West:	State Route 337/ Hampton Boulevard

LAND USE

Land uses within the subject neighborhood consist of a mixture of commercial and residential development. The immediate area surrounding the subject is an older area of development, consisting primarily of residential uses with much of the development being built in the 1950's or earlier.

There are various multi-family developments in the immediate along Cromwell Parkway, Granby Street, and West Little Creek Road, among others. Nearby multi-family properties within a 1-mile radius of the subject include Bondale Apartments, Cromwell House, The Talbot on Granby, Arbor Pointe, Sterling Oaks Apartments, Sewells Park Apartments, Riverpoint, Beechwood Apartments, Talbot Park Apartments, among many others.

Many commercial uses are located along West Little Creek Road and Granby Street, two major commercial strips in the area. These corridors contain a number of office properties, retail centers and stores, hotels, apartment and other commercial properties. West Little Creek Road is located ½ mile north of the subject and Granby Street is located ½ mile east of the subject. Nearby commercial properties include various national retailers.

Other surrounding land uses include single family homes, Sewell's Point Golf Course, Bon Secours DePaul Medical Center, Virginia Port Authority and Norfolk International Terminals, Naval Station Norfolk, Old Dominion University, Waterside District, Virginia Zoological Park, Little Creek Amphibious Base, and Norfolk International Airport. Norfolk International Airport is about 5.5 miles east of the subject.

The majority of single-family residential within a 3-mile radius was built in the 1950's or earlier. Home values in the 3-mile radius of the subject are in the \$100,000 to \$400,000 range with a median value of \$286,917.

GROWTH PATTERNS

Growth patterns have occurred primarily along commercial thoroughfares such as Northampton Boulevard, Shore Road, and Independence Blvd. Most new construction along these corridors has been for retail related uses. There are also new residential developments including single family dwellings and condominiums located within a few miles of the subject property.

ACCESS

Primary access to the subject neighborhood is provided by Interstate 64 and US Route 460. The subject is located ½ miles west of US Route 460/ Granby Street. US Route 460/ Granby Street travels east-west in Virginia through Norfolk, Chesapeake, and Suffolk in Hampton Roads, and travels west to Roanoke, ending in Kentucky. US Route 460 intersects with Interstate 64 about one mile northeast of the subject. Interstate 64 allows access to east to Norfolk and Virginia Beach and west to Richmond, the state capital. The Interstate 64 interchange with Interstate 264, about eight miles southeast of the subject, provides access west to downtown Norfolk and east to Virginia Beach. The commute to most areas of Chesapeake, Norfolk and Virginia Beach is within ten to twenty minutes.

DEMOGRAPHICS

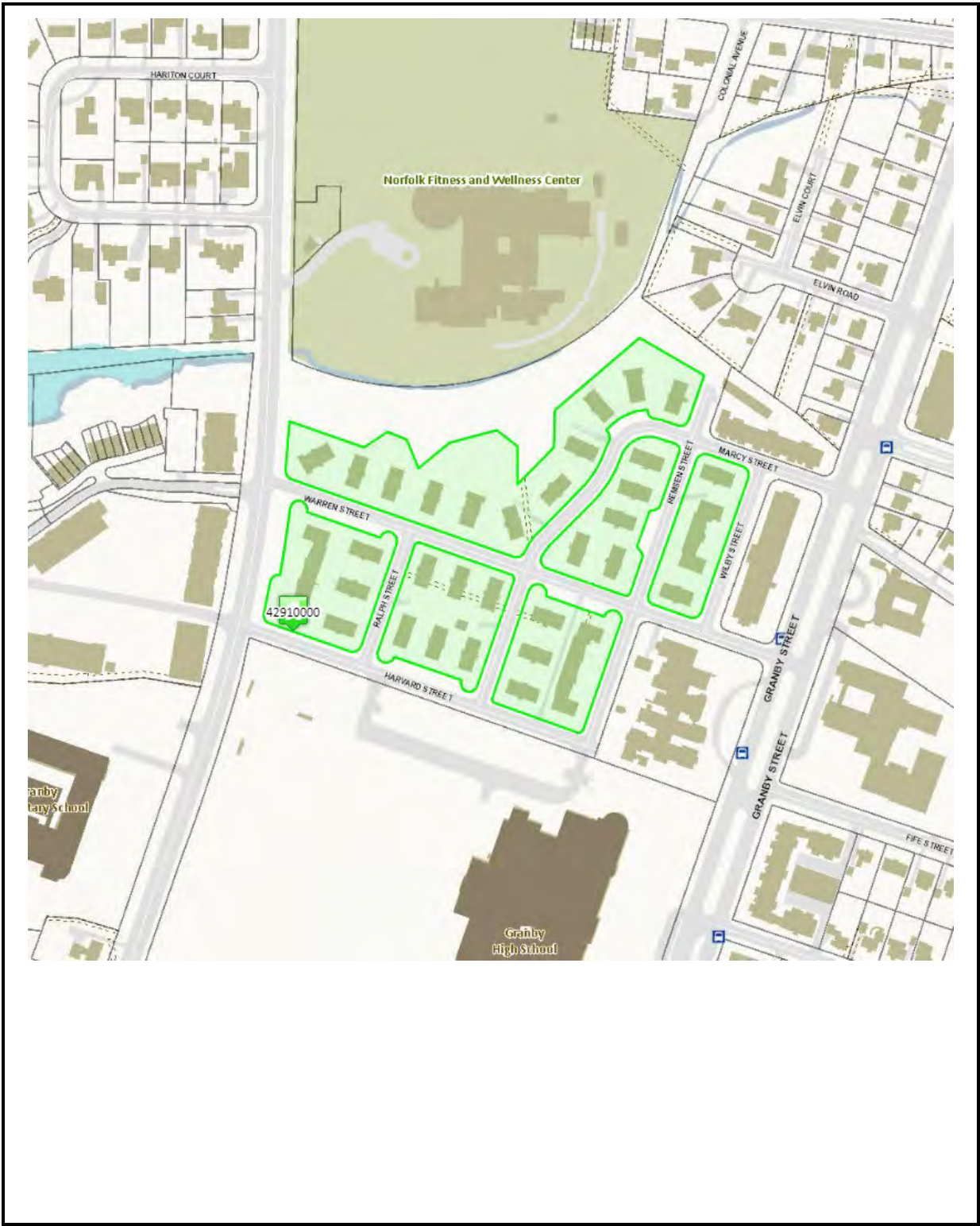
Selected neighborhood demographics in 1-, 3- and 5-mile radius from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS				
118 Warren St Norfolk, VA 23505	1 Mile Radius	3 Mile Radius	5 Mile Radius	Virginia Beach- Norfolk- Newport News, VA-NC
Population				
2028 Total Population	12,868	114,227	211,746	1,816,522
2023 Total Population	13,265	117,835	217,511	1,804,873
2010 Total Population	13,396	118,420	224,761	1,693,860
2000 Total Population	13,454	114,791	218,131	1,593,771
Annual Growth 2023 - 2028	-0.61%	-0.62%	-0.54%	0.13%
Annual Growth 2010 - 2023	-0.08%	-0.04%	-0.25%	0.49%
Annual Growth 2000 - 2010	-0.04%	0.31%	0.30%	0.61%
Households				
2028 Total Households	6,566	47,843	87,459	731,442
2023 Total Households	6,602	48,012	87,316	713,823
2010 Total Households	6,449	45,064	79,548	636,912
2000 Total Households	6,291	44,669	79,252	586,841
Annual Growth 2023 - 2028	-0.11%	-0.07%	0.03%	0.49%
Annual Growth 2010 - 2023	0.18%	0.49%	0.72%	0.88%
Annual Growth 2000 - 2010	0.25%	0.09%	0.04%	0.82%
Income				
2023 Median Household Income	\$57,809	\$62,227	\$61,498	\$78,865
2023 Average Household Income	\$89,448	\$88,866	\$88,682	\$107,620
2023 Per Capita Income	\$44,163	\$36,763	\$37,414	\$42,919
2023 Pop 25+ College Graduates	3,599	26,063	48,308	453,600
Age 25+ Percent College Graduates - 2023	37.3%	34.3%	34.4%	36.5%
Source: ESRI				

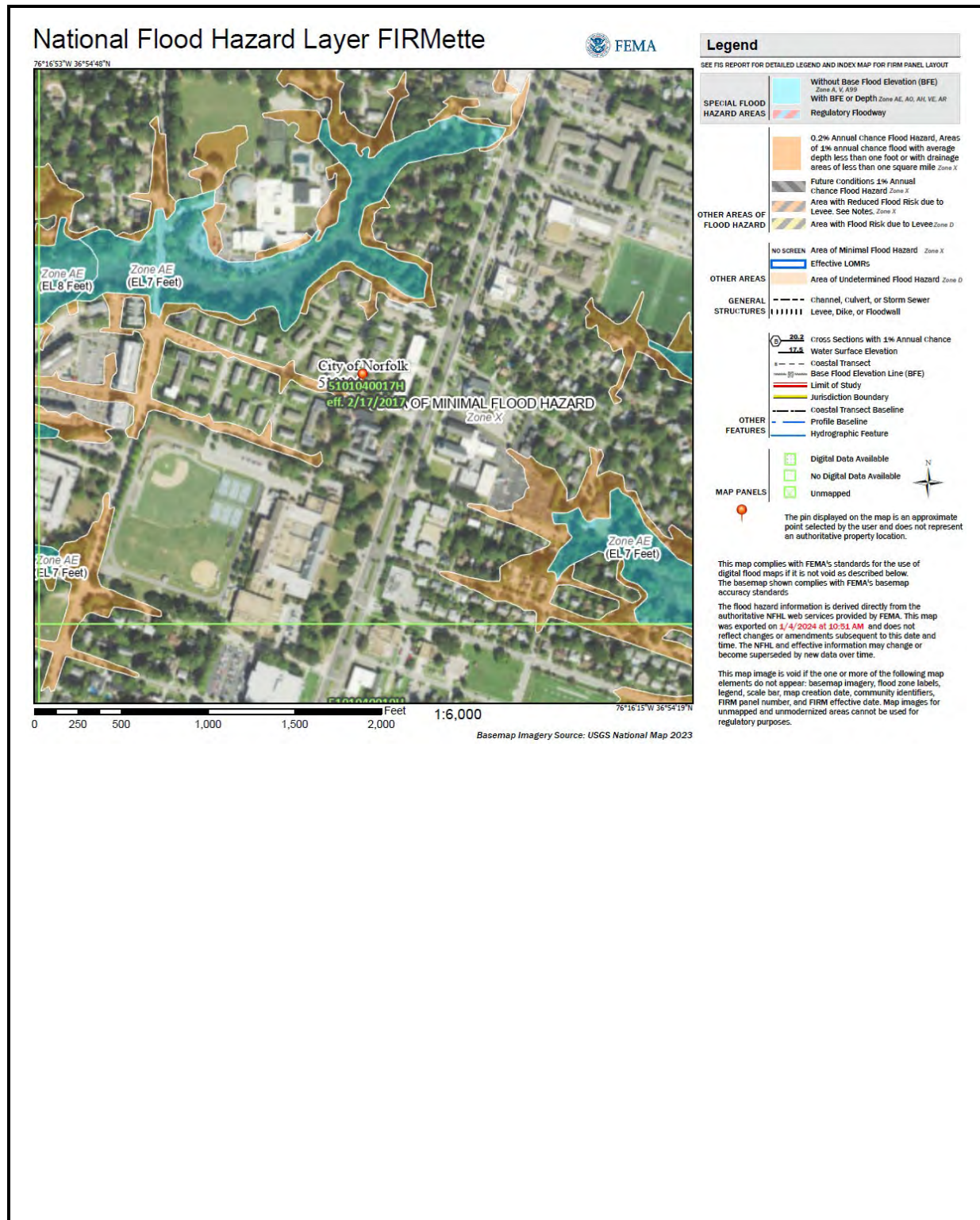
CONCLUSION

The subject conforms well with the neighborhood due to the generally stable population base and easy access to regional expressways. Households and population are expected to grow slightly over the next few years. The area has witnessed little new commercial development in recent years due primarily to the neighborhood's mature stage of development.

PLAT MAP



FLOOD PLAIN MAP



Site Analysis

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY AND ANALYSIS			
Physical Description			
Gross Site Area	10.62 Acres	462,402 Sq. Ft.	
Net Site Area	10.62 Acres	462,402 Sq. Ft.	
Shape	Irregular		
Topography	Level, At Street Grade		
Parcel Number(s)	1439286420		
Zoning District	MF-NS Multifamily Neighborhood Scale		
Flood Map Panel No. & Date	5101040017H	17-Feb-17	
Flood Zone	Zone X (Unshaded)		
Adjacent Land Uses	Commercial and residential		
Comparative Analysis		<u>Rating</u>	
Visibility		Average	
Functional Utility		Assumed adequate	
Traffic Volume		Average	
Adequacy of Utilities		Assumed adequate	
Landscaping		Average	
Drainage		Assumed adequate	
Utilities		<u>Availability</u>	
Water	Yes	<u>Provider</u>	
Sewer	Yes	City of Norfolk	
Natural Gas	Yes	City of Norfolk	
Electricity	Yes	Columbia Gas of Virginia	
Telephone	Yes	Dominion Virginia Power	
Mass Transit	Yes	Various carriers available	
		HRT (Bus)	
Other		<u>Yes</u>	<u>No</u>
Detrimental Easements			<u>Unknown</u>
Encroachments			X
Deed Restrictions	X		
Reciprocal Parking Rights		X	
Various sources compiled by CBRE			

INGRESS/EGRESS

Ingress and egress are available to the site via curb cuts along Granby Street.

EASEMENTS AND ENCROACHMENTS

There are no known easements or encroachments impacting the site that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a current title policy outlining all easements and encroachments on the property, if any, prior to making a business decision.

COVENANTS, CONDITIONS AND RESTRICTIONS

The subject's current LURA (Land Use Restriction Agreement) and restricts all units at 60% AMI levels.

ENVIRONMENTAL ISSUES

Although CBRE was not provided an Environmental Site Assessment (ESA), a tour of the site did not reveal any obvious issues regarding environmental contamination or adverse conditions.

The appraiser is not qualified to detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may affect the value of the property. For this appraisal, CBRE, Inc. has specifically assumed that the property is not affected by any hazardous materials that may be present on or near the property.

ADJACENT PROPERTIES

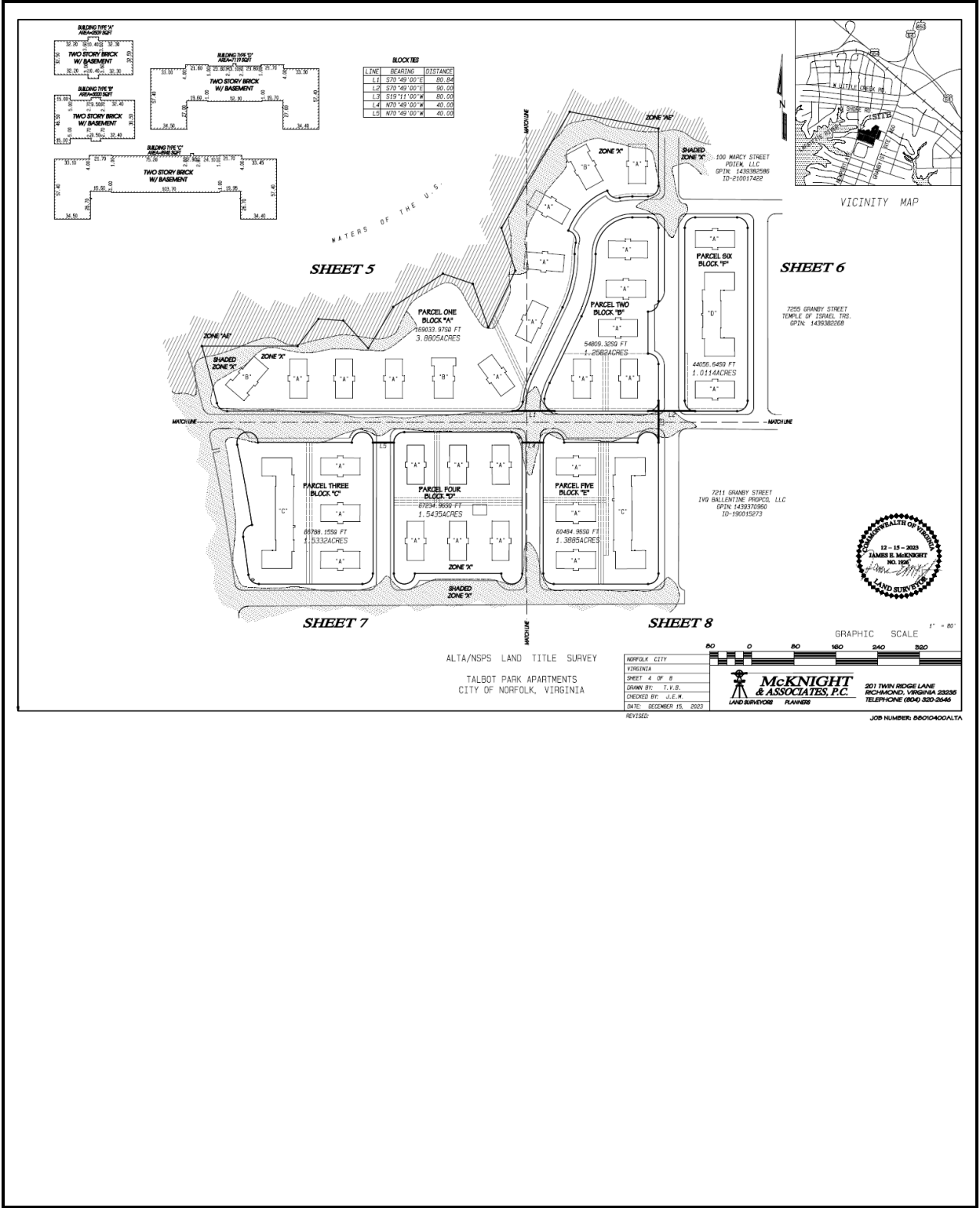
The adjacent land uses are summarized as follows:

North:	Fitness center
South:	Granby High School
East:	Church
West:	Residential

CONCLUSION

The site is afforded a good location in terms of proximity to supporting retail developments, employment centers and access to neighborhood amenities. The size of the site is typical for the area and use, and there are no known detrimental uses in the immediate vicinity. Overall, there are no known factors that are considered to prevent the site from development to its highest and best use, as if vacant, or adverse to the existing use of the site.

IMPROVEMENTS LAYOUT



Improvements Analysis

The following chart shows a summary of the improvements.

IMPROVEMENTS SUMMARY AND ANALYSIS		
Property Type	Multifamily	(Multi-Family Garden)
Number of Buildings	33 Residential; 1 Laundry Building	
Number of Stories	2	
Gross Building Area	204,029 SF	
Net Rentable Area	175,180 SF	
Number of Units	295	
Average Unit Size	594 SF	
Development Density	27.8 Units/Acre	
Parking Improvements	Surface	
Parking Spaces:	7	
Parking Ratio (spaces/unit)	0.02	
Year Built	1943	
Actual Age	81 Years	
Effective Age	20 Years	
Total Economic Life	50 Years	
Remaining Economic Life	30 Years	
Age/Life Depreciation	40.0%	
Functional Utility	Typical	

Source: Various sources compiled by CBRE

UNIT MIX					
Unit Mix/Type	Comments	No. Units	Percent of Total	Unit Size (SF)	NRA (SF)
1BD/1BA		227	76.9%	540	122,580
1BD/1BA		44	14.9%	710	31,240
2BD/1BA		12	4.1%	800	9,600
2BD/1BA		12	4.1%	980	11,760
Total/Average:		295	100.0%	594	175,180

Source: Various sources compiled by CBRE

YEAR BUILT

The subject was built in 1943.

CONSTRUCTION CLASS

Building construction class is as follows:

D - Wood frame, floor and structure; considered combustible

The construction components are assumed to be in working condition and adequate for the building.

The overall quality of the facility is considered to be average for the neighborhood and age. However, CBRE, Inc. is not qualified to determine structural integrity and it is recommended that

the client/reader retain the services of a qualified, independent engineer or contractor to determine the structural integrity of the improvements prior to making a business decision.

FOUNDATION/FLOOR STRUCTURE

The foundation is assumed to be of adequate load-bearing capacity to support the improvements. The floor structure is summarized as follows:

Ground Floor:	Concrete slab on compacted fill
Other Floors:	Plywood deck

EXTERIOR WALLS

The exterior walls are wood frame with brick veneer and wood accents and trim. The buildings have single pane aluminum frame windows.

ROOF COVER

All buildings have pitched roofs with a built-up composition shingle covering.

ELEVATOR/STAIR SYSTEM

Each building has an interior stairwell.

HVAC

The HVAC system consists of gas-furnaces and electrical air condition units. They are assumed to be in good working order and adequate for the building.

UTILITIES

The landlord pays for common area utilities, water, sewer, and trash utility expenses. However, upon the sale of the subject, tenants will be responsible for water/sewer and electric expenses.

LIFE SAFETY AND FIRE PROTECTION

It is assumed the improvements have adequate fire alarm systems, fire exits, fire extinguishers, fire escapes and/or other fire protection measures to meet local fire marshal requirements. CBRE, Inc. is not qualified to determine adequate levels of safety & fire protection, whereby it is recommended that the client/reader review available permits, etc. prior to making a business decision.

PROJECT AMENITIES

The project amenities include a laundry facility.

UNIT AMENITIES

Kitchens

Each unit features an appliance package that includes a gas range/oven, vent-hood and frost-free refrigerator. Additionally, each unit features wood cabinets with laminate countertops and vinyl flooring in the kitchen area.

Bathrooms

The bathrooms within each unit feature combination tub/showers with ceramic tile wainscot. Additionally, each bathroom features a commode, wood cabinet with laminate counter and built-in sink, with vanity mirror and vinyl flooring.

Interior Lighting

Each unit features incandescent lighting in appropriate interior and exterior locations with fluorescent lighting in bathrooms and kitchen areas.

SITE AMENITIES

Parking and Drives

The project only features seven dedicated parking spaces. However, there is sufficient street parking.

Landscaping

Landscaping is considered to be in average condition and well maintained.

FUNCTIONAL UTILITY

All of the floor plans are considered to feature functional layouts and the layout of the overall project is considered functional in utility. Therefore, the unit mix is also functional, and no conversion is warranted to the existing improvements.

ADA COMPLIANCE

The client/reader's attention is directed to the specific limiting conditions regarding ADA compliance.

FURNITURE, FIXTURES AND EQUIPMENT

The apartment units are rented on an unfurnished basis. However, miscellaneous maintenance tools, pool furniture, leasing office furniture, recreational room and clubhouse furniture, and various exercise machines are examples of personal property associated with, and typically included in the sale of, multifamily apartment complexes. Our market value assumes any FF&E at the property would transfer if the property were to sell. This is consistent with how buyers and sellers analyze similar properties.

RENOVATION PROJECT

The owner intends to complete various interior renovations. Prior to profit estimates, the renovation budget is \$13,320,000 and represents a cost of \$52,176 per dwelling unit.

We requested but were not provided with a complete itemized budget, and we have included a summary (with profit estimate) of the project costs as follows:

ANALYSIS OF RENOVATIONS	
Unit Renovations	\$15,392,000
Subtotal	\$15,392,000
Plus: Profit @ 15%	\$2,308,800
Total Renovation Costs:	\$17,700,800
Source: Buyer Renovation Budget	

Given the level of renovations involved with the project, and based on our experience with similar renovation projects, the budget and timeframe are considered reasonable. An entrepreneurial profit factor was applied to the budget, which is based on typical investor expectations.

FIRE DAMAGE REPAIR

The chart below shows the cost to cure the fire damage.

ANALYSIS OF FIRE DAMAGE	
Demo Unit	\$4,970
Rebuild Unit	\$54,670
Subtotal	\$59,640
Total Renovation Costs:	\$59,640
Source: Marshall & Swift	

ECONOMIC AGE AND LIFE

CBRE, Inc.'s estimate of the subject improvements effective age and remaining economic life is depicted in the following chart:

ECONOMIC AGE AND LIFE	
Actual Age	81 Years
Effective Age	20 Years
MVS Expected Life	50 Years
Remaining Economic Life	30 Years
Accrued Physical Incurable Depreciation	40.0%
Compiled by CBRE	

The remaining economic life is based upon our on-site observations and a comparative analysis of typical life expectancies as published by Marshall and Swift, LLC, in the Marshall Valuation Service cost guide. While CBRE, Inc. did not observe anything to suggest a different economic life, a capital improvement program could extend the life expectancy.

CONCLUSION

The improvements are in average overall condition. Upon completion, of renovations, the condition is expected to be good. Overall, there are no known factors that adversely impact the marketability of the improvements.

ZONING MAP



Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY	
Current Zoning	MF-NS Multifamily Neighborhood Scale
Legally Conforming	See Comments
Uses Permitted	A range of multi-family development on generally smaller lots. Allowed uses include detached single-family dwellings, two-family dwellings, townhomes, moderate-scale multifamily dwellings, and parks and recreation centers
Zoning Change	Not likely
Category	Zoning Requirement
Minimum Lot Size	8,000 Sq. Ft.
Minimum Lot Width	100 Feet
Maximum Height	4 stories
Minimum Setbacks	
Front Yard	25 Feet
Street Side Yard	5 Feet
Interior Side Yard	5 Feet
Rear Yard	20 Feet
Parking Requirements	1.5 spaces per unit
Subject's Actual Parking	0.02 spaces per unit
Source: Planning & Zoning Dept.	

ANALYSIS AND CONCLUSION

The existing improvements represent a legally-nonconforming use. Parking does not meet current zoning requirements of 1.50 spaces per unit. According to the City of Norfolk zoning ordinance, a nonconforming use, structure, or lot may continue, as it existed when it became nonconforming, until removed, discontinued, abandoned, or changed to conform to the regulations.

The owner of any nonconforming structure which is damaged or destroyed by an accidental fire, natural disaster or other act of God, or any other accidental means may repair, rebuild, or replace any such structure to its original nonconforming condition as long as the structure is not enlarged or altered in any way which increases its nonconforming characteristic.

Tax and Assessment Data

The following summarizes the local assessor's estimate of the subject's market value, assessed value, and taxes, and does not include any furniture, fixtures or equipment. The CBRE estimated tax obligation is also shown.

AD VALOREM TAX INFORMATION									
Parcel	Assessor's Parcel No.	Parcel Description	2023	2024	Pro Forma - As Is	Pro Forma - As Renovated LIHTC	Pro Forma - As Renovated Hypothetical Market Rate	Prospective - LIHTC	Prospective - Hypothetical Market Rate
1	1439286420		\$15,631,900	\$15,980,200					
	Subtotal		\$15,631,900	\$15,980,200	\$15,980,200	\$23,102,731	\$30,348,392	\$24,272,307	\$31,107,101
	% of Assessed Value		100%	100%	100%	100%	100%	100%	100%
	Final Assessed Value		15,631,900	15,980,200	\$15,980,200	\$23,102,731	\$30,348,392	\$24,272,307	\$31,107,101
	General Tax Rate (per \$100 A.V.)		1.250000	1.250000	1.250000	1.250000	1.250000	1.250000	1.250000
	Total Taxes		\$195,399	\$199,753	\$199,753	\$288,784	\$379,355	\$303,404	\$388,839
	Taxes per Unit		\$662	\$677	\$677	\$979	\$1,286	\$1,028	\$1,318

Source: Assessor's Office

The local assessor's methodology for valuation is a combination of the Sales, Cost and Income Approaches. Properties are revalued every year, and properties are assessed at 100% of the assessor's opinion of market value. The sale of a property may have some impact on the reassessment for the following year, in addition to various other factors.

We have estimated the subject's pro forma tax assessment based primarily on the ratio of assessed value to sale price analysis below that compares the new assessment to sale price of recently sold apartment properties.

CITY OF NORFOLK ASSESSMENT TREND - MULTI-FAMILY							
Sale Date	Property	Property Type	Recorded Sale Price	Assessment at Sale	Next Year Assessment	% Increase	% of Sale Price
Dec-23	Woodmere Trace	Multi-Family	\$38,500,000	\$21,618,300	\$35,887,300	66.0%	93.2%
Jan-23	Waters Edge	Multi-Family	\$26,500,000	\$21,287,800	\$25,230,800	18.5%	95.2%
Dec-21	Arly Point	Multi-Family	\$91,000,000	\$48,740,000	\$88,216,900	81.0%	96.9%
Nov-21	Crown Point Townhomes	Multi-Family	\$77,000,000	\$32,105,300	\$76,842,000	139.3%	99.8%
Sep-21	River House	Multi-Family	\$49,500,000	\$34,630,200	\$49,492,400	42.9%	100.0%
Mar-21	The Rockefeller	Multi-Family	\$29,758,500	\$23,081,100	\$29,096,600	26.1%	97.8%
Mar-21	The Lorraine	Multi-Family	\$9,141,500	\$7,077,500	\$9,127,000	29.0%	99.8%
Jan-21	Marina Villa	Multi-Family	\$22,375,000	\$9,799,000	\$18,170,100	85.4%	81.2%
Dec-20	Alexander at Ghent	Multi-Family	\$55,700,000	\$40,691,000	\$55,081,100	35.4%	98.9%
Dec-19	East Beach Marina	Multi-Family	\$35,000,000	\$21,315,600	\$33,059,100	55.1%	94.5%
Oct-19	824 Brandon Avenue	Multi-Family	\$1,300,000	\$933,300	\$1,149,000	23.1%	88.4%
Jul-19	River Oaks Apartments	Multi-Family	\$7,600,000	\$6,377,800	\$7,318,700	14.8%	96.3%
Jul-19	Watermark at Talbot Park	Multi-Family	\$32,100,000	\$25,794,200	\$31,136,400	20.7%	97.0%
Mar-19	The Gates of West Bay	Multi-Family	\$17,475,000	\$12,032,900	\$17,042,500	41.6%	97.5%
Feb-19	The Edge	Multi-Family	\$29,300,000	\$15,426,500	\$28,181,800	82.7%	96.2%
Jan-19	Park Crescent	Multi-Family	\$57,200,000	\$46,321,600	\$51,210,700	10.6%	89.5%
Oct-18	Breezy Point	Multi-Family	\$48,984,000	\$40,073,900	\$43,728,200	9.1%	89.3%
May-18	Mayflower	Multi-Family	\$17,000,000	\$12,729,300	\$15,518,000	21.9%	91.3%
Apr-17	Sumler Terrace	Multi-Family	\$12,200,000	\$5,365,700	\$9,884,300	84.2%	81.0%
						Minimum % of Sale Price:	81.0%
						Maximum % of Sale Price:	100.0%
						Average:	93.9%
						Median	96.2%

Source: City of Norfolk Assessment Records

The comparable assessed value to sale price ratios indicates a range of assessed values of 84% to 100% of the previous sales price of each comparable. The current assessment is 82% of our concluded as is value. Therefore, we have used the current assessed value in our as is value estimate. We have reconciled the subject tax expense at approximately 80% of the subject's as renovated LIHTC value. We have reconciled the subject tax expense at approximately 85% of the subject's hypothetical market rate values. The prospective assessed values represent typical 2.5% annual increases over the current as renovated assessed values.

TAX COMPARABLES

As a crosscheck to the subject's applicable real estate taxes, CBRE, Inc. has reviewed the real estate tax information according to City of Norfolk for comparable properties in the market area. The following table summarizes the comparables employed for this analysis:

AD VALOREM TAX COMPARABLES						
Comparable Rental	Riverpoint - LIHTC	Arbor Pointe - LIHTC	Parkwood Manor - LIHTC	Beechwood	Pinewood Gardens	Mission College Apartments
Year Built	1947	1949	1949	1984	1963	1989
No. Units	220	308	100	136	761	260
Tax Year	2024	2024	2024	2024	2024	2024
Assessor's Market Value	\$15,737,400	\$17,214,000	\$8,707,500	\$9,408,200	\$52,625,600	\$32,980,200
AV Per Unit	\$71,534	\$55,890	\$87,075	\$69,178	\$69,153	\$126,847
Source: Assessor's Office						

TAX ABATEMENT

The City of Norfolk currently has a tax abatement program. The purpose of the Tax Abatement Program is to encourage significant improvement of residential, commercial and industrial properties throughout the City of Norfolk that is of the highest construction quality and architectural design complementing the surrounding area. According to the City of Norfolk the following must apply:

- All taxes must be current.
- Make sure all work to be done is listed on the application.
- Rehabilitation work SHALL NOT begin until receipt of approval letter from the City Assessor and until appropriate building permits are obtained.
- Abatement is limited to original applicant and one transfer.
- The tax abatement will be revoked if property taxes are delinquent at any time during the abatement period.
- Increasing a property's assessed value usually will require substantial renovation or an addition.
- Subject expansion is limited to vertical and integrated horizontal construction.

- Renovations shall not include demolition and replacement of existing property.

Basic requirements for multifamily properties are the subject must be at least 40 years old, improvements to the structure must increase the assessed value by at least 40%, and all improvements must be completed within three years from the date of approval letter.

The abatement runs for 14 years and commences at the beginning of the tax quarter immediately following completion of rehabilitation and the increase in assessed value due to the improvements listed on the application will not be recognized for tax purposes for the first 10 years following the commencement of the tax abatement. The increase in assessed value due to the improvements will be recognized for tax purposes on a sliding scale and declines 20% each year starting the 11th year through the 15th year following the start of the tax abatement.

The current assessed value is \$15,980,200 and our estimated tax assessed value at the completion of renovations is \$24,272,307. The tax-exempt value is the difference between the current assessed value and the prospective assessed value. Therefore, the tax-exempt value is \$8,292,107.

Based on this tax abatement and the resulting savings at the current tax rate, the present value of the abatement is calculated as follows:

PRESENT VALUE OF TAX ABATEMENT - LIHTC						
Year	Percentage of Abatement	Total Tax Exempt Value	Total Abatement	Total Tax Savings	PV Factor @ 5.00%	Present Value
2025	100%	\$6,210,624	\$6,210,624	\$74,527	0.9523810	\$70,979
2026	100%	\$6,210,624	\$6,210,624	\$74,527	0.9070295	\$67,599
2027	100%	\$6,210,624	\$6,210,624	\$74,527	0.8638376	\$64,380
2028	100%	\$6,210,624	\$6,210,624	\$74,527	0.8227025	\$61,314
2029	100%	\$6,210,624	\$6,210,624	\$74,527	0.7835262	\$58,394
2030	100%	\$6,210,624	\$6,210,624	\$74,527	0.7462154	\$55,614
2031	100%	\$6,210,624	\$6,210,624	\$74,527	0.7106813	\$52,965
2032	100%	\$6,210,624	\$6,210,624	\$74,527	0.6768394	\$50,443
2033	100%	\$6,210,624	\$6,210,624	\$74,527	0.6446089	\$48,041
2034	100%	\$6,210,624	\$6,210,624	\$74,527	0.6139133	\$45,753
2035	80%	\$6,210,624	\$4,968,499	\$59,622	0.5846793	\$34,860
2036	60%	\$6,210,624	\$3,726,374	\$44,716	0.5568374	\$24,900
2037	40%	\$6,210,624	\$2,484,250	\$29,811	0.5303214	\$15,809
2038	20%	\$6,210,624	\$1,242,125	\$14,905	0.5050680	\$7,528
2039	0%	\$6,210,624	\$0	\$0	0.4810171	\$0
Total						\$658,579
Rounded						\$660,000
PV Calculation by CBRE						

This amount will be added to the value estimated by valuation approaches in this appraisal as a line-item adjustment.

The current assessed value is \$15,980,200 and our estimated tax assessed hypothetical market rate value at the completion of renovations is \$31,107,101. The tax-exempt value is the difference between the current assessed value and the prospective assessed value. Therefore, the tax-exempt value is \$15,126,901.

Based on this tax abatement and the resulting savings at the current tax rate, the present value of the abatement is calculated as follows:

PRESENT VALUE OF TAX ABATEMENT - HYPOTHETICAL MARKET RATE						
Year	Percentage of Abatement	Total Tax Exempt Value	Total Abatement	Total Tax Savings	PV Factor @ 5.00%	Present Value
2025	100%	\$15,126,901	\$15,126,901	\$181,523	0.9523810	\$172,879
2026	100%	\$15,126,901	\$15,126,901	\$181,523	0.9070295	\$164,647
2027	100%	\$15,126,901	\$15,126,901	\$181,523	0.8638376	\$156,806
2028	100%	\$15,126,901	\$15,126,901	\$181,523	0.8227025	\$149,339
2029	100%	\$15,126,901	\$15,126,901	\$181,523	0.7835262	\$142,228
2030	100%	\$15,126,901	\$15,126,901	\$181,523	0.7462154	\$135,455
2031	100%	\$15,126,901	\$15,126,901	\$181,523	0.7106813	\$129,005
2032	100%	\$15,126,901	\$15,126,901	\$181,523	0.6768394	\$122,862
2033	100%	\$15,126,901	\$15,126,901	\$181,523	0.6446089	\$117,011
2034	100%	\$15,126,901	\$15,126,901	\$181,523	0.6139133	\$111,439
2035	80%	\$15,126,901	\$12,101,521	\$145,218	0.5846793	\$84,906
2036	60%	\$15,126,901	\$9,076,141	\$108,914	0.5568374	\$60,647
2037	40%	\$15,126,901	\$6,050,760	\$72,609	0.5303214	\$38,506
2038	20%	\$15,126,901	\$3,025,380	\$36,305	0.5050680	\$18,336
2039	0%	\$15,126,901	\$0	\$0	0.4810171	\$0
Total						\$1,604,067
Rounded						\$1,605,000
PV Calculation by CBRE						

Market Analysis

The market analysis forms a basis for assessing market area boundaries, supply and demand factors, and indications of financial feasibility. Primary data sources utilized for this analysis include Axiometrics and ESRI. The subject is in the Virginia Beach MSA and is considered a Class C garden-style apartment community.

DEMOGRAPHIC ANALYSIS

Demand for residential properties is a direct function of demographic characteristics analyzed on the following pages.

Housing, Population and Household Formation

The following table illustrates the population and household changes for the subject neighborhood with primary focus on the 1-, 3- and 5-mile radius.

POPULATION AND HOUSEHOLD PROJECTIONS				
	1 Mile Radius	3 Mile Radius	5 Mile Radius	Virginia Beach- Norfolk- Newport News, VA-NC
Population				
2028 Total Population	12,868	114,227	211,746	1,816,522
2023 Total Population	13,265	117,835	217,511	1,804,873
2010 Total Population	13,396	118,420	224,761	1,693,860
2000 Total Population	13,454	114,791	218,131	1,593,771
Annual Growth 2023 - 2028	-0.61%	-0.62%	-0.54%	0.13%
Annual Growth 2010 - 2023	-0.08%	-0.04%	-0.25%	0.49%
Annual Growth 2000 - 2010	-0.04%	0.31%	0.30%	0.61%
Households				
2028 Total Households	6,566	47,843	87,459	731,442
2023 Total Households	6,602	48,012	87,316	713,823
2010 Total Households	6,449	45,064	79,548	636,912
2000 Total Households	6,291	44,669	79,252	586,841
Annual Growth 2023 - 2028	-0.11%	-0.07%	0.03%	0.49%
Annual Growth 2010 - 2023	0.18%	0.49%	0.72%	0.88%
Annual Growth 2000 - 2010	0.25%	0.09%	0.04%	0.82%

Source: ESRI

Income Distributions

Household income available for expenditure on housing and other consumer items is a primary factor in determining the price/rent level of housing demand in a market area. In the case of this study, projections of household income, particularly for renters, identifies in gross terms the market from which the subject submarket draws. The following table illustrates estimated household income distribution for the subject neighborhood.

HOUSEHOLD INCOME DISTRIBUTION				
	1 Mile Radius	3 Mile Radius	5 Mile Radius	Virginia Beach- Norfolk- Newport News, VA-NC
Households by Income Distribution (2023)				
<\$15,000	13.95%	12.47%	12.99%	8.28%
\$15,000 - \$24,999	8.01%	7.22%	7.75%	5.76%
\$25,000 - \$34,999	8.42%	7.35%	7.37%	6.11%
\$35,000 - \$49,999	13.78%	13.13%	12.77%	10.02%
\$50,000 - \$74,999	14.84%	16.94%	16.55%	17.36%
\$75,000 - \$99,999	8.75%	12.54%	11.91%	12.68%
\$100,000 - \$149,999	17.57%	16.67%	16.78%	19.53%
\$150,000 - \$199,999	6.24%	6.62%	6.78%	9.83%
\$200,000+	8.45%	7.06%	7.12%	10.44%

Source: ESRI

The following table illustrates the median and average household income levels for the subject neighborhood.

HOUSEHOLD INCOME LEVELS				
	1 Mile Radius	3 Mile Radius	5 Mile Radius	Virginia Beach- Norfolk- Newport News, VA-NC
Income				
2023 Median Household Income	\$57,809	\$62,227	\$61,498	\$78,865
2023 Average Household Income	\$89,448	\$88,866	\$88,682	\$107,620
2023 Per Capita Income	\$44,163	\$36,763	\$37,414	\$42,919

Source: ESRI

Employment

An employment breakdown typically indicates the working-class characteristics for a given market area. The specific employment population within the indicated radii of the subject is as follows:

EMPLOYMENT BY INDUSTRY				
Occupation (2023)	1 Mile Radius	3 Mile Radius	5 Mile Radius	Virginia Beach- Norfolk- Newport News, VA-NC
Agric/Forestry/Fishing/Hunting	0.00%	0.13%	0.12%	0.34%
Construction	3.87%	6.38%	6.19%	6.07%
Manufacturing	7.33%	6.72%	7.30%	9.11%
Wholesale Trade	1.04%	1.36%	1.50%	1.63%
Retail Trade	13.24%	12.80%	12.01%	11.05%
Transportation/Warehousing	5.57%	4.83%	4.48%	4.43%
Information	2.46%	1.99%	1.79%	1.57%
Finance/Insurance	3.62%	3.35%	3.27%	4.15%
Prof/Scientific/Tech Services	6.87%	7.82%	7.74%	8.81%
Mgmt of Companies/Enterprises	0.06%	0.06%	0.15%	0.10%
Admin/Support/Waste Mgmt Svcs	4.14%	5.08%	6.00%	4.68%
Educational Services	8.34%	10.74%	10.21%	9.85%
Health Care/Social Assistance	16.29%	14.38%	14.93%	14.69%
Arts/Entertainment/Recreation	2.81%	1.93%	1.83%	2.17%
Accommodation/Food Services	9.17%	8.73%	8.86%	7.01%
Other Services (excl Publ Adm)	5.17%	4.17%	4.19%	4.57%
Public Administration	10.04%	9.53%	9.44%	9.77%

Source: ESRI

Outlook

Based on this analysis, the immediate area surrounding the subject is projected to experience moderate, positive growth relative to households and population into the near future. Given the area demographics, it appears that demand for both comparable surrounding area apartment units and the subject will continue to be favorable.

METROPOLITAN VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC APARTMENT MARKET OVERVIEW

Recent Performance

The following table summarizes historical and projected performance for the overall metropolitan Virginia Beach-Norfolk-Newport News, VA-NC apartment market, as reported by Axiometrics.

VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC APARTMENT MARKET							
Year Ending	Inventory (Units)	Completions (Units)	Occupied Stock (Units)	Occupancy	Effective Rent (\$/Unit / Mo.)	Effective Rent Change	Net Absorption (Units)
2014	131,478	2,970	123,129	93.7%	\$981	1.01%	3,072
2015	133,000	1,722	124,129	93.3%	\$1,000	0.50%	1,002
2016	135,773	2,863	127,477	93.9%	\$1,012	1.58%	3,356
2017	137,437	1,664	129,479	94.2%	\$1,044	2.21%	2,000
2018	138,902	1,465	132,485	95.4%	\$1,082	1.93%	3,005
2019	139,733	831	134,800	96.5%	\$1,117	3.19%	2,320
2020	141,120	1,835	137,550	97.5%	\$1,177	5.08%	2,744
2021	142,697	1,577	140,514	98.5%	\$1,351	13.56%	2,960
2022	143,210	1,181	136,909	95.6%	\$1,454	6.17%	-3,599
Q1 2023	143,381	171	136,054	94.9%	\$1,451	-0.40%	-855
Q2 2023	143,555	174	136,808	95.3%	\$1,486	1.92%	753
Q3 2023	144,081	526	137,324	95.3%	\$1,500	0.84%	516
Q4 2023	144,284	203	137,402	95.2%	\$1,493	-0.45%	82
2023	144,284	1,074	137,402	95.2%	\$1,493	1.87%	497
Q1 2024	144,824	540	137,626	95.0%	\$1,503	0.57%	224
Q2 2024*	146,079	1,255	139,067	95.2%	\$1,521	1.20%	1,484
Q3 2024*	146,815	736	139,181	94.8%	\$1,538	1.12%	113
Q4 2024*	147,085	270	138,407	94.1%	\$1,534	-0.26%	-774
2024*	147,085	2,801	138,407	94.1%	\$1,534	2.70%	1,049
2025*	148,249	1,164	139,651	94.2%	\$1,582	3.10%	1,243
2026*	149,392	1,143	140,877	94.3%	\$1,635	3.40%	1,226
2027*	150,553	1,161	141,971	94.3%	\$1,687	3.20%	1,095
2028*	151,686	1,134	143,040	94.3%	\$1,739	3.10%	1,069

* Future Projected Data according to Axiometrics

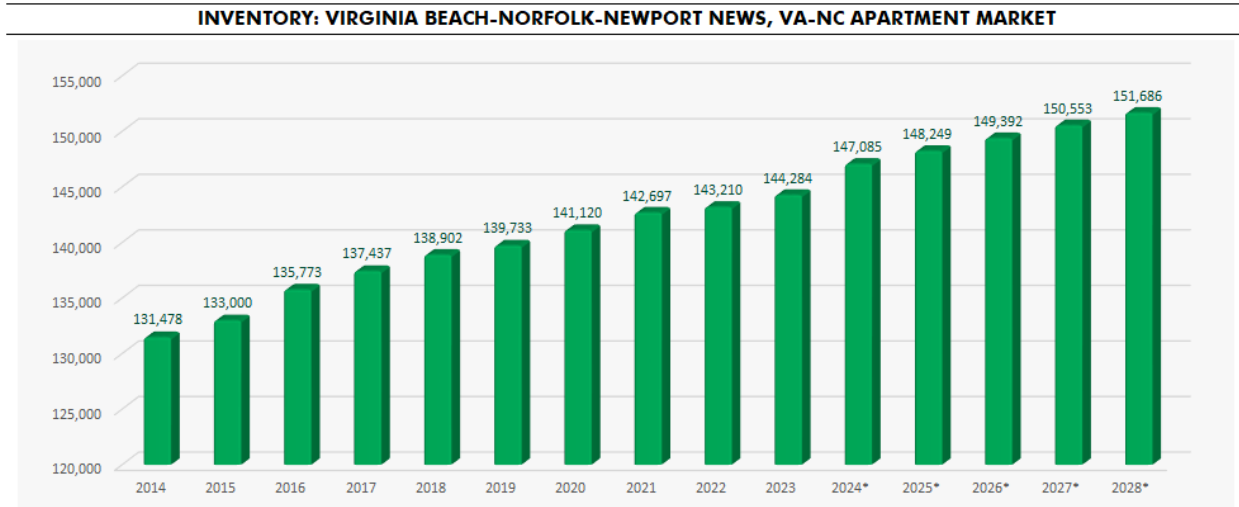
Source: Axiometrics, 1st Quarter 2024

The Virginia Beach-Norfolk-Newport News, VA-NC apartment market consists of approximately 144,824 units of apartment space. The following observations are noted from the table above:

- As of 1st Quarter 2024, there were approximately 137,626 units of occupied apartment space, resulting in an occupancy rate of 95.0% for the metro area. This reflects a small decrease from the previous quarter's occupancy of 95.2%, and a small decrease from an occupancy rate of 95.2% from last year.
- The area experienced positive 224 units of net absorption for the current quarter. This indicates an improvement from the previous quarter's positive 82 units of net absorption, and a decline from the positive 497 units of net absorption from last year.
- The area had completions of positive 540 units for the current quarter, which indicates an increase from the previous quarter's completions of positive 203 units, and indicates a decline from completions of positive 1,074 units from last year.

- The area achieved average effective rent of \$1,503 per unit, which indicates an increase from the previous quarter's effective rent of \$1,493 per unit, and an increase from the effective rent of \$1,493 per unit from last year.

Historical Inventory – Market

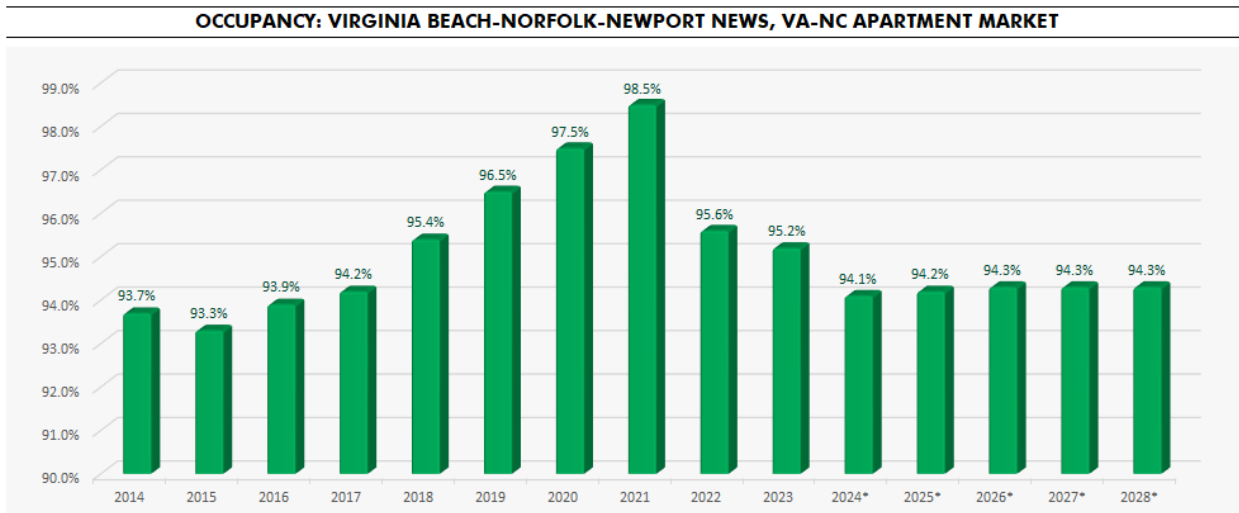


* Future Projected Data according to Axiometrics

Source: Axiometrics, 1st Quarter 2024

Inventory is projected to be 147,085 units at the end of the current year, which represents an increase from the previous year's inventory of 144,284 units. Inventory for next year is projected to be 148,249 units, reflecting an increase from the current year.

Historical Occupancy - Market

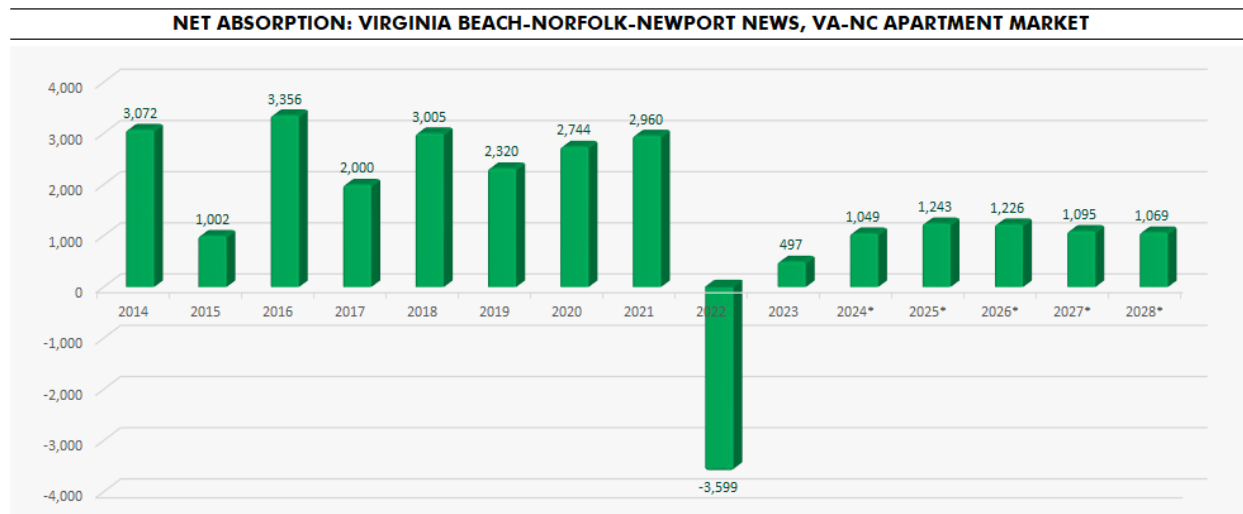


* Future Projected Data according to Axiometrics

Source: Axiometrics, 1st Quarter 2024

At the end of the current year, the occupancy rate is projected to be 94.1%, which reflects a decrease from the 95.2% occupancy rate at the end of last year. Occupancy for next year is projected to be 94.2%, reflecting a small increase from the current year.

Historical Net Absorption - Market

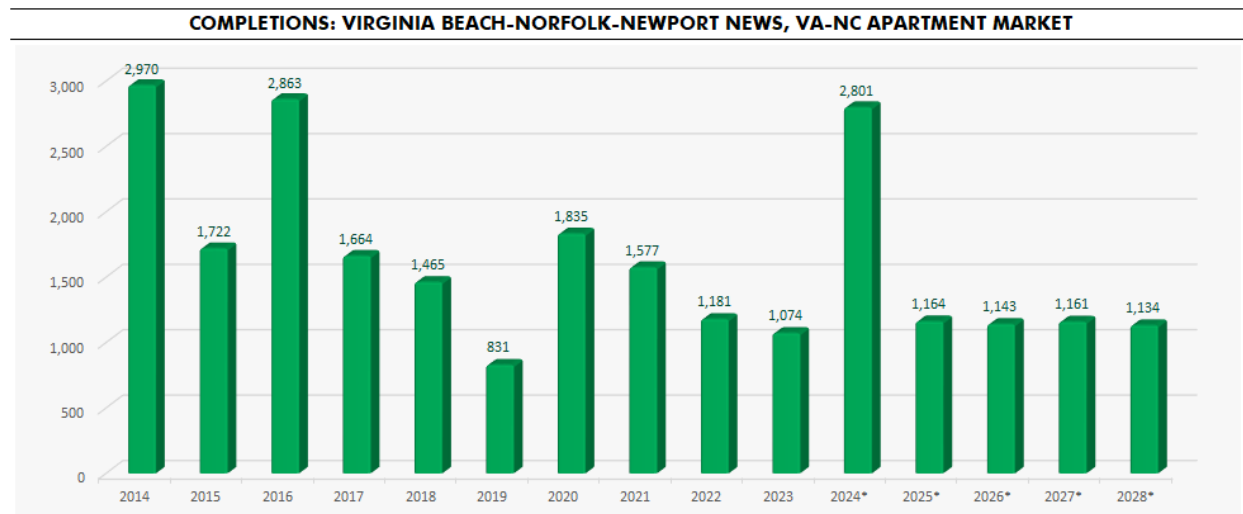


* Future Projected Data according to Axiometrics

Source: Axiometrics, 1st Quarter 2024

At the end of the current year, the area is projected to experience positive 1,049 units of net absorption, which indicates an improvement from the positive 497 units of net absorption for the previous year. The area is projected to experience positive 1,243 units of net absorption as of the end of next year, which indicates an improvement from the current year.

Historical Completions - Market

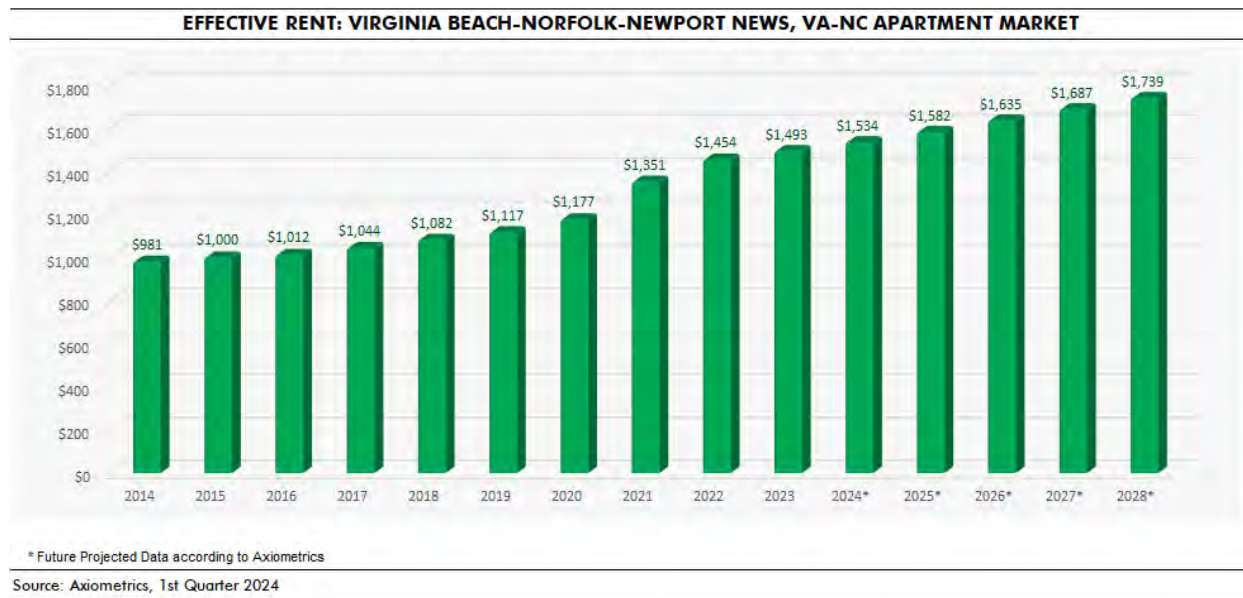


* Future Projected Data according to Axiometrics

Source: Axiometrics, 1st Quarter 2024

The area is projected to achieve completions of positive 2,801 units for the current year, which indicates an improvement from the previous year's completions of positive 1,074 units. The area is projected to experience completions of positive 1,164 units as of the end of next year, which indicates a decline from the current year.

Historical Effective Rent - Market



The area is projected to achieve average effective rent of \$1,534 per unit at the end of the current year, which indicates an increase from the previous year's effective rent of \$1,493 per unit. The area is projected to achieve effective rent of \$1,582 per unit by the end of next year, indicating an increase from the current year.

SUBMARKET SNAPSHOT

The following table summarizes the supply of apartment units for each submarket within the Virginia Beach-Norfolk-Newport News, VA-NC market as of 1st Quarter 2024.

SUBMARKET SNAPSHOT				
Submarket	Inventory (Units)	Completions* (Units)	Effective Rent (\$/Unit / Mo.)	Occupancy
Chesapeake	10,786	0	\$1,648	96.4%
Hampton/Poquoson	17,692	72	\$1,516	94.9%
Newport News	26,649	0	\$1,346	94.0%
Northern Norfolk	15,596	0	\$1,289	95.7%
Portsmouth/Suffolk	17,336	435	\$1,411	94.9%
Southern Norfolk	13,082	280	\$1,539	94.5%
Virginia Beach East	18,803	128	\$1,598	95.0%
Virginia Beach West	17,763	384	\$1,606	95.5%
Williamsburg/Jamestown	7,117	144	\$1,675	95.2%

*Completions include trailing 4 quarters

Source: Axiometrics, 1st Quarter 2024

Northern Norfolk Submarket

Important characteristics of the Northern Norfolk apartment market are summarized below:

NORTHERN NORFOLK APARTMENT SUBMARKET							
Year Ending	Inventory (Units)	Completions (Units)	Occupied Stock (Units)	Occupancy	Effective Rent (\$/Unit / Mo.)	Effective Rent Change	Net Absorption (Units)
2014	15,030	131	14,154	94.2%	\$859	2.49%	140
2015	15,167	137	14,158	93.4%	\$870	0.65%	4
2016	15,346	179	14,438	94.1%	\$901	1.15%	279
2017	15,346	0	14,540	94.8%	\$932	2.00%	102
2018	15,346	0	14,619	95.3%	\$975	2.12%	79
2019	15,346	0	14,861	96.8%	\$981	2.50%	242
2020	15,596	250	15,239	97.7%	\$1,018	2.53%	378
2021	15,596	0	15,403	98.8%	\$1,122	7.87%	164
2022	15,596	0	15,045	96.5%	\$1,214	7.84%	-357
Q1 2023	15,596	0	14,992	96.1%	\$1,220	0.46%	-53
Q2 2023	15,596	0	14,996	96.2%	\$1,246	1.18%	2
Q3 2023	15,596	0	14,955	95.9%	\$1,261	1.65%	-40
Q4 2023	15,596	0	14,964	96.0%	\$1,285	1.87%	9
2023	15,596	0	14,964	96.0%	\$1,285	5.36%	-81
Q1 2024	15,596	0	14,921	95.7%	\$1,289	0.31%	-43
Q2 2024*	15,596	0	14,910	95.6%	\$1,294	0.39%	-16
Q3 2024*	15,634	38	14,868	95.1%	\$1,306	0.93%	-42
Q4 2024*	15,692	58	14,813	94.4%	\$1,337	2.37%	-55
2024*	15,692	96	14,813	94.4%	\$1,337	4.00%	-154
2025*	15,725	33	14,860	94.5%	\$1,395	4.30%	45
2026*	15,752	27	14,901	94.6%	\$1,459	4.60%	41
2027*	15,778	26	14,926	94.6%	\$1,527	4.70%	25
2028*	15,807	29	14,953	94.6%	\$1,592	4.30%	27

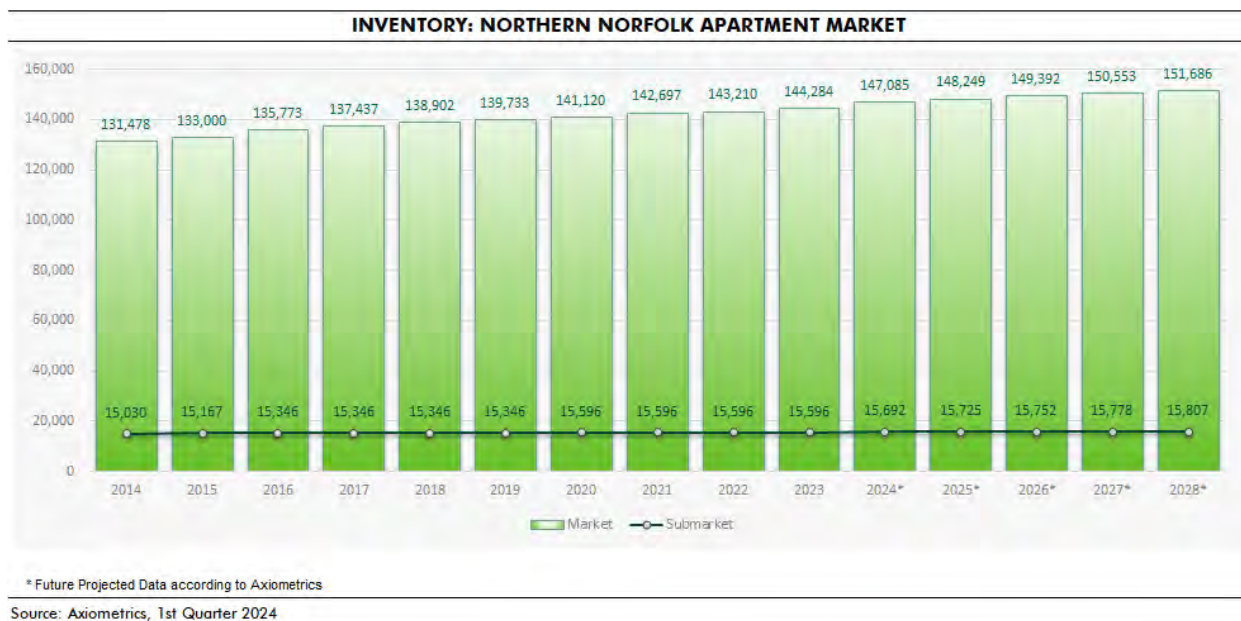
*Future Projected Data according to Axiometrics

Source: Axiometrics, 1st Quarter 2024

The Northern Norfolk apartment submarket consists of approximately 15,596 units of apartment space. The current submarket inventory represents approximately 10.8% of the overall market inventory. The following observations were noted from the table above:

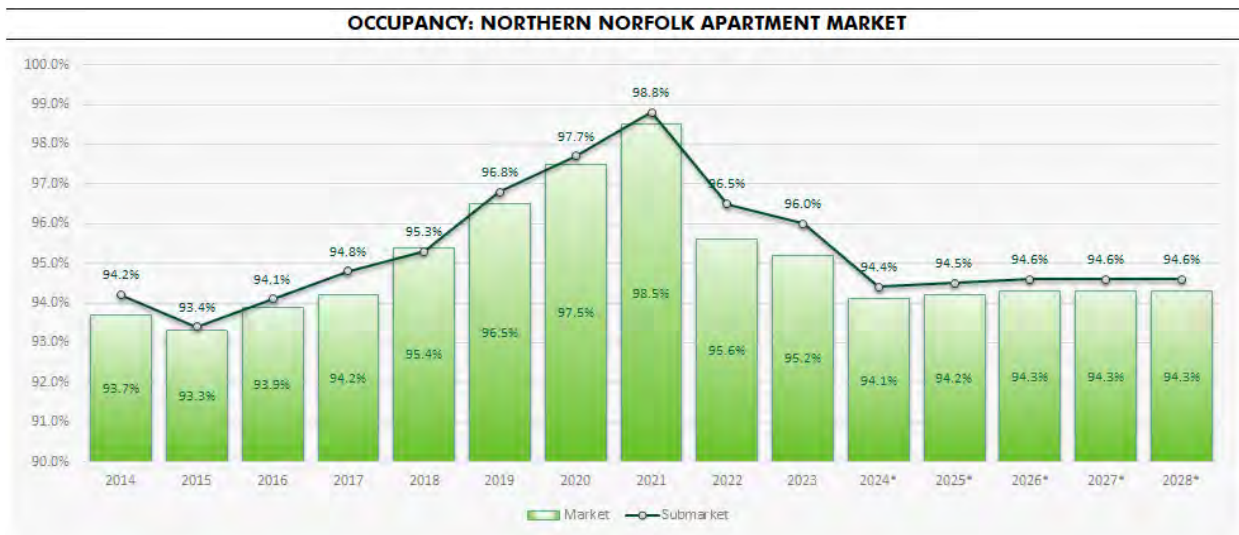
- As of 1st Quarter 2024, there were approximately 14,921 units of occupied apartment space, resulting in an occupancy rate of 95.7% for the submarket. This reflects a decrease from the previous quarter's occupancy of 96.0%, and a small decrease from an occupancy rate of 96.0% from last year. The submarket occupancy is above the 95.0% market occupancy.
- The submarket experienced negative 43 units of net absorption for the current quarter. This indicates a decline from the previous quarter's positive 9 units of net absorption, and an improvement from the negative 81 units of net absorption from a year ago. The submarket's current net absorption of negative 43 units is below the overall market net absorption of positive 224 units.
- The submarket had zero completions for the current quarter, which indicates no change from the previous quarter's zero completions, and no change from the zero completions from last year.
- The submarket achieved average effective rent of \$1,289 per unit, which indicates an increase from the previous quarter's effective rent of \$1,285 per unit, and an increase from the effective rent of \$1,285 per unit from last year. The submarket's current effective rent of \$1,289 per unit is below the overall market asking rent of \$1,503 per unit.

Historical Inventory - Submarket



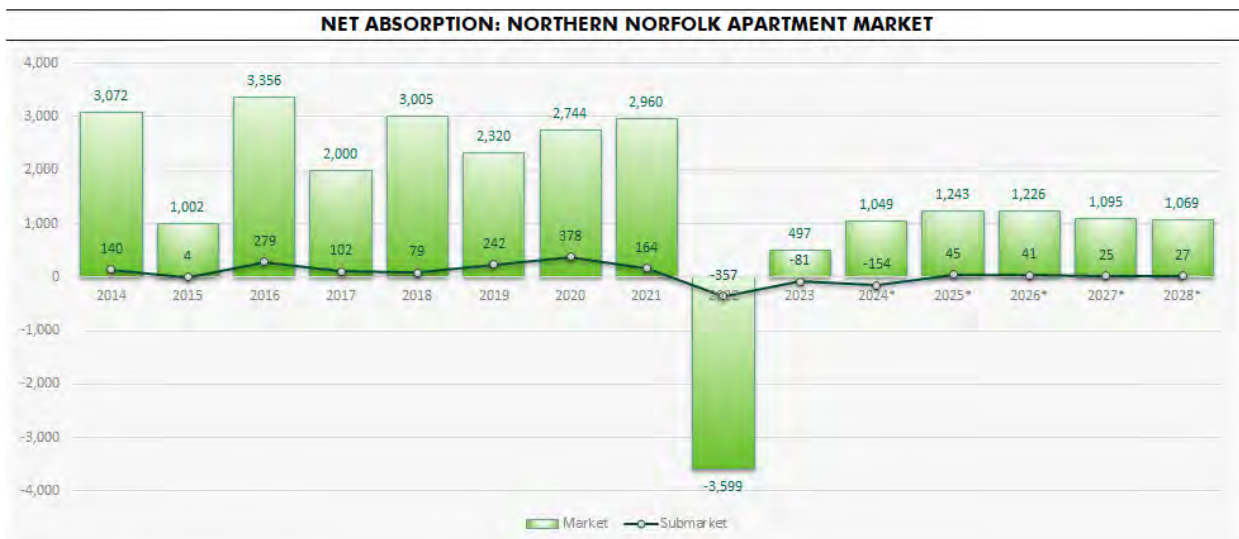
Submarket Inventory is projected to be 15,692 units at the end of the current year, which represents a small increase from the previous year's submarket inventory of 15,596 units. Inventory for next year is projected to be 15,725 units, reflecting a small increase from the current year.

Historical Occupancy - Submarket



Submarket occupancy is projected to be 94.4% at the end of the current year, which represents a decrease from the previous year's submarket occupancy of 96.0%. Submarket occupancy for next year is projected to be 94.5%, reflecting a small increase from the current year.

Historical Net Absorption - Submarket



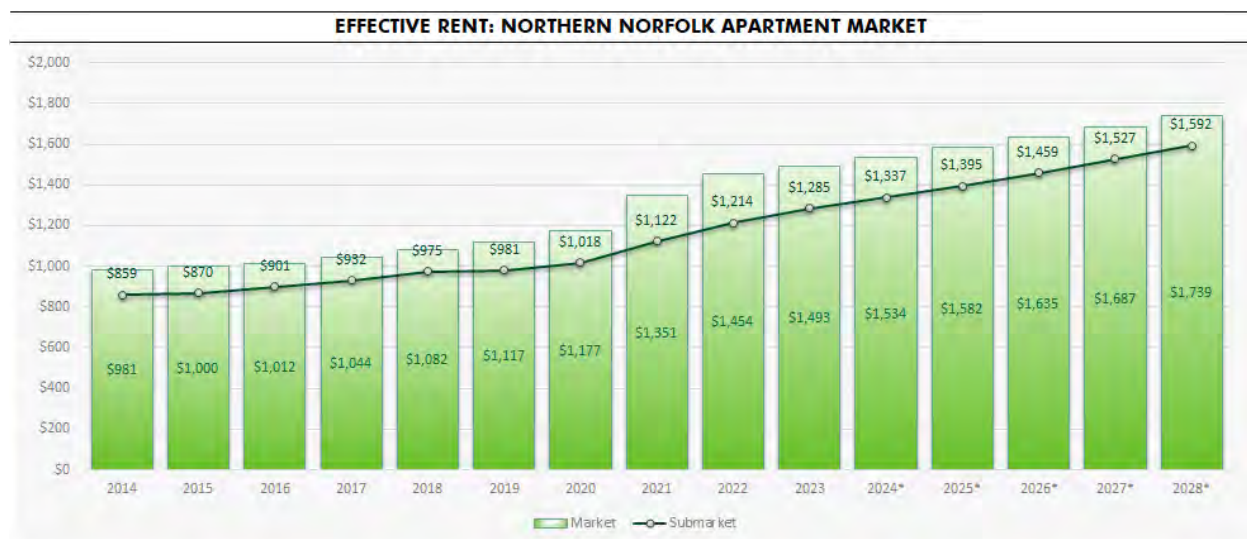
Net absorption in the submarket is projected to be negative 154 units at the end of the current year, reflecting a decline from the previous year's net absorption of negative 81 units. Net absorption for next year is projected to be positive 45 units, indicating an improvement from the current year.

Historical Completions - Submarket



The submarket is projected to achieve completions of positive 96 units at the end of the current year, which indicates an improvement from the previous year's zero completions. The submarket is projecting completions of positive 33 units for next year, which indicates a decline from the current year.

Historical Effective Rent - Submarket



The submarket is projected to achieve average effective of \$1,337 per unit at the end of the current year, which represents an increase from the previous year's effective rent of \$1,285 per

unit. The submarket is projected to achieve average effective rent of \$1,395 per unit, reflecting an increase from the current year.

COMPETITIVE PROPERTIES

Comparable properties were surveyed in order to identify the current occupancy within the competitive market. The comparable data is summarized in the following table:

SUMMARY OF COMPARABLE MULTIFAMILY RENTALS				
Comp. No.	Name	Location	Distance from Subject	Occupancy
1	Riverpoint - LIHTC	6415 Newport Ave Norfolk, VA	0.7 Miles	98%
2	Oakmont North - LIHTC	1324 Johnstons Road Norfolk, VA	2.2 Miles	97%
3	Ebbetts Plaza - LIHTC	512 Featherstone Court Virginia Beach, VA	7.7 Miles	97%
4	Arbor Pointe - LIHTC	502 Grantham Road Norfolk, VA	0.6 Miles	92%
5	University Gardens	5801 Lowery Road Norfolk, VA	4.9 Miles	98%
6	Beechwood	7872 Ogden Avenue Norfolk, VA	1.0 Miles	99%
7	Pinewood Gardens	1731 East Little Creek Rd Norfolk, VA	2.6 Miles	97%
8	Mission College Apartments	1300 Lead Street Norfolk, VA	3.7 Miles	99%
Subject	Talbot Park Apartments	118 Warren St, Norfolk, Virginia		91%
Compiled by CBRE				

The comparable properties surveyed reported occupancy rates of 92% or better, and all are currently in average condition.

SUBJECT ANALYSIS

Occupancy

Based on the foregoing analysis, CBRE, Inc.'s conclusion of stabilized occupancy for the subject is illustrated in the following table. This estimate considers both the physical and economic factors of the market.

OCCUPANCY CONCLUSIONS	
Virginia Beach-Norfolk-Newport News, VA-NC Market	95.3%
Northern Norfolk Submarket	95.9%
Rent Comparables	96.8%
Subject's Current Occupancy	90.5%
Subject's Stabilized Occupancy	95.0%
Compiled by CBRE	

CONCLUSION

We believe the subject is similar to its immediate competition in terms of design and overall condition and offers similar amenities. It has an average location for an apartment project. It is in reasonable proximity to both employment centers and major roadways. Based upon our analysis, the subject should be able to maintain a relatively stabilized occupancy position over the near term with limited growth in rental rates.

Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

The highest and best use analysis of the subject is discussed below.

AS VACANT

Legal Permissibility

The legally permissible uses were discussed in the Site Analysis and Zoning Sections.

Physical Possibility

The subject is adequately served by utilities, and has an adequate shape and size, sufficient access, etc., to be a separately developable site. There are no known physical reasons why the subject site would not support any legally probable development (i.e. it appears adequate for development).

Existing structures on similar sites provides additional evidence for the physical possibility of development.

Financial Feasibility

The primary potential use for the subject site is for apartments. The determination of financial feasibility is dependent primarily on the relationship of supply and demand for the legally probable land uses versus the cost to create the uses. As discussed in the market analysis of this report, the subject apartment market is improving and there have been several new apartment projects completed in the subject's submarket in recent years, which have leased-up well. These factors indicate that it would be financially feasible to complete a new apartment project if the site acquisition cost was low enough to provide an adequate developer's profit.

Maximum Productivity - Conclusion

The final test of highest and best use of the site as if vacant is that the use be maximally productive, yielding the highest return to the land.

Based on the information presented above and upon information contained in the market and neighborhood analysis, we conclude that the highest and best use of the subject as if vacant would be the development of an apartment property. Our analysis of the subject and its respective market characteristics indicate the most likely buyer, as if vacant, would be a regional developer.

AS IMPROVED

Legal Permissibility

The site has been improved with an multifamily development that is a legal, nonconforming use.

Physical Possibility

The layout and positioning of the improvements are considered functional for multifamily use. While it would be physically possible for a wide variety of uses, based on the legal restrictions and the design of the improvements, the continued use of the property for multifamily users would be the most functional use.

Financial Feasibility

The financial feasibility of an multifamily property is based on the amount of rent which can be generated, less operating expenses required to generate that income; if a residual amount existing, then the land is being put to a productive use. Based upon the income capitalization approach conclusion, the subject is producing a positive net cash flow and continued utilization of the improvements for multifamily purposes is considered financially feasible.

Maximum Productivity - Conclusion

As shown in the applicable valuation sections, buildings that are similar to the subject have been acquired or continue to be used by multifamily owners/tenants. None of the comparable buildings have been acquired for conversion to an alternative use. The most likely buyer for the subject property is as follows:

- Investor-Regional

Based on the foregoing, the highest and best use of the property, as improved, is consistent with the existing use, as an multifamily development.

Insurable Replacement Cost

Insurable Replacement Cost is defined as follows:

Replacement Cost for Insurance Purposes - The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design, and layout for insurance coverage purposes guaranteeing that damaged property is replaced with new property (i.e., depreciation is not deducted).¹⁰

CBRE, Inc. has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry-accepted publications such as the Marshall Valuation Service. The methodology employed is a derivation of the cost approach and is not reliable for Insurable Replacement Cost estimates. Actual construction costs and related estimates can vary greatly from this estimate.

The Insurable Replacement Cost estimate presented herein is intended to reflect the value of the destructible portions of the subject, based on the replacement of physical items that are subject to loss from hazards (excluding indestructible items such as basement excavation, foundation, site work, land value and indirect costs). In the case of the subject, this estimate is based upon the base building costs (direct costs) as obtained via the Marshall Valuation Service cost guide, with appropriate deductions.

This analysis should not be relied upon to determine proper insurance coverage as only consultants considered experts in cost estimation and insurance underwriting are qualified to provide an Insurable Replacement Cost. It is provided to aid the client/reader/user as part of their overall decision-making process and no representations or warranties are made by CBRE, Inc. regarding the accuracy of this estimate. It is strongly recommended that other sources be utilized to develop any estimate of Insurable Replacement Cost.

¹⁰ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), 163.



Insurable Replacement Cost Worksheet

Capital One defines Insurable Replacement Cost as replacement cost new (GBA x base cost x multipliers) of the primary improvements (vertical construction including parking structures) exclusive of site improvements, landscaping, indirect costs and entrepreneurial profit, less exclusions (i.e., foundations, piping below grade, architect's fees) without consideration of debris removal. FF&E (including appliances) and personal property are also to be excluded from this IRC estimate.

Project/Property Information

Current Date:	July 15, 2024
Effective Date:	July 11, 2024
Property Address:	118 Warren Street Norfolk VA 23505
RIMS Number:	
Year Constructed:	1943

Insurable Replacement Cost Calculation

Instructions: **** ALL yellow fields must be populated for applicable buildings. **** For uniform property types outside the flood plain, enter applicable cost information under the first column. To break out mixed use types or individual buildings (required when improvements are in the flood plain), use as many columns as necessary, then total Insurable Replacement Cost in the "Total" column. Additional worksheets can be added when more columns are required. Blue fields will autocalculate. **FF&E (including appliances), personal property, site improvements, landscaping, indirect costs and entrepreneurial profit are NOT to be included in this IRC.**

Description:	318 Warren Street	310-314 Warren Street	302-306 Warren Street	218-300 Warren Street	Total (All Buildings on All Pages)
Address:	318 Warren Street	310-314 Warren Street	302-306 Warren Street	218-300 Warren Street	
Gross Bldg Area (GBA):	6,000	5,018	5,018	5,018	204,029
MVS Section/Page:	12/16	12/16	12/16	12/16	
Quality/Building Class:	Average/D	Average/D	Average/D	Average/D	
Building Type:	Multifamily	Multifamily	Multifamily	Multifamily	
Base Cost per SF (\$):	\$110.00	\$110.00	\$110.00	\$110.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Total Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Current Cost Multiplier:	1.01	1.01	1.01	1.01	
Local Multiplier:	0.93	0.93	0.93	0.93	
Number of Stories Mult.:	1.00	1.00	1.00	1.00	
Height Multiplier:	1.00	1.00	1.00	1.00	
Floor Area Multiplier:	1.00	1.00	1.00	1.00	
Other Multiplier (describe below):	1.00	1.00	1.00	1.00	
Adjusted Cost per SF:	\$103.32	\$103.32	\$103.32	\$103.32	
Replacement Cost New:	\$619,938	\$518,475	\$518,475	\$518,475	\$20,661,028

NOTE:

Insurable exclusions must be allocated between "foundation" and "other" categories below. Non-compliant forms will be returned for revision.

Insurable Exclusions:					
- Foundations (\$)	\$61,994	\$51,847	\$51,847	\$51,847	
- Other (\$)	\$0	\$0	\$0	\$0	
Total Exclusions:	\$61,994	\$51,847	\$51,847	\$51,847	\$2,066,103
Ins. Replacement Cost:	\$557,944	\$466,627	\$466,627	\$466,627	\$18,594,925
Rounded:	\$558,000	\$467,000	\$467,000	\$467,000	\$18,600,000
Chronological Age (Yrs):	78	78	78	78	
Effective Age (Yrs):	20	20	20	20	
Property Condition (select):	Average	Average	Average	Average	
Life Expectancy (Yrs):	50	50	50	50	
Estimated % Depreciation:	40.0%	40.0%	40.0%	40.0%	
Estimated \$ Depreciation:	\$247,975	\$207,390	\$207,390	\$207,390	
Actual Cash Value:	\$371,963	\$311,085	\$311,085	\$311,085	\$15,758,425



Insurable Replacement Cost Worksheet

The project/property fields below will autopopulate based on the information entered on page 1.

Project/Property Information

Current Date:	July 15, 2024
Effective Date:	July 11, 2024
Property Address:	118 Warren Street Norfolk VA 23505
RIMS Number:	0
Year Constructed:	1943

Insurable Replacement Cost Calculation

This page should be left blank when the columns on prior pages are adequate to capture the entire subject.

	208-216 Warren Street	206 Warren Street	7241-7245 Marcy St	7253-7257 Marcy St	Total (All Buildings on All Pages)
Address/Description:	208-216 Warren Street	206 Warren Street	7241-7245 Marcy St	7253-7257 Marcy St	
Gross Bldg Area (GBA):	6,000	5,018	5,018	5,018	204,029
MVS Section/Page:	12/16	12/16	12/16	12/16	
Quality/Building Class:	Average/D	Average/D	Average/D	Average/D	
Building Type:	Multifamily	Multifamily	Multifamily	Multifamily	
Base Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Total Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Current Cost Multiplier:	1.01	1.01	1.01	1.01	
Local Multiplier:	0.93	0.93	0.93	0.93	
Number of Stories Mult.:	1.00	1.00	1.00	1.00	
Height Multiplier:	1.00	1.00	1.00	1.00	
Floor Area Multiplier:	1.00	1.00	1.00	1.00	
Other Multiplier (describe below):	1.00	1.00	1.00	1.00	
Adjusted Cost per SF:	\$103.32	\$103.32	\$103.32	\$103.32	
Replacement Cost New:	\$619,938	\$518,475	\$518,475	\$518,475	\$20,661,028
Insurable exclusions must be allocated between "foundation" and "other" categories below. Non-compliant forms will be returned for revision.					
Insurable Exclusions:					
- Foundations	\$61,994	\$51,847	\$51,847	\$51,847	
- Other	\$0	\$0	\$0	\$0	
Total Exclusions:	\$61,994	\$51,847	\$51,847	\$51,847	\$2,066,103
Ins. Replacement Cost:	\$557,944	\$466,627	\$466,627	\$466,627	\$18,594,925
Rounded:	\$558,000	\$467,000	\$467,000	\$467,000	\$18,600,000
Chronological Age:	56	50	50	50	
Effective Age:	25	25	25	25	
Property Condition (select):	Average	Average	Average	Average	
Life Expectancy (Yrs):	50	50	50	50	
Estimated % Depreciation:	50.0%	50.0%	50.0%	50.0%	
Estimated \$ Depreciation:	\$309,969	\$259,237	\$259,237	\$259,237	
Actual Cash Value:	\$309,969	\$259,237	\$259,237	\$259,237	



Insurable Replacement Cost Worksheet

The project/property fields below will autopopulate based on the information entered on page 1.

Project/Property Information

Current Date:	July 15, 2024
Effective Date:	July 11, 2024
Property Address:	118 Warren Street Norfolk VA 23505
RIMS Number:	0
Year Constructed:	1943

Insurable Replacement Cost Calculation

This page should be left blank when the columns on prior pages are adequate to capture the entire subject.

	7261-7265 Marcy St	7271-7269 Marcy St	7275-7277 Marcy St	7255-7260 Remsen St	Total (All Buildings on All Pages)
Address/Description:	7261-7265 Marcy St	7271-7269 Marcy St	7275-7277 Marcy St	7255-7260 Remsen St	
Gross Bldg Area (GBA):	5,018	6,000	5,018	5,018	204,029
MVS Section/Page:	12/16	12/16	12/16	12/16	
Quality/Building Class:	Average/D	Average/D	Average/D	Average/D	
Building Type:	Multifamily	Multifamily	Multifamily	Multifamily	
Base Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Total Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Current Cost Multiplier:	1.01	1.01	1.01	1.01	
Local Multiplier:	0.93	0.93	0.93	0.93	
Number of Stories Mult.:	1.00	1.00	1.00	1.00	
Height Multiplier:	1.00	1.00	1.00	1.00	
Floor Area Multiplier:	1.00	1.00	1.00	1.00	
Other Multiplier (describe below):	1.00	1.00	1.00	1.00	
Adjusted Cost per SF:	\$103.32	\$103.32	\$103.32	\$103.32	
Replacement Cost New:	\$518,475	\$619,938	\$518,475	\$518,475	\$20,661,028
Insurable exclusions must be allocated between "foundation" and "other" categories below. Non-compliant forms will be returned for revision.					
Insurable Exclusions:					
- Foundations	\$51,847	\$61,994	\$51,847	\$51,847	
- Other	\$0	\$0	\$0	\$0	
Total Exclusions:	\$51,847	\$61,994	\$51,847	\$51,847	\$2,066,103
Ins. Replacement Cost:	\$466,627	\$557,944	\$466,627	\$466,627	\$18,594,925
Rounded:	\$467,000	\$558,000	\$467,000	\$467,000	\$18,600,000
Chronological Age:	33	33	33	33	
Effective Age:	20	20	20	20	
Property Condition (select):	Average	Average	Average	Average	
Life Expectancy (Yrs):	50	50	50	50	
Estimated % Depreciation:	40.0%	40.0%	40.0%	40.0%	
Estimated \$ Depreciation:	\$207,390	\$247,975	\$207,390	\$207,390	
Actual Cash Value:	\$311,085	\$371,963	\$311,085	\$311,085	



Insurable Replacement Cost Worksheet

The project/property fields below will autopopulate based on the information entered on page 1.

Project/Property Information

Current Date:	July 15, 2024
Effective Date:	July 11, 2024
Property Address:	118 Warren Street Norfolk VA 23505
RIMS Number:	0
Year Constructed:	1943

Insurable Replacement Cost Calculation

This page should be left blank when the columns on prior pages are adequate to capture the entire subject.

	7249-7251 Remsen St	7243-7245 Remsen St	7236 Marcy St	7237 Remsen St	Total (All Buildings on All Pages)
Address/Description:	7249-7251 Remsen St	7243-7245 Remsen St	7236 Marcy St	7237 Remsen St	
Gross Bldg Area (GBA):	5,018	5,018	5,018	5,018	204,029
MVS Section/Page:	12/16	12/16	12/16	12/16	
Quality/Building Class:	Average/D	Average/D	Average/D	Average/D	
Building Type:	Multifamily	Multifamily	Multifamily	Multifamily	
Base Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Total Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Current Cost Multiplier:	1.01	1.01	1.01	1.01	
Local Multiplier:	0.93	0.93	0.93	0.93	
Number of Stories Mult.:	1.00	1.00	1.00	1.00	
Height Multiplier:	1.00	1.00	1.00	1.00	
Floor Area Multiplier:	1.00	1.00	1.00	1.00	
Other Multiplier (describe below):	1.00	1.00	1.00	1.00	
Adjusted Cost per SF:	\$103.32	\$103.32	\$103.32	\$103.32	
Replacement Cost New:	\$518,475	\$518,475	\$518,475	\$518,475	\$20,661,028
Insurable exclusions must be allocated between "foundation" and "other" categories below. Non-compliant forms will be returned for revision.					
Insurable Exclusions:					
- Foundations	\$51,847	\$51,847	\$51,847	\$51,847	
- Other	\$0	\$0	\$0	\$0	
Total Exclusions:	\$51,847	\$51,847	\$51,847	\$51,847	\$2,066,103
Ins. Replacement Cost:	\$466,627	\$466,627	\$466,627	\$466,627	\$18,594,925
Rounded:	\$467,000	\$467,000	\$467,000	\$467,000	\$18,600,000
Chronological Age:	33	33	33	33	
Effective Age:	20	20	20	20	
Property Condition (select):	Average	Average	Average	Average	
Life Expectancy (Yrs):	50	50	50	50	
Estimated % Depreciation:	40.0%	40.0%	40.0%	40.0%	
Estimated \$ Depreciation:	\$207,390	\$207,390	\$207,390	\$207,390	
Actual Cash Value:	\$311,085	\$311,085	\$311,085	\$311,085	



Insurable Replacement Cost Worksheet

The project/property fields below will autopopulate based on the information entered on page 1.

Project/Property Information

Current Date:	July 15, 2024
Effective Date:	July 11, 2024
Property Address:	118 Warren Street Norfolk VA 23505
RIMS Number:	0
Year Constructed:	1943

Insurable Replacement Cost Calculation

This page should be left blank when the columns on prior pages are adequate to capture the entire subject.

	7245-7255 Wilby St	7257 Remsen St	7202-7214 Warren St	7219 Warren St	Total (All Buildings on All Pages)
Address/Description:	7245-7255 Wilby St	7257 Remsen St	7202-7214 Warren St	7219 Warren St	
Gross Bldg Area (GBA):	14,238	5,018	17,890	5,018	204,029
MVS Section/Page:	12/16	12/16	12/16	12/16	
Quality/Building Class:	Average/D	Average/D	Average/D	Average/D	
Building Type:	Multifamily	Multifamily	Multifamily	Multifamily	
Base Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Total Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Current Cost Multiplier:	1.01	1.01	1.01	1.01	
Local Multiplier:	0.93	0.93	0.93	0.93	
Number of Stories Mult.:	1.00	1.00	1.00	1.00	
Height Multiplier:	1.00	1.00	1.00	1.00	
Floor Area Multiplier:	1.00	1.00	1.00	1.00	
Other Multiplier (describe below):	1.00	1.00	1.00	1.00	
Adjusted Cost per SF:	\$103.32	\$103.32	\$103.32	\$103.32	
Replacement Cost New:	\$1,471,113	\$518,475	\$1,848,448	\$518,475	\$20,661,028
Insurable exclusions must be allocated between "foundation" and "other" categories below. Non-compliant forms will be returned for revision.					
Insurable Exclusions:					
- Foundations	\$147,111	\$51,847	\$184,845	\$51,847	
- Other	\$0	\$0	\$0	\$0	
Total Exclusions:	\$147,111	\$51,847	\$184,845	\$51,847	\$2,066,103
Ins. Replacement Cost:	\$1,324,002	\$466,627	\$1,663,604	\$466,627	\$18,594,925
Rounded:	\$1,324,000	\$467,000	\$1,664,000	\$467,000	\$18,600,000
Chronological Age:	33	33	33	33	
Effective Age:	20	20	20	20	
Property Condition (select):	Average	Average	Average	Average	
Life Expectancy (Yrs):	50	50	50	50	
Estimated % Depreciation:	40.0%	40.0%	40.0%	40.0%	
Estimated \$ Depreciation:	\$588,445	\$207,390	\$739,379	\$207,390	
Actual Cash Value:	\$882,668	\$311,085	\$1,109,069	\$311,085	



Insurable Replacement Cost Worksheet

The project/property fields below will autopopulate based on the information entered on page 1.

Project/Property Information

Current Date:	July 15, 2024
Effective Date:	July 11, 2024
Property Address:	118 Warren Street Norfolk VA 23505
RIMS Number:	0
Year Constructed:	1943

Insurable Replacement Cost Calculation

This page should be left blank when the columns on prior pages are adequate to capture the entire subject.

	7215-7211 Ralph St	7205 Ralph St	7204 Ralph St	7218 Ralph St	Total (All Buildings on All Pages)
Address/Description:	7215-7211 Ralph St	7205 Ralph St	7204 Ralph St	7218 Ralph St	
Gross Bldg Area (GBA):	5,018	5,018	5,018	5,018	204,029
MVS Section/Page:	12/16	12/16	12/16	12/16	
Quality/Building Class:	Average/D	Average/D	Average/D	Average/D	
Building Type:	Multifamily	Multifamily	Multifamily	Multifamily	
Base Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Total Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Current Cost Multiplier:	1.01	1.01	1.01	1.01	
Local Multiplier:	0.93	0.93	0.93	0.93	
Number of Stories Mult.:	1.00	1.00	1.00	1.00	
Height Multiplier:	1.00	1.00	1.00	1.00	
Floor Area Multiplier:	1.00	1.00	1.00	1.00	
Other Multiplier (describe below):	1.00	1.00	1.00	1.00	
Adjusted Cost per SF:	\$103.32	\$103.32	\$103.32	\$103.32	
Replacement Cost New:	\$518,475	\$518,475	\$518,475	\$518,475	\$20,661,028
Insurable exclusions must be allocated between "foundation" and "other" categories below. Non-compliant forms will be returned for revision.					
Insurable Exclusions:					
- Foundations	\$51,847	\$51,847	\$51,847	\$51,847	
- Other	\$0	\$0	\$0	\$0	
Total Exclusions:	\$51,847	\$51,847	\$51,847	\$51,847	\$2,066,103
Ins. Replacement Cost:	\$466,627	\$466,627	\$466,627	\$466,627	\$18,594,925
Rounded:	\$467,000	\$467,000	\$467,000	\$467,000	\$18,600,000
Chronological Age:	29	29	29	29	
Effective Age:	20	20	20	20	
Property Condition (select):	Average	Average	Average	Average	
Life Expectancy (Yrs):	50	50	50	50	
Estimated % Depreciation:	40.0%	40.0%	40.0%	40.0%	
Estimated \$ Depreciation:	\$207,390	\$207,390	\$207,390	\$207,390	
Actual Cash Value:	\$311,085	\$311,085	\$311,085	\$311,085	



Insurable Replacement Cost Worksheet

The project/property fields below will autopopulate based on the information entered on page 1.

Project/Property Information

Current Date:	July 15, 2024
Effective Date:	July 11, 2024
Property Address:	118 Warren Street Norfolk VA 23505
RIMS Number:	0
Year Constructed:	1943

Insurable Replacement Cost Calculation

This page should be left blank when the columns on prior pages are adequate to capture the entire subject.

	207-211 Warren St	208-212 Harvard St	204 Harvard St	205 Warren St	Total (All Buildings on All Pages)
Address/Description:	207-211 Warren St	208-212 Harvard St	204 Harvard St	205 Warren St	
Gross Bldg Area (GBA):	5,018	5,018	5,018	5,018	204,029
MVS Section/Page:	12/16	12/16	12/16	12/16	
Quality/Building Class:	Average/D	Average/D	Average/D	Average/D	
Building Type:	Multifamily	Multifamily	Multifamily	Multifamily	
Base Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Total Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Current Cost Multiplier:	1.01	1.01	1.01	1.01	
Local Multiplier:	0.93	0.93	0.93	0.93	
Number of Stories Mult.:	1.00	1.00	1.00	1.00	
Height Multiplier:	1.00	1.00	1.00	1.00	
Floor Area Multiplier:	1.00	1.00	1.00	1.00	
Other Multiplier (describe below):	1.00	1.00	1.00	1.00	
Adjusted Cost per SF:	\$103.32	\$103.32	\$103.32	\$103.32	
Replacement Cost New:	\$518,475	\$518,475	\$518,475	\$518,475	\$20,661,028
Insurable exclusions must be allocated between "foundation" and "other" categories below. Non-compliant forms will be returned for revision.					
Insurable Exclusions:					
- Foundations	\$51,847	\$51,847	\$51,847	\$51,847	
- Other	\$0	\$0	\$0	\$0	
Total Exclusions:	\$51,847	\$51,847	\$51,847	\$51,847	\$2,066,103
Ins. Replacement Cost:	\$466,627	\$466,627	\$466,627	\$466,627	\$18,594,925
Rounded:	\$467,000	\$467,000	\$467,000	\$467,000	\$18,600,000
Chronological Age:	29	29	29	29	
Effective Age:	20	20	20	20	
Property Condition (select):	Average	Average	Average	Average	
Life Expectancy (Yrs):	50	50	50	50	
Estimated % Depreciation:	40.0%	40.0%	40.0%	40.0%	
Estimated \$ Depreciation:	\$207,390	\$207,390	\$207,390	\$207,390	
Actual Cash Value:	\$311,085	\$311,085	\$311,085	\$311,085	



Insurable Replacement Cost Worksheet

Capital One defines Insurable Replacement Cost as replacement cost new (GBA x base cost x multipliers) of the primary improvements (vertical construction including parking structures) exclusive of site improvements, landscaping, indirect costs and entrepreneurial profit, less exclusions (i.e., foundations, piping below grade, architect's fees) without consideration of debris removal. FF&E (including appliances) and personal property are also to be excluded from this IRC estimate.

Project/Property Information

Current Date:	July 15, 2024
Effective Date:	January 2, 2024
Property Address:	118 Warren Street
RIMS Number:	
Year Constructed:	1943

Insurable Replacement Cost Calculation

Instructions: **** ALL yellow fields must be populated for applicable buildings. **** For uniform property types outside the flood plain, enter applicable cost information under the first column. To break out mixed use types or individual buildings (required when improvements are in the flood plain), use as many columns as necessary, then total Insurable Replacement Cost in the "Total" column. Additional worksheets can be added when more columns are required. Blue fields will autocalculate. **FF&E (including appliances), personal property, site improvements, landscaping, indirect costs and entrepreneurial profit are NOT to be included in this IRC.**

Description:	7218 Marcy St	7212 Marcy St	7204 Marcy St	7205-7218 Remsen St	Total (All Buildings on All Pages)
Address:	7218 Marcy St	7212 Marcy St	7204 Marcy St	7205-7218 Remsen St	
Gross Bldg Area (GBA):	5,018	5,018	5,018	17,890	204,029
MVS Section/Page:	12/16	12/16	12/16	12/16	
Quality/Building Class:	Average/D	Average/D	Average/D	Average/D	
Building Type:	Multifamily	Multifamily	Multifamily	Multifamily	
Base Cost per SF (\$):	\$110.00	\$110.00	\$110.00	\$110.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Total Cost per SF:	\$110.00	\$110.00	\$110.00	\$110.00	
Current Cost Multiplier:	1.01	1.01	1.01	1.01	
Local Multiplier:	0.93	0.93	0.93	0.93	
Number of Stories Mult.:	1.00	1.00	1.00	1.00	
Height Multiplier:	1.00	1.00	1.00	1.00	
Floor Area Multiplier:	1.00	1.00	1.00	1.00	
Other Multiplier (describe below):	1.00	1.00	1.00	1.00	
Adjusted Cost per SF:	\$103.32	\$103.32	\$103.32	\$103.32	
Replacement Cost New:	\$518,475	\$518,475	\$518,475	\$1,848,448	\$20,661,028

NOTE:

Insurable exclusions must be allocated between "foundation" and "other" categories below. Non-compliant forms will be returned for revision.

Insurable Exclusions:					
- Foundations (\$)	\$51,847	\$51,847	\$51,847	\$184,845	
- Other (\$)	\$0	\$0	\$0	\$0	
Total Exclusions:	\$51,847	\$51,847	\$51,847	\$184,845	\$2,066,103
Ins. Replacement Cost:	\$466,627	\$466,627	\$466,627	\$1,663,604	\$18,594,925
Rounded:	\$467,000	\$467,000	\$467,000	\$1,664,000	\$18,600,000
Chronological Age (Yrs):	24	24	24	24	
Effective Age (Yrs):	15	15	15	15	
Property Condition (select):	Average	Average	Average	Average	
Life Expectancy (Yrs):	50	50	50	50	
Estimated % Depreciation:	30.0%	30.0%	30.0%	30.0%	
Estimated \$ Depreciation:	\$155,542	\$155,542	\$155,542	\$554,535	
Actual Cash Value:	\$362,932	\$362,932	\$362,932	\$1,293,914	\$15,758,425



Insurable Replacement Cost Worksheet

The project/property fields below will autopopulate based on the information entered on page 1.

Project/Property Information

Current Date:	July 15, 2024
Effective Date:	January 2, 2024
Property Address:	118 Warren Street
RIMS Number:	0
Year Constructed:	1943

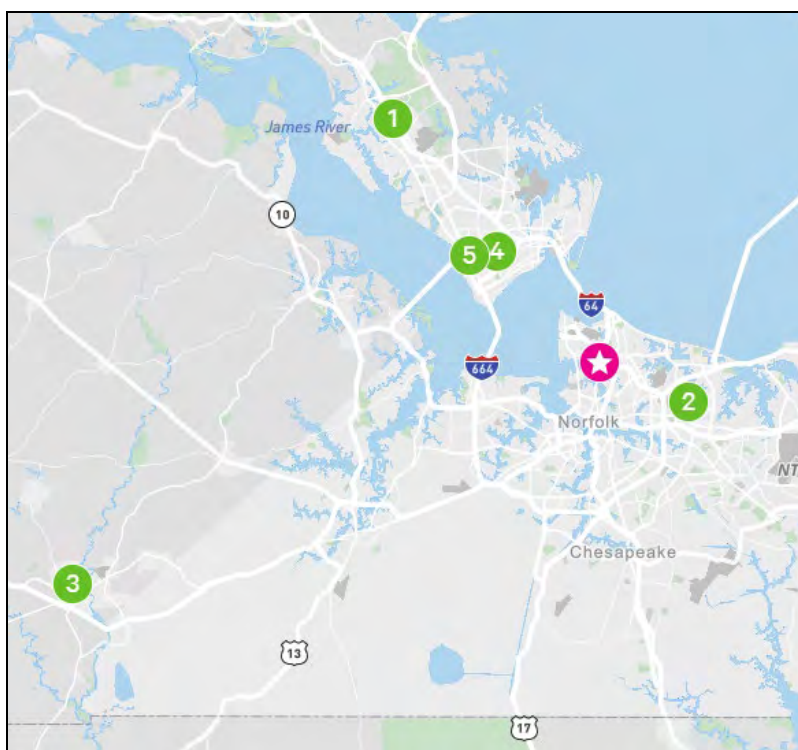
Insurable Replacement Cost Calculation

This page should be left blank when the columns on prior pages are adequate to capture the entire subject.

	7237 Remsen 7238 Remsen	Laundry Building Laundry Building			Total (All Buildings on All Pages)
Address/Description:					
Gross Bldg Area (GBA):	5,018	525			204,029
MVS Section/Page:	12/16	12/16			
Quality/Building Class:	Average/D	Average/D			
Building Type:	Multifamily	Multifamily			
Base Cost per SF:	\$110.00	\$105.00			
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Cost per SF Adjustment (+/-):	\$0.00	\$0.00	\$0.00	\$0.00	
Total Cost per SF:	\$110.00	\$105.00	\$0.00	\$0.00	
Current Cost Multiplier:	1.01	1.01	1.01	1.00	
Local Multiplier:	0.93	0.93	1.00	1.00	
Number of Stories Mult.:	1.00	1.00	1.00	1.00	
Height Multiplier:	1.00	1.00	1.00	1.00	
Floor Area Multiplier:	1.00	1.00	1.00	1.00	
Other Multiplier (describe below):	1.00	1.00	1.00	1.00	
Adjusted Cost per SF:	\$103.32	\$98.63	\$0.00	\$0.00	
Replacement Cost New:	\$518,475	\$51,779	\$0	\$0	\$20,661,028
Insurable exclusions must be allocated between "foundation" and "other" categories below. Non-compliant forms will be returned for revision.					
Insurable Exclusions:					
- Foundations	\$51,847	\$5,178	\$0	\$0	
- Other	\$0	\$0	\$0	\$0	
Total Exclusions:	\$51,847	\$5,178	\$0	\$0	\$2,066,103
Ins. Replacement Cost:	\$466,627	\$46,601	\$0	\$0	\$18,594,925
Rounded:	\$467,000	\$47,000	\$0	\$0	\$18,600,000
Chronological Age:	24	24	24		
Effective Age:	15	15	15		
Property Condition (select):	Average	Average	Average		
Life Expectancy (Yrs):	50	50	50	50	
Estimated % Depreciation:	30.0%	30.0%	30.0%	0.0%	
Estimated \$ Depreciation:	\$155,542	\$15,534	\$0	\$0	
Actual Cash Value:	\$362,932	\$36,245	\$0	\$0	

Sales Comparison Approach

The following map and table summarize the comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE MULTIFAMILY SALES												
No.	Property Name	Transaction Type	Date	YOC / Reno'd	No. Units	Avg. Unit Size	Actual Sale Price	Adjusted Sale Price ¹	Price Per Unit ¹	Occ.	NOI Per Unit	OAR
1	Woodscape Apartments 581 Calla Ct Newport News, VA 23608	Sale	Apr-24	1975	296	1,004	\$33,650,000	\$33,650,000	\$113,682	92.00%	\$7,035	6.19%
2	Dove Landing 5301 Justin Ct Virginia Beach, VA 23462	Sale	Jan-24	1981	318	757	\$36,000,000	\$36,000,000	\$113,208	97.50%	\$6,546	5.78%
3	Forest Pine Apartments 201 Forest Pine Road Franklin, VA 23851	Sale	Aug-23	1963	244	969	\$18,750,000	\$18,750,000	\$76,844	92.00%	\$4,455	5.80%
4	Carson Square Apartments 1587 Briarfield Road Hampton, VA 23666	Sale	Jun-23	1971	292	916	\$31,000,000	\$31,000,000	\$106,164	92.50%	\$6,287	5.92%
5	Riverlands Apartments 45 Riverlands Dr Newport News, VA 23605	Sale	Jan-23	1988	404	717	\$42,200,000	\$42,200,000	\$104,455	98.00%	\$5,853	5.60%
Subj. Pro Forma	Talbot Park Apartments 118 Warren St Norfolk, VA 23505	Under Contract	Nov-23	1943	295	594	\$19,000,000	\$19,000,000	\$64,407	95.00%	\$5,874	---
¹ Adjusted sale price for cash equivalency, lease-up and/or deferred maintenance (where applicable) Compiled by CBRE												

The sales utilized represent the best data available for comparison with the subject. They were selected from our research of comparable improved sales within the region. These sales were chosen based upon their age/condition, location, overall appeal and similar economic attributes.

DISCUSSION/ANALYSIS OF IMPROVED SALES

Improved Sale One

This comparable represents a garden-style, multifamily property consisting of 296 units situated on a 18.765-acre parcel at 581 Calla Ct, Newport News, VA. The improvements were originally constructed in 1975 and were considered in average condition at the time of sale. The exterior walls depict wood construction components. The average unit size was 1,004 square feet and project/unit amenities included a barbeque area, clubhouse, laundry facility, playground, and pool. The property sold in April 2024 for \$33,650,000, or \$113,682 per unit. Pro Forma net operating income at the time of sale was \$2,082,503, or \$7,035 per unit, for an overall capitalization rate of 6.19%. The property's EGIM was calculated as 8.16 and occupancy at the time of sale was 92%.

The upward adjustment for location reflects this comparable's location within a less densely populated market. In terms of age/condition, this comparable was judged superior and received a downward adjustment for this characteristic. An adjustment for average unit size was considered appropriate for this comparable given the subject's smaller units. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

Improved Sale Two

This comparable represents a garden-style, multifamily property consisting of 318 units situated on a 16.702-acre parcel at 5301 Justin Ct, Virginia Beach, VA. The improvements were originally constructed in 1981 and were considered in average condition at the time of sale. The exterior walls depict vinyl siding construction components. The average unit size was 757 square feet and project/unit amenities included a laundry facility and pool. The property sold in January 2024 for \$36,000,000, or \$113,208 per unit. Pro Forma net operating income at the time of sale was \$2,081,677, or \$6,546 per unit, for an overall capitalization rate of 5.78%. The property's EGIM was calculated as 8.53 and occupancy at the time of sale was 97.5%.

In terms of age/condition, this comparable was judged superior and received a downward adjustment for this characteristic. An adjustment for average unit size was considered appropriate for this comparable given the subject's smaller units. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

Improved Sale Three

This comparable represents a garden-style, multifamily property consisting of 244 units situated on a 28.396-acre parcel at 201 Forest Pine Road, Franklin, VA. The improvements were originally constructed in 1963 and were considered in average condition at the time of sale. The exterior walls depict vinyl siding construction components. The average unit size was 969 square feet and project/unit amenities included a fitness center, laundry facility, playground, and pool.

The property sold in August 2023 for \$18,750,000, or \$76,844 per unit. Pro Forma net operating income at the time of sale was \$1,087,123, or \$4,455 per unit, for an overall capitalization rate of 5.8%. The property's EGIM was calculated as 7.86 and occupancy at the time of sale was 92%.

The upward adjustment for location reflects this comparable's location within a lower density market. In terms of age/condition, this comparable was judged superior and received a downward adjustment for this characteristic. An adjustment for average unit size was considered appropriate for this comparable given the subject's smaller units. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

Improved Sale Four

This comparable represents a garden-style, multifamily property consisting of 181 units situated on a 12.614-acre parcel at 100-141 Lakeview Park Road and 100-111, 207 Cabell Drive, Colonial Heights, VA. The improvements were originally constructed in 1974 and were considered in average condition at the time of sale. The exterior walls depict brick veneer construction components. The average unit size was 815 square feet and project/unit amenities included a clubhouse and fitness center. The property sold in August 2022 for \$21,000,000, or \$116,022 per unit. Pro Forma net operating income at the time of sale was \$1,299,445, or \$7,179 per unit, for an overall capitalization rate of 6.19%. The property's EGIM was calculated as 10.56 and occupancy at the time of sale was 99%.

In terms of age/condition, this comparable was judged superior and received a downward adjustment for this characteristic. An adjustment for average unit size was considered appropriate for this comparable given the subject's smaller units. Overall, this comparable was deemed superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

Improved Sale Five

This comparable represents a garden-style, multifamily property consisting of 108 units situated on a 4.219-acre parcel at 17 Middlesex Rd, Newport News, VA. The improvements were originally constructed in 1972 and were considered in average condition at the time of sale. The exterior walls depict brick construction components. The average unit size was 833 square feet and project/unit amenities included a laundry facility, playground, and pool. The property sold in July 2022 for \$14,600,000, or \$135,185 per unit. Pro Forma net operating income at the time of sale was \$625,547, or \$5,792 per unit, for an overall capitalization rate of 4.28%. The property's EGIM was calculated as 11.66 and occupancy at the time of sale was 96%.

In terms of age/condition, this comparable was judged superior and received a downward adjustment for this characteristic. An adjustment for average unit size was considered appropriate for this comparable given the subject's smaller units. Overall, this comparable was deemed

superior in comparison to the subject and a downward net adjustment was warranted to the sales price indicator.

SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

MULTIFAMILY SALES ADJUSTMENT GRID						Subj. Pro Forma
Comparable Number	1	2	3	4	5	
Transaction Type	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	Apr-24	Jan-24	Aug-23	Jun-23	Jan-23	---
Year Built/Renovated	1975	1981	1963	1971	1988	1943
No. Units	296	318	244	292	404	295
Avg. Unit Size	1,004	757	969	916	717	594
Actual Sale Price	\$33,650,000	\$36,000,000	\$18,750,000	\$31,000,000	\$42,200,000	---
Adjusted Sale Price ¹	\$33,650,000	\$36,000,000	\$18,750,000	\$31,000,000	\$42,200,000	---
Price Per Unit ¹	\$113,682	\$113,208	\$76,844	\$106,164	\$104,455	---
Occupancy	92%	98%	92%	93%	98%	95%
NOI Per Unit	\$7,035	\$6,546	\$4,455	\$6,287	\$5,853	\$5,874
OAR	6.19%	5.78%	5.80%	5.92%	5.60%	---
Adj. Price Per Unit	\$113,682	\$113,208	\$76,844	\$106,164	\$104,455	
Property Rights Conveyed	0%	0%	0%	0%	0%	
Financing Terms ¹	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	
Market Conditions (Time)	0%	0%	0%	-6%	-6%	
Subtotal - Price Per Unit	\$113,682	\$113,208	\$76,844	\$99,795	\$98,188	
Location	0%	0%	10%	0%	0%	
Project Size	0%	0%	0%	0%	0%	
Age/Condition	-25%	-25%	-20%	-20%	-25%	
Quality of Construction	0%	0%	0%	0%	0%	
Avg. Unit Size	-15%	-10%	-15%	-15%	-10%	
Project Amenities	0%	0%	0%	0%	0%	
Parking	0%	0%	0%	0%	0%	
Other	0%	0%	0%	0%	0%	
Total Other Adjustments	-40%	-35%	-25%	-35%	-35%	
Indicated Value Per Unit	\$68,209	\$73,585	\$57,633	\$64,866	\$63,822	
Absolute Adjustment	40%	35%	45%	41%	41%	

¹ Adjusted for cash equivalency, lease-up and/or deferred maintenance (where applicable)

Compiled by CBRE

Each of the comparable sales required similar overall adjustments and were given similar weight. The adjusted range of comparables is \$57,633 to \$73,585 per unit with an average of \$65,623 per unit.

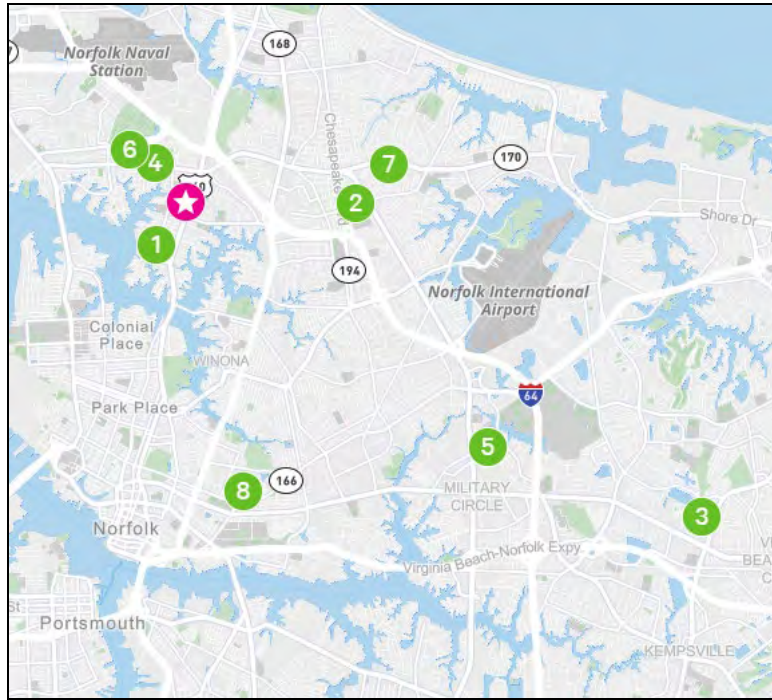
SALES COMPARISON APPROACH CONCLUSION

The following table presents the estimated value for the subject as indicated by the sales comparison approach.

SALES COMPARISON APPROACH				
Total Units	X	Value Per Unit	=	Value
295	X	\$63,000	=	\$18,585,000
295	X	\$68,000	=	\$20,060,000
VALUE CONCLUSION				
As Stabilized Market Value				\$19,200,000
Rounded				\$19,200,000
Cost to Cure Fire Damage				(59,640)
As Is Market Value				19,140,360
Rounded				\$19,100,000
Value Per Unit				\$64,746
Compiled by CBRE				

Income Capitalization Approach

The following map and table summarize the primary comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE MULTIFAMILY RENTALS

No.	Property Name	Location	YOC / Reno'd	Occ.	No. Units	Avg. Rent Per Unit
1	Riverpoint - LIHTC	6415 Newport Ave Norfolk, VA 23505	1947	98%	220	\$964
2	Oakmont North - LIHTC	1324 Johnstons Road Norfolk, VA 23513	1968	97%	407	\$929
3	Ebbetts Plaza - LIHTC	512 Featherstone Court Virginia Beach, VA 23462	1976	97%	90	\$1,347
4	Arbor Pointe - LIHTC	502 Grantham Road Norfolk, VA 23505	1949 / 1997	92%	308	\$1,110
5	University Gardens	5801 Lowery Road Norfolk, VA 23502	1963	98%	195	\$1,272
6	Beechwood	7872 Ogden Avenue Norfolk, VA 23505	1984	99%	136	\$1,255
7	Pinewood Gardens	1731 East Little Creek Rd Norfolk, VA 23518	1963	97%	761	\$1,290
8	Mission College Apartments	1300 Lead Street Norfolk, VA 23504	1989	99%	260	\$1,005
Subj.	Talbot Park Apartments	118 Warren St Norfolk, VA 23505	1943	91%	295	---
Compiled by CBRE						

DISCUSSION/ANALYSIS OF RENT COMPARABLES

COMPARABLE ANALYSIS								
Comparable Name	Riverpoint - LIHTC	Oakmont North - LIHTC	Ebbetts Plaza - LIHTC	Arbor Pointe - LIHTC	University Gardens	Beechwood	Pinewood Gardens	Mission College Apartments
Year Built	1947	1968	1976	1949	1963	1984	1963	1989
Year Renovated	--	--	--	1997	--	--	--	--
Characteristic	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7	Comparable 8
Location	○	○	○	○	○	○	○	○
Age/Condition	○	○	○	○	○	○	○	▲
Design Appeal	○	○	○	○	○	○	○	○
Quality of Construction	○	○	○	○	○	○	○	○
Project Amenities	○	○	○	○	▲	○	▲	▲
Included Utilities	○	○	○	○	○	▼	▼	▼
Overall	○	○	○	○	▲	▼	○	▲
▼ = Inferior ○ = Similar ▲ = Superior								
Source: CBRE								

Rent Comparable One

This comparable rental represents the Riverpoint apartments, a 220-unit garden-style, LIHTC property at 6415 Newport Ave, Norfolk, VA. The improvements were originally constructed in 1947 and were considered in average condition at the time of our research. The structure's exterior walls depict brick construction components and the average unit size is 745 square feet. Project/unit amenities include a laundry facility and playground. The average base rental rate is \$1.24 per square foot monthly (\$964/unit), based upon typical lease terms of 12 months. No rent premiums were reported. Utilities included with the rent are water, sewer, and trash and no concessions are currently offered. The property is currently 98% leased.

Rent Comparable Two

This comparable rental represents the Oakmont North apartments, a 407-unit garden-style, LIHTC property at 1324 Johnstons Road, Norfolk, VA. The improvements were originally constructed in 1968 and were considered in average condition at the time of our research. The structure's exterior walls depict brick veneer construction components and the average unit size is 702 square feet. Project/unit amenities include a laundry facility and playground. The average base rental rate is \$1.32 per square foot monthly (\$929/unit), based upon typical lease terms of 12 months. No rent premiums were reported. Utilities included with the rent are water, sewer, and trash and no concessions are currently offered. The property is currently 97% leased.

Rent Comparable Three

This comparable rental represents the Ebbetts Plaza apartments, a 90-unit garden-style, LIHTC property at 512 Featherstone Court, Virginia Beach, VA. The improvements were originally constructed in 1976 and were considered in average condition at the time of our research. The structure's exterior walls depict brick veneer construction components and the average unit size is 868 square feet. Project/unit amenities include a laundry facility and playground. The average base rental rate is \$1.55 per square foot monthly (\$1,347/unit), based upon typical lease terms of 12 months. No rent premiums were reported. Utilities included with the rent are water, sewer, and trash and no concessions are currently offered. The property is currently 97% leased.

Rent Comparable Four

This comparable rental represents the Arbor Pointe apartments, a 308-unit garden-style LIHTC property at 502 Grantham Road, Norfolk, VA. The improvements were originally constructed in 1949 and were considered in average condition at the time of our research. The structure's exterior walls depict masonry construction components and the average unit size is 813 square feet. Project/unit amenities include laundry facility and playground. The average base rental rate is \$1.38 per square foot monthly (\$1,110/unit), based upon typical lease terms of 12 months. No rent premiums were reported. Utilities included with the rent are water, sewer, and trash and no concessions are currently offered. The property is currently 92% leased.

Rent Comparable Five

This comparable rental represents the University Gardens apartments, a 195-unit garden-style, market rate property at 5801 Lowery Road, Norfolk, VA. The improvements were originally constructed in 1963 and were considered in average condition at the time of our research. The structure's exterior walls depict brick veneer construction components and the average unit size is 973 square feet. Project/unit amenities include a playground and pool. The average base rental rate is \$1.31 per square foot monthly (\$1,272/unit), based upon typical lease terms of 12 months. No rent premiums were reported. Utilities included with the rent are water, sewer, and trash and no concessions are currently offered. The property is currently 98% leased.

Rent Comparable Six

This comparable rental represents the Beechwood apartments, a 136-unit garden-style, market rate property at 7872 Ogden Avenue, Norfolk, VA. The improvements were originally constructed in 1984 and were considered in average condition at the time of our research. The structure's exterior walls depict vinyl siding construction components and the average unit size is 953 square feet. Project/unit amenities include tennis, playground and laundry. The average base rental rate is \$1.32 per square foot monthly (\$1,255/unit), based upon typical lease terms of 12 months. No rent premiums were reported. Utilities included with the rent are trash and no concessions are currently offered. The property is currently 99% leased.

Rent Comparable Seven

This comparable rental represents the Pinewood Gardens apartments, a 761-unit garden-style, market rate property at 1731 East Little Creek Rd, Norfolk, VA. The improvements were originally constructed in 1963 and were considered in average condition at the time of our research. The structure's exterior walls depict brick construction components and the average unit size is 948 square feet. Project/unit amenities include a clubhouse, fitness center, laundry facility, playground, and pool. The average base rental rate is \$1.36 per square foot monthly (\$1,290/unit), based upon typical lease terms of 12 months. No rent premiums were reported. Utilities included with the rent are gas cooking only and no concessions are currently offered. The property is currently 97% leased.

Rent Comparable Eight

This comparable rental represents the Mission College apartments, a 260-unit garden-style, market rate property at 1300 Lead Street, Norfolk, VA. The improvements were originally constructed in 1989 and were considered in average condition at the time of our research. The structure's exterior walls depict brick construction components and the average unit size is 1,066 square feet. Project/unit amenities include a clubhouse, fitness center, laundry facility, playground, and pool. The average base rental rate is \$0.94 per square foot monthly (\$1,005/unit), based upon typical lease terms of 12 months. No rent premiums were reported. No utilities are included with the rent and no concessions are currently offered. The property is currently 99% leased.

SUBJECT RENTAL INFORMATION

The following table shows the subject's unit mix and rental rates.

SUBJECT RENTAL INFORMATION					
Type	No. of Units	Unit Size (SF)	Unit Occ.	Avg. Quoted \$/Unit	Rent Per SF
1BD/1BA	227	540	91%	\$850	\$1.57
1BD/1BA	44	710	89%	\$875	\$1.23
2BD/1BA	12	800	92%	\$895	\$1.12
2BD/1BA	12	980	83%	\$920	\$0.94
Total/Average:	295	594	91%	\$858	\$1.45
Compiled by CBRE					

MARKET RENT ESTIMATE

In order to estimate the market rates for the various floor plans, the subject unit types have been compared with similar units in the comparable projects. The following is a discussion of each unit type.

One-Bedroom Units

SUMMARY OF COMPARABLE RENTALS ONE BEDROOM UNITS				
Comparable	Plan Type	Size (SF)	Rental Rates	
			\$/Mo.	\$/SF
Mission College Apartments	1BR/1BA	850 SF	\$872	\$1.03
University Gardens	1BR/1BA	1,000-1,048 SF	\$995-\$1,265	\$1.10
Subject (Concluded)	1BD/1BA	710 SF	\$875	\$1.23
Subject (Avg. Quoted)	1BD/1BA	710 SF	\$875	\$1.23
Riverpoint - LIHTC	1BD/1BA	700-750 SF	\$845-\$950	\$1.24
Pinewood Gardens	1BR/1BA	835 SF	\$1,170	\$1.40
University Gardens	1BR/1BA	640-832 SF	\$971-\$1,151	\$1.44
Pinewood Gardens	1BR/1BA	878 SF	\$1,270	\$1.45
Arbor Pointe - LIHTC	1BD/1BA	655 SF	\$977	\$1.49
Subject (Avg. Quoted)	1BD/1BA	540 SF	\$850	\$1.57
Subject (Concluded)	1BD/1BA	540 SF	\$850	\$1.57
Beechwood	1BD/1BA	675 SF	\$1,115	\$1.65
Ebbetts Plaza - LIHTC	1BD/1BA	661 SF	\$1,133	\$1.71
Compiled by CBRE				

The subject's rental rates are within the range indicated by the rent comparables and are considered reasonable.

Two-Bedroom Units

SUMMARY OF COMPARABLE RENTALS TWO BEDROOM UNITS				
Comparable	Plan Type	Size (SF)	Rental Rates	
			\$/Mo.	\$/SF
Mission College Apartments	2BR/1BA	1,050 SF	\$950	\$0.90
Subject (Concluded)	2BD/1BA	980 SF	\$920	\$0.94
Subject (Avg. Quoted)	2BD/1BA	980 SF	\$920	\$0.94
Subject (Concluded)	2BD/1BA	800 SF	\$895	\$1.12
Subject (Avg. Quoted)	2BD/1BA	800 SF	\$895	\$1.12
University Gardens	2BR/2BA	1,200-1,248 SF	\$1,401-\$1,461	\$1.17
Pinewood Gardens	2BR/1BA	1,038 SF	\$1,260	\$1.21
Riverpoint - LIHTC	2BD/1BA	750-800 SF	\$925-\$975	\$1.23
Riverpoint - LIHTC	2BD/1BA	825-900 SF	\$1,025-\$1,175	\$1.28
Beechwood	2BD/1.5BA	951 SF	\$1,225	\$1.29
University Gardens	2BR/1BA	816-932 SF	\$1,081-\$1,226	\$1.32
Pinewood Gardens	2BR/1BA	995 SF	\$1,324	\$1.33
Oakmont North - LIHTC	2BD/1BA	676 SF	\$902	\$1.33
Arbor Pointe - LIHTC	2BD/1BA	826 SF	\$1,130	\$1.37
University Gardens	2BR/1BA	1,032 SF	\$1,426	\$1.38
Ebbetts Plaza - LIHTC	2BD/1BA	897 SF	\$1,336	\$1.49
University Gardens	2BR/2BA	932 SF	\$1,401	\$1.50
Compiled by CBRE				

The subject's rental rates are within the range indicated by the rent comparables and are considered reasonable.

MARKET RENT CONCLUSIONS

The following chart shows the market rent conclusions for the subject:

RENT CONCLUSIONS - AS IS									
No. Units	Unit Type	Unit Size (SF)	Total SF	Monthly Rent			Annual Rent		Annual Total
				\$/Unit	\$/SF	PRI	\$/Unit	\$/SF	
227	1BD/1BA	540	122,580	\$850	\$1.57	\$192,950	\$10,200	\$18.89	\$2,315,400
44	1BD/1BA	710	31,240	\$875	\$1.23	\$38,500	\$10,500	\$14.79	\$462,000
12	2BD/1BA	800	9,600	\$895	\$1.12	\$10,740	\$10,740	\$13.43	\$128,880
12	2BD/1BA	980	11,760	\$920	\$0.94	\$11,040	\$11,040	\$11.27	\$132,480
295		594	175,180	\$858	\$1.45	\$253,230	\$10,301	\$17.35	\$3,038,760
Compiled by CBRE									

RENT ROLL ANALYSIS

The rent roll analysis serves as a crosscheck to the estimate of market rent for the subject. The collections shown on the rent roll include rent premiums and/or discounts.

RENT ROLL ANALYSIS		
Revenue Component	Total Monthly Rent	Total Annual Rent
267 Occupied Units at Contract Rates	\$209,835	\$2,518,020
28 Vacant Units at Market Rates	\$24,110	\$289,320
295 Total Units @ Contract Rent	\$233,945	\$2,807,340
295 Total Units @ Market Rent	\$253,230	\$3,038,760
Indicated Variance		7.6%
Compiled by CBRE		

The variation between the total annual rent reflected in the rent roll analysis and the market rent conclusion is due to older leases that do not reflect recent increases in rental rates.

POTENTIAL RENTAL INCOME CONCLUSION

Within this analysis, potential rental income is estimated based upon:

POTENTIAL RENTAL INCOME		
Year	Total	\$/Unit/Yr
2022	\$2,643,595	\$8,961
2023	\$2,691,993	\$9,125
December 2023 T-12	\$2,858,398	\$9,689
Post Reovation Budget	\$3,422,952	\$11,603
CBRE Estimate	\$3,038,760	\$10,301
Compiled by CBRE		

OPERATING HISTORY

The following table presents available operating data for the subject.

OPERATING HISTORY											
Year-Occupancy	2022		2023		December 2023 T-12		Post Reovation Budget		93.0%	Pro Forma	94.0%
	Total	\$/Unit	Total	\$/Unit	Total	\$/Unit	Total	\$/Unit			
INCOME											
Potential Rental Income	\$2,643,595	\$8,961	\$2,691,993	\$9,125	\$2,858,398	\$9,689	\$3,422,952	\$11,603		\$3,038,760	\$10,301
Loss to Lease	-	-	-	-	-	-	-	-		(91,163)	(309)
Concessions	(8,246)	(28)	(4,469)	(15)	(3,252)	(11)	-	-		-	-
Adjusted Rental Income	\$2,635,349	\$8,933	\$2,687,524	\$9,110	\$2,855,146	\$9,678	\$3,422,952	\$11,603		\$2,947,597	\$9,992
Vacancy	-	-	-	-	-	-	(250,014)	(848)		(147,380)	(500)
Credit Loss	(173,522)	(588)	(208,385)	(706)	(125,407)	(425)	-	-		(29,476)	(100)
Net Rental Income	\$2,461,827	\$8,345	\$2,479,139	\$8,404	\$2,729,739	\$9,253	\$3,172,938	\$10,756		\$2,770,741	\$9,392
Other Income	143,854	488	117,061	397	114,884	389	148,680	504		150,000	508
Effective Gross Income	\$2,605,681	\$8,833	\$2,596,200	\$8,801	\$2,844,623	\$9,643	\$3,321,618	\$11,260		\$2,920,741	\$9,901
EXPENSE											
Real Estate Taxes	192,250	\$652	\$202,808	\$687	191,776	\$650	203,279	\$689		\$199,753	\$677
Property Insurance	73,769	250	201,524	683	47,266	160	112,480	381		118,000	400
Natural Gas	126,638	429	93,929	318	98,047	332	70,216	238		95,875	325
Electricity	23,726	80	24,140	82	26,650	90	32,761	111		29,500	100
Water & Sewer	215,395	730	209,526	710	214,087	726	70,216	238		73,750	250
Trash Removal	23,625	80	40,577	138	32,169	109	44,400	151		44,250	150
Administrative & General	79,695	270	81,439	276	94,573	321	133,163	451		110,625	375
Repairs & Maintenance	522,929	1,773	591,962	2,007	570,643	1,934	131,620	446		236,000	800
Painting & Decorating	65,680	223	107,715	365	95,914	325	88,800	301		88,500	300
Grounds (Landscaping)	33,291	113	31,668	107	34,170	116	50,400	171		36,875	125
Security	-	-	-	-	-	-	42,000	142		41,300	140
Management Fee	-	-	-	-	-	-	126,225	428		116,830	396
Administrative Payroll	139,501	473	237,566	805	168,061	570	219,933	746		213,875	725
Maintenance Payroll	164,937	559	186,687	633	238,335	808	220,149	746		199,125	675
Employee Taxes & Benefits	41,843	142	47,354	161	59,002	200	-	-		66,375	225
Advertising & Leasing	27,393	93	27,193	92	29,893	101	37,000	125		29,500	100
Replacement Reserves	-	-	-	-	-	-	88,000	298		73,750	250
Total Operating Expenses	\$1,730,672	\$5,867	\$2,084,088	\$7,065	\$1,900,586	\$6,443	\$1,670,642	\$5,663		\$1,773,882	\$6,013
Net Operating Income	\$875,009	\$2,966	\$512,112	\$1,736	\$944,037	\$3,200	\$1,650,976	\$5,597		\$1,146,859	\$3,888
Management Fee % of EGI	0.0%		0.0%		0.0%		3.8%			4.0%	
Source: Operating statements											

Source: Operating statements

LOSS TO LEASE

Within the local market, buyers and sellers typically recognize a reduction in potential rental income due to the difference between market and contract rental rates. In this market, lease rates are typically flat and are anticipated to roll to market every 12 months on average. As a result, actual collections typically lag behind market rates by approximately 6 months. We estimate loss to lease of 3.00% over the next 12 months. This method of calculating rental income is most prevalent in the local market and is consistent with the method used to derive overall capitalization rates from the comparable sales data.

RENT CONCESSIONS

Rent concessions are currently not prevalent in the local market nor are they present at the subject.

VACANCY

The subject's estimated stabilized occupancy rate was previously discussed in the market analysis. The subject's vacancy is detailed as follows:

VACANCY		
Year	Total	% of ARI
2022	N/A	N/A
2023	N/A	N/A
December 2023 T-12	N/A	N/A
Post Reovation Budget	(\$250,014)	7.3%
CBRE Estimate	(\$147,380)	5.0%
Compiled by CBRE		

CREDIT LOSS

The credit loss estimate is an allowance for nonpayment of rent or other income. The subject's credit loss is detailed as follows:

CREDIT LOSS		
Year	Total	% of ARI
2022	(\$173,522)	6.6%
2023	(\$208,385)	7.8%
December 2023 T-12	(\$125,407)	4.4%
Post Reovation Budget	N/A	N/A
CBRE Estimate	(\$29,476)	1.0%
Compiled by CBRE		

The subject has suffered from large scale credit loss. It is expected that new ownership be diligent in working to improve credit loss.

OTHER INCOME

Other income is supplemental to that derived from leasing of the improvements. This includes categories such as forfeited deposits, vending machines, late charges, etc. The subject's income is detailed as follows:

OTHER INCOME		
Year	Total	\$/Unit/Yr
2022	\$143,854	\$488
2023	\$117,061	\$397
December 2023 T-12	\$114,884	\$389
Post Reovation Budget	\$148,680	\$504
CBRE Estimate	\$150,000	\$508
Compiled by CBRE		

EFFECTIVE GROSS INCOME

The subject's effective gross income is detailed as follows:

EFFECTIVE GROSS INCOME		
Year	Total	\$/Unit/Yr
2022	\$2,605,681	\$8,833
2023	\$2,596,200	\$8,801
December 2023 T-12	\$2,844,623	\$9,643
Post Reovation Budget	\$3,321,618	\$11,260
CBRE Estimate	\$2,920,741	\$9,901
Compiled by CBRE		

OPERATING EXPENSE ANALYSIS

Expense Comparables

The following chart summarizes expenses obtained from comparable properties.

EXPENSE COMPARABLES					
Comparable Number	1	2	3	4	Subject
Location	Virginia	Virginia	Virginia	Virginia	Norfolk, VA
Units	192	144	156	208	295
Type	LIHTC	LIHTC	LIHTC	LIHTC	Garden
Period	2022	April 2024 T-12	April 2023 T-12	Sept 2023 T-12	Pro Forma
Revenues	\$/Unit	\$/Unit	\$/Unit	\$/Unit	\$/Unit
Net Rental Income	\$9,623	\$14,144	\$14,042	\$8,422	\$9,392
Other Income	\$1,252	\$819	\$134	\$529	\$508
Effective Gross Income	\$10,875	\$14,963	\$14,175	\$8,951	\$9,901
Expenses					
Real Estate Taxes	\$676	\$1,005	\$583	\$633	\$677
Property Insurance	550	666	655	1,173	400
Natural Gas	-	21	687	11	325
Electricity	143	85	84	123	100
Water & Sewer	778	509	2,346	791	250
Trash Removal	155	103	155	128	150
Administrative & General	336	416	215	529	375
Repairs & Maintenance	554	263	323	839	800
Painting & Decorating	78	305	109	Inc. in R&M	300
Grounds (Landscaping)	88	220	169	182	125
Security	-	-	292	-	140
Management Fee	267	460	348	434	396
Administrative Payroll	634	824	752	749	725
Maintenance Payroll	737	685	650	676	675
Employee Taxes & Benefits	313	509	223	262	225
Employee Apartments	-	-	-	-	-
Advertising & Leasing	82	375	33	25	100
Replacement Reserves	-	-	-	-	250
Total Operating Expenses	\$5,390	\$6,446	\$7,624	\$6,554	\$6,013
Operating Expenses Excluding Taxes	4,714	5,442	7,041	5,921	5,336
Operating Expense Ratio	49.6%	43.1%	53.8%	73.2%	60.7%
Management Fee (% of EGI)	2.5%	3.1%	2.5%	4.8%	4.0%
Compiled by CBRE					

A discussion of each expense category is presented on the following pages.

Real Estate Taxes

The comparable data and projections for the subject are summarized as follows:

REAL ESTATE TAXES		
Year	Total	\$/Unit/Yr
2022	\$192,250	\$652
2023	\$202,808	\$687
December 2023 T-12	\$191,776	\$650
Post Reovation Budget	\$203,279	\$689
Expense Comparable 1	---	\$676
Expense Comparable 2	---	\$1,005
Expense Comparable 3	---	\$583
Expense Comparable 4	---	\$633
CBRE Estimate	\$199,753	\$677
Compiled by CBRE		

Property Insurance

Property insurance expenses typically include fire and extended coverage and owner's liability coverage. The comparable data and projections for the subject are summarized as follows:

PROPERTY INSURANCE		
Year	Total	\$/Unit/Yr
2022	\$73,769	\$250
2023	\$201,524	\$683
December 2023 T-12	\$47,266	\$160
Post Reovation Budget	\$112,480	\$381
Expense Comparable 1	---	\$550
Expense Comparable 2	---	\$666
Expense Comparable 3	---	\$655
Expense Comparable 4	---	\$1,173
CBRE Estimate	\$118,000	\$400
Compiled by CBRE		

Natural Gas

The subject includes natural gas for the operation of various equipment and/or appliances. The comparable data and projections for the subject are summarized as follows:

NATURAL GAS		
Year	Total	\$/Unit/Yr
2022	\$126,638	\$429
2023	\$93,929	\$318
December 2023 T-12	\$98,047	\$332
Post Reovation Budget	\$70,216	\$238
Expense Comparable 1	---	\$0
Expense Comparable 2	---	\$21
Expense Comparable 3	---	\$687
Expense Comparable 4	---	\$11
CBRE Estimate	\$95,875	\$325
Compiled by CBRE		

Electricity

Electricity expenses are typically very property specific, and comparables offer a minimal indication of an appropriate level. We have found the best indication of this expense is the subject's recent historical and budgeted level. The comparable data and projections for the subject are summarized as follows:

ELECTRICITY		
Year	Total	\$/Unit/Yr
2022	\$23,726	\$80
2023	\$24,140	\$82
December 2023 T-12	\$26,650	\$90
Post Reovation Budget	\$32,761	\$111
Expense Comparable 1	---	\$143
Expense Comparable 2	---	\$85
Expense Comparable 3	---	\$84
Expense Comparable 4	---	\$123
CBRE Estimate	\$29,500	\$100
Compiled by CBRE		

Water & Sewer

As with the other utility expenses, water and sewer costs are typically very property specific. The comparable data and projections for the subject are summarized as follows:

WATER & SEWER		
Year	Total	\$/Unit/Yr
2022	\$215,395	\$730
2023	\$209,526	\$710
December 2023 T-12	\$214,087	\$726
Post Reovation Budget	\$70,216	\$238
Expense Comparable 1	---	\$778
Expense Comparable 2	---	\$509
Expense Comparable 3	---	\$2,346
Expense Comparable 4	---	\$791
CBRE Estimate	\$73,750	\$250
Compiled by CBRE		

Going forward, tenants will be responsible for water/sewer expenses to the units.

Trash Removal

The subject's weekly refuse services are provided by a local contractor. The comparable data and projections for the subject are summarized as follows:

TRASH REMOVAL		
Year	Total	\$/Unit/Yr
2022	\$23,625	\$80
2023	\$40,577	\$138
December 2023 T-12	\$32,169	\$109
Post Reovation Budget	\$44,400	\$151
Expense Comparable 1	---	\$155
Expense Comparable 2	---	\$103
Expense Comparable 3	---	\$155
Expense Comparable 4	---	\$128
CBRE Estimate	\$44,250	\$150
Compiled by CBRE		

Administrative & General

Administrative expenses typically include legal costs, accounting, items which are not provided by off-site management, telephone, supplies, furniture, and temporary help. The comparable data and projections for the subject are summarized as follows:

ADMINISTRATIVE & GENERAL		
Year	Total	\$/Unit/Yr
2022	\$79,695	\$270
2023	\$81,439	\$276
December 2023 T-12	\$94,573	\$321
Post Reovation Budget	\$133,163	\$451
Expense Comparable 1	---	\$336
Expense Comparable 2	---	\$416
Expense Comparable 3	---	\$215
Expense Comparable 4	---	\$529
CBRE Estimate	\$110,625	\$375
Compiled by CBRE		

Repairs & Maintenance

This expense category includes the cost of routine repairs to the apartment units. The comparable data and projections for the subject are summarized as follows:

REPAIRS & MAINTENANCE		
Year	Total	\$/Unit/Yr
2022	\$522,929	\$1,773
2023	\$591,962	\$2,007
December 2023 T-12	\$570,643	\$1,934
Post Reovation Budget	\$131,620	\$446
Expense Comparable 1	---	\$554
Expense Comparable 2	---	\$263
Expense Comparable 3	---	\$323
Expense Comparable 4	---	\$839
CBRE Estimate	\$236,000	\$800
Compiled by CBRE		

The historical expenses included capital expenditures.

Painting & Decorating

This expense category includes normal cleaning, painting, decorating and other “make ready” costs expended prior to the initial move-in of a tenant. The comparable data and projections for the subject are summarized as follows:

PAINTING & DECORATING		
Year	Total	\$/Unit/Yr
2022	\$65,680	\$223
2023	\$107,715	\$365
December 2023 T-12	\$95,914	\$325
Post Reovation Budget	\$88,800	\$301
Expense Comparable 1	---	\$78
Expense Comparable 2	---	\$305
Expense Comparable 3	---	\$109
Expense Comparable 4	---	Inc. in R&M
CBRE Estimate	\$88,500	\$300
Compiled by CBRE		

Grounds (Landscaping)

This expense item covers normal landscaping and grounds maintenance of the property. The comparable data and projections for the subject are summarized as follows:

GROUND (LANDSCAPING)		
Year	Total	\$/Unit/Yr
2022	\$33,291	\$113
2023	\$31,668	\$107
December 2023 T-12	\$34,170	\$116
Post Reovation Budget	\$50,400	\$171
Expense Comparable 1	---	\$88
Expense Comparable 2	---	\$220
Expense Comparable 3	---	\$169
Expense Comparable 4	---	\$182
CBRE Estimate	\$36,875	\$125
Compiled by CBRE		

Security

The subject includes various security contracts for resident safety. The comparable data and projections for the subject are summarized as follows:

SECURITY		
Year	Total	\$/Unit/Yr
2022	\$0	\$0
2023	\$0	\$0
December 2023 T-12	\$0	\$0
Post Reovation Budget	\$42,000	\$142
Expense Comparable 1	---	\$0
Expense Comparable 2	---	\$0
Expense Comparable 3	---	\$292
Expense Comparable 4	---	\$0
CBRE Estimate	\$41,300	\$140
Compiled by CBRE		

Management Fee

Management expenses are typically negotiated as a percentage of collected revenues (i.e., effective gross income). The comparable data and projections for the subject are summarized as follows:

MANAGEMENT FEE		
Year	Total	% of EGI
2022	\$0	0.0%
2023	\$0	0.0%
December 2023 T-12	\$0	0.0%
Post Reovation Budget	\$126,225	3.8%
Expense Comparable 1	---	2.5%
Expense Comparable 2	---	3.1%
Expense Comparable 3	---	2.5%
Expense Comparable 4	---	4.8%
CBRE Estimate	\$116,830	4.0%
Compiled by CBRE		

The subject does not currently have an arm's length management agreement in place. Professional management fees in the local market range from 3.0% to 5.0%. Given the subject's size and the competitiveness of the local market area, we believe an appropriate management expense for the subject would be towards the middle of the range.

Administrative Payroll

This expense item reflects payroll costs associated with on-site management and other administrative personnel. The comparable data and projections for the subject are summarized as follows:

ADMINISTRATIVE PAYROLL		
Year	Total	\$/Unit/Yr
2022	\$139,501	\$473
2023	\$237,566	\$805
December 2023 T-12	\$168,061	\$570
Post Reovation Budget	\$219,933	\$746
Expense Comparable 1	---	\$634
Expense Comparable 2	---	\$824
Expense Comparable 3	---	\$752
Expense Comparable 4	---	\$749
CBRE Estimate	\$213,875	\$725
Compiled by CBRE		

Maintenance Payroll

This expense item reflects payroll costs associated with the upkeep and maintenance of the property, including engineering and other maintenance personnel. The comparable data and projections for the subject are summarized as follows:

MAINTENANCE PAYROLL		
Year	Total	\$/Unit/Yr
2022	\$164,937	\$559
2023	\$186,687	\$633
December 2023 T-12	\$238,335	\$808
Post Reovation Budget	\$220,149	\$746
Expense Comparable 1	---	\$737
Expense Comparable 2	---	\$685
Expense Comparable 3	---	\$650
Expense Comparable 4	---	\$676
CBRE Estimate	\$199,125	\$675
Compiled by CBRE		

Employee Taxes & Benefits

This expense item includes all employee payroll taxes and other employment benefits for the subject. The comparable data and projections for the subject are summarized as follows:

EMPLOYEE TAXES & BENEFITS		
Year	Total	\$/Unit/Yr
2022	\$41,843	\$142
2023	\$47,354	\$161
December 2023 T-12	\$59,002	\$200
Post Reovation Budget	\$0	\$0
Expense Comparable 1	---	\$313
Expense Comparable 2	---	\$509
Expense Comparable 3	---	\$223
Expense Comparable 4	---	\$262
CBRE Estimate	\$66,375	\$225
Compiled by CBRE		

Advertising & Leasing

This expense category accounts for placement of advertising, commissions, signage, brochures, and newsletters. The comparable data and projections for the subject are summarized as follows:

ADVERTISING & LEASING		
Year	Total	\$/Unit/Yr
2022	\$27,393	\$93
2023	\$27,193	\$92
December 2023 T-12	\$29,893	\$101
Post Reovation Budget	\$37,000	\$125
Expense Comparable 1	---	\$82
Expense Comparable 2	---	\$375
Expense Comparable 3	---	\$33
Expense Comparable 4	---	\$25
CBRE Estimate	\$29,500	\$100
Compiled by CBRE		

Reserves for Replacement

Standard underwriting in this market includes replacement reserves as an “above-the-line” expense (i.e. deducted prior to capitalization). We have also consulted the PwC Investor Survey, which includes market participant surveys regarding replacement reserves. Responses for participants active in the National Apartment Market indicated reserve allowances ranging from \$200/unit to as high as \$550/unit, with the majority of responses ranging from \$200/unit to \$300/unit. The latter range is typical in this market, and we have concluded an expense of \$250/unit.

OPERATING EXPENSE CONCLUSION

The comparable data and projections for the subject are summarized as follows:

TOTAL OPERATING EXPENSES		
Year	Total	\$/Unit/Yr
2022	\$1,730,672	\$5,867
2023	\$2,084,088	\$7,065
December 2023 T-12	\$1,900,586	\$6,443
Post Reovation Budget	\$1,670,642	\$5,663
Expense Comparable 1	---	\$5,390
Expense Comparable 2	---	\$6,446
Expense Comparable 3	---	\$7,624
Expense Comparable 4	---	\$6,554
CBRE Estimate	\$1,773,882	\$6,013
Compiled by CBRE		
OPERATING EXPENSES EXCLUDING TAXES		
Year	Total	\$/Unit/Yr
2022	\$1,538,422	\$5,215
2023	\$1,881,280	\$6,377
December 2023 T-12	\$1,708,810	\$5,793
Post Reovation Budget	\$1,467,363	\$4,974
Expense Comparable 1	---	\$4,714
Expense Comparable 2	---	\$5,442
Expense Comparable 3	---	\$7,041
Expense Comparable 4	---	\$5,921
CBRE Estimate	\$1,574,130	\$5,336
Compiled by CBRE		

NET OPERATING INCOME CONCLUSION

The comparable data and projections for the subject are summarized as follows:

NET OPERATING INCOME		
Year	Total	\$/Unit/Yr
2022	\$875,009	\$2,966
2023	\$512,112	\$1,736
December 2023 T-12	\$944,037	\$3,200
Post Reovation Budget	\$1,650,976	\$5,597
CBRE Estimate	\$1,146,859	\$3,888
Compiled by CBRE		

SUMMARY OF CONCLUSIONS

A summary of our conclusions is provided below:

COMPARABLE EXPENSE ANALYSIS										
Period	Subject Operating				Location Units Type Period	Comparables				Subject
	2022	2023	December 2023 T-12	Post Reovation Budget		Comp 1	Comp 2	Comp 3	Comp 4	Conclusion
						Virginia 192 LIHTC 2022	Virginia 144 LIHTC April 2024 T-	Virginia 156 LIHTC April 2023 T-	Virginia 208 LIHTC Sept 2023 T-12	
Range Names	\$/Unit/Yr	\$/Unit/Yr	\$/Unit/Yr	\$/Unit/Yr		\$/Unit/Yr	\$/Unit/Yr	\$/Unit/Yr	\$/Unit/Yr	\$/Unit/Yr
Net Rental Income	\$8,345	\$8,404	\$9,253	\$10,756		\$9,623	\$14,144	\$14,042	\$8,422	\$9,392
Other Income	488	397	389	504		1,252	819	134	529	508
Effective Gross Income	\$8,833	\$8,801	\$9,643	\$11,260		\$10,875	\$14,963	\$14,175	\$8,951	\$9,901
Expenses										
Real Estate Taxes	\$652	\$687	\$650	\$689		\$676	\$1,005	\$583	\$633	\$677
Property Insurance	250	683	160	381		550	666	655	1,173	400
Natural Gas	429	318	332	238		-	21	687	11	325
Electricity	80	82	90	111		143	85	84	123	100
Water & Sewer	730	710	726	238		778	509	2,346	791	250
Trash Removal	80	138	109	151		155	103	155	128	150
Administrative & General	270	276	321	451		336	416	215	529	375
Repairs & Maintenance	1,773	2,007	1,934	446		554	263	323	839	800
Painting & Decorating	223	365	325	301		78	305	109	-	300
Grounds (Landscaping)	113	107	116	171		88	220	169	182	125
Security	-	-	-	142		-	-	292	-	140
Management Fee	-	-	-	428		267	460	348	434	396
Administrative Payroll	473	805	570	746		634	824	752	749	725
Maintenance Payroll	559	633	808	746		737	685	650	676	675
Employee Taxes & Benefits	142	161	200	-		313	509	223	262	225
Employee Apartments	-	-	-	-		-	-	-	-	-
Advertising & Leasing	93	92	101	125		82	375	33	25	100
Replacement Reserves	-	-	-	298		-	-	-	-	250
Total Operating Expenses	\$5,867	\$7,065	\$6,443	\$5,663		\$5,390	\$6,446	\$7,624	\$6,554	\$6,013
Operating Expenses Excluding Taxes	\$5,215	\$6,377	\$5,793	\$4,974		\$4,714	\$5,442	\$7,041	\$5,921	\$5,336
Operating Expense Ratio	66.4%	80.3%	66.8%	50.3%		49.6%	43.1%	53.8%	73.2%	60.7%
Management Fee	0.0%	0.0%	0.0%	3.8%		2.5%	3.1%	2.5%	4.8%	4.0%
Compiled by CBRE										

DIRECT CAPITALIZATION

Direct capitalization is a method used to convert a single year's estimated stabilized net operating income into a value indication. The following subsections represent different techniques for deriving an overall capitalization rate.

Comparable Sales

The overall capitalization rates (OARs) confirmed for the comparable sales analyzed in the sales comparison approach are as follows:

COMPARABLE CAPITALIZATION RATES					
Sale	Sale Date	Sale Price \$/Unit	Occupancy	Buyer's Primary Analysis	OAR
1	Apr-24	\$113,682	92%	Pro Forma (Stabilized)	6.19%
2	Jan-24	\$113,208	98%	Pro Forma (Stabilized)	5.78%
3	Aug-23	\$76,844	92%	Pro Forma (Stabilized)	5.80%
4	Jun-23	\$106,164	93%	Pro Forma (Stabilized)	5.92%
5	Jan-23	\$104,455	98%	Pro Forma (Stabilized)	5.60%
Indicated OAR:			94%		5.60%-6.19%
Compiled by CBRE					

The subject has an average overall location within Hampton Roads and is in average overall condition. There is upside potential for rent increases and decreased repair and maintenance expenses due to proposed renovations. Overall, we have concluded an OAR towards the middle to high end of the indicated range based on the stabilized pro forma NOI given the recent upward pressure noted from increasing mortgage interest rates, and overall declining market conditions over the past year.

Published Investor Surveys

The results of the most recent investor surveys are summarized in the following chart.

OVERALL CAPITALIZATION RATES		
Investment Type	OAR Range	Average
<i>CBRE Apartments - 2Q 2024</i>		
Class A	4.00% - 6.75%	5.51%
Class B	4.75% - 7.00%	5.86%
Class C	4.25% - 9.00%	6.36%
<i>RealtyRates.com - 2Q 2024</i>		
Apartments	5.21% - 12.08%	8.37%
Garden/Suburban TH	5.21% - 11.07%	7.71%
Hi-Rise/Urban TH	5.66% - 12.08%	8.48%
<i>PwC Apartment - 2Q 2024</i>		
National Data	4.00% - 7.50%	5.44%
Indicated OAR:		5.75% - 6.25%
Compiled by CBRE		

Market Participants

The results of recent interviews with knowledgeable real estate professionals are summarized in the following table.

OVERALL CAPITALIZATION RATES				
Respondent	Company	OAR	Income	Date of Survey
Broker	Confidential	6.00% - 6.25%	Pro Forma Tax Adj.	3Q 2024
Broker	Confidential	5.75% - 6.25%	T-3 Tax Adj.	3Q 2024
Broker	Confidential	6.00% - 6.50%	Pro Forma Tax Adj.	3Q 2024
Indicated OAR:				5.75% - 6.50%
Compiled by CBRE				

Band of Investment

The band of investment technique has been utilized as a crosscheck to the foregoing techniques. The Mortgage Interest Rate and the Equity Dividend Rate (EDR) are based upon current market yields for similar investments. The analysis is shown in the following table.

BAND OF INVESTMENT				
Mortgage Interest Rate	6.25%			
Mortgage Term (Amortization Period)	30 Years			
Mortgage Ratio (Loan-to-Value)	60%			
Mortgage Constant (monthly payments)	0.07389			
Equity Dividend Rate (EDR)	6.50%			
Mortgage Requirement	60%	x	0.07389	= 0.04433
Equity Requirement	40%	x	0.06500	= 0.02600
	100%			0.07033
Indicated OAR:				7.00%
Compiled by CBRE				

Capitalization Rate Conclusion

The following chart summarizes the OAR conclusions.

OVERALL CAPITALIZATION RATE - CONCLUSION	
Source	Indicated OAR
Comparable Sales	0.00%-0.00%
Published Surveys	5.75% - 6.25%
Market Participants	5.75% - 6.50%
Band of Investment	7.00%
CBRE Estimate	6.00%
Compiled by CBRE	

In concluding an overall capitalization rate for the subject, primary reliance has been placed upon the data obtained from the comparable sales and interviews with active market participants. This data tends to provide the most accurate depiction of both buyers' and sellers' expectations within the market and the ranges indicated are relatively tight. Further secondary support for our conclusion is noted via the band-of-investment technique and the investor surveys provide additional evidence of reasonableness.

We have also considered recent events and prevailing market conditions with respect to capitalization rates. This includes a combination of inflationary pressures and higher cost of capital (considering interest rates as well as risk spreads). While the overall long-term outlook for commercial real estate remains positive, the full effect of these factors may not yet be reflected in transactional data. Overall, we view uncertainty and the higher cost of capital to have an upward influence on capitalization rates which is considered with respect to our conclusion herein.

For the subject property, we have identified the most likely buyer as an investor. Most commercial real estate investors for this asset type include some form of debt to achieve a desired leveraged return. The cost of commercial real estate debt has changed dramatically over the past year. This has a significant impact on pricing if an investor is seeking to maintain a constant leveraged return on their equity investment, which can be expressed in a higher capitalization rate.

Direct Capitalization Summary – As Is

A summary of the direct capitalization is illustrated in the following chart.

DIRECT CAPITALIZATION SUMMARY			
Income		\$/Unit/Yr	Total
Potential Rental Income		\$10,301	\$3,038,760
Loss to Lease	3.00%	(309)	(91,163)
Concessions	0.00%	0	-
Adjusted Rental Income		\$9,992	\$2,947,597
Vacancy	5.00%	(500)	(147,380)
Credit Loss	1.00%	(100)	(29,476)
Net Rental Income		\$9,392	\$2,770,741
Other Income		508	150,000
Effective Gross Income		\$9,901	\$2,920,741
Expenses			
Real Estate Taxes		\$677	\$199,753
Property Insurance		400	118,000
Natural Gas		325	95,875
Electricity		100	29,500
Water & Sewer		250	73,750
Trash Removal		150	44,250
Administrative & General		375	110,625
Repairs & Maintenance		800	236,000
Painting & Decorating		300	88,500
Grounds (Landscaping)		125	36,875
Security		140	41,300
Management Fee	4.00%	396	116,830
Administrative Payroll		725	213,875
Maintenance Payroll		675	199,125
Employee Taxes & Benefits		225	66,375
Advertising & Leasing		100	29,500
Replacement Reserves		250	73,750
Total Operating Expenses		\$6,013	\$1,773,882
Operating Expense Ratio			60.73%
Net Operating Income		\$3,888	\$1,146,859
OAR		÷	6.00%
As Stabilized Value	July 11, 2024		\$19,114,320
Rounded			\$19,100,000
Cost to Cure Fire Damage			(59,640)
As Is Value	July 11, 2024		\$19,054,680
Rounded			\$19,100,000
Value Per Unit			\$64,746
Matrix Analysis		Cap Rate	Value
		5.75%	\$19,900,000
		6.00%	\$19,100,000
		6.25%	\$18,300,000

Compiled by CBRE

Direct Capitalization Summary – Prospective As Renovated - LIHTC

In our prospective as renovated and stabilized pro forma we have looked out from our current date of value to when renovations are expected to be complete and the subject is operating at stabilized occupancy.

Maximum Allowable Rents

As stated, the subject is currently rent restricted under the LIHTC program for all of its units. The following table shows the maximum allowable rents, utility adjustments by unit type and net rent as compared to the current quoted rates for the LIHTC rents only.

MAXIMUM ALLOWABLE RENT VERSUS SUBJECT RENT								
Unit Type	No. Units	Unit Size	Percent of AMI	Max Allowable	Utility Allowance	Net Max Allowable	Subject Rents - As Is	Subject Rents As Renovated
1BD/1BA	227	540	60%	\$1,133	\$133	\$1,000	\$850	\$990
1BD/1BA	44	710	60%	\$1,133	\$133	\$1,000	\$875	\$1,000
2BD/1BA	12	800	60%	\$1,360	\$184	\$1,176	\$895	\$1,138
2BD/1BA	12	980	60%	\$1,360	\$184	\$1,176	\$920	\$1,176
295								
Source: Virginia Housing								

The chart below shows market rents of the subject as renovated.

RENT CONCLUSIONS - AS RENOVATED LIHTC									
No. Units	Unit Type	Unit Size	Total SF	Monthly Rent			Annual Rent		Annual Total
				\$/Unit	\$/SF	PRI	\$/Unit	\$/SF	
227	1BD/1BA	540	122,580	\$990	\$1.83	\$224,730	\$11,880	\$22.00	\$2,696,760
44	1BD/1BA	710	31,240	\$1,000	\$1.41	\$44,000	\$12,000	\$16.90	\$528,000
12	2BD/1BA	800	9,600	\$1,138	\$1.42	\$13,656	\$13,656	\$17.07	\$163,872
12	2BD/1BA	980	11,760	\$1,176	\$1.20	\$14,112	\$14,112	\$14.40	\$169,344
295		594	175,180	\$1,005	\$1.69	\$296,498	\$12,061	\$20.31	\$3,557,976
Compiled by CBRE									

In order to determine the prospective value of the subject as renovated, we have provided a direct capitalization summary as if the subject were renovated as of the current date of value and trended income and expenses 2.5% per year over the estimated two-year renovation timeframe.

A summary of the direct capitalization as if renovated is illustrated in the following chart.

DIRECT CAPITALIZATION SUMMARY - AS RENOVATED - LIHTC

Income		\$/Unit/Yr	Total
Potential Rental Income		\$12,061	\$3,557,976
Loss to Lease	0.50%	(60)	(17,790)
Concessions	0.00%	0	-
Adjusted Rental Income		\$12,001	\$3,540,186
Vacancy	5.00%	(600)	(177,009)
Credit Loss	1.00%	(120)	(35,402)
Net Rental Income		\$11,281	\$3,327,775
Other Income		508	150,000
Effective Gross Income		\$11,789	\$3,477,775
Expenses			
Real Estate Taxes		\$979	\$288,784
Property Insurance		400	118,000
Natural Gas		325	95,875
Electricity		100	29,500
Water & Sewer		250	73,750
Trash Removal		150	44,250
Administrative & General		375	110,625
Repairs & Maintenance		350	103,250
Painting & Decorating		275	81,125
Grounds (Landscaping)		125	36,875
Security		140	41,300
Management Fee	4.00%	472	139,111
Administrative Payroll		725	213,875
Maintenance Payroll		675	199,125
Employee Taxes & Benefits		225	66,375
Advertising & Leasing		100	29,500
Replacement Reserves		250	73,750
Total Operating Expenses		\$5,915	\$1,745,070
Operating Expense Ratio			50.18%
Net Operating Income		\$5,874	\$1,732,705
OAR		÷	6.00%
As Stabilized Value	July 11, 2024		\$28,878,414
Rounded			\$28,900,000
Value Per Unit			\$97,966

Matrix Analysis	Cap Rate	Value
	5.75%	\$30,100,000
	6.00%	\$28,900,000
	6.25%	\$27,700,000

Compiled by CBRE

Proposed renovations are expected to cure ongoing repair and maintenance items. Therefore, we have reduced the repair and maintenance expense from the as is direct capitalization summary.

DIRECT CAPITALIZATION SUMMARY - PROSPECTIVE AS RENOVATED - LIHTC

		\$/Unit/Yr	Total
Income			
Potential Rental Income		\$12,672	\$3,738,099
Loss to Lease	0.50%	(63)	(18,690)
Concessions	0.00%	0	-
Adjusted Rental Income		\$12,608	\$3,719,408
Vacancy	5.00%	(630)	(185,970)
Credit Loss	1.00%	(126)	(37,194)
Net Rental Income		\$11,852	\$3,496,244
Other Income		534	157,594
Effective Gross Income		\$12,386	\$3,653,837
Expenses			
Real Estate Taxes		\$1,028	\$303,404
Property Insurance		420	123,974
Natural Gas		341	100,729
Electricity		105	30,993
Water & Sewer		263	77,484
Trash Removal		158	46,490
Administrative & General		394	116,225
Repairs & Maintenance		368	108,477
Painting & Decorating		289	85,232
Grounds (Landscaping)		131	38,742
Security		147	43,391
Management Fee	4.00%	495	146,153
Administrative Payroll		762	224,702
Maintenance Payroll		709	209,206
Employee Taxes & Benefits		236	69,735
Advertising & Leasing		105	30,993
Replacement Reserves		263	77,484
Total Operating Expenses		\$6,215	\$1,833,414
Operating Expense Ratio			50.18%
Net Operating Income		\$6,171	\$1,820,423
OAR		÷	6.00%
As Stabilized Value	July 11, 2026		\$30,340,383
Rounded			\$30,300,000
Present Value of Tax Abatement			880,000
As Stabilized Adjusted Value	July 11, 2026		\$31,220,383
Rounded			\$31,200,000
Value Per Unit			\$105,832
Matrix Analysis		Cap Rate	Value
		5.75%	\$31,700,000
		6.00%	\$30,300,000
		6.25%	\$29,100,000

Compiled by CBRE

Direct Capitalization Summary – Prospective As Renovated – Hypothetical Market Rate

In our prospective as renovated and stabilized pro forma we have looked out from our current date of value to when renovations are expected to be complete and the subject is operating at stabilized occupancy.

The chart below shows market rents of the subject as renovated.

RENT CONCLUSIONS - AS RENOVATED HYPOTHETICAL MARKET RATE									
No. Units	Unit Type	Unit Size	Total SF	Monthly Rent			Annual Rent		Annual Total
				\$/Unit	\$/SF	PRI	\$/Unit	\$/SF	
227	1BD/1BA	540	122,580	\$1,000	\$1.85	\$227,000	\$12,000	\$22.22	\$2,724,000
44	1BD/1BA	710	31,240	\$1,150	\$1.62	\$50,600	\$13,800	\$19.44	\$607,200
12	2BD/1BA	800	9,600	\$1,250	\$1.56	\$15,000	\$15,000	\$18.75	\$180,000
12	2BD/1BA	980	11,760	\$1,350	\$1.38	\$16,200	\$16,200	\$16.53	\$194,400
295		594	175,180	\$1,047	\$1.76	\$308,800	\$12,561	\$21.15	\$3,705,600
Compiled by CBRE									

In order to determine the prospective value of the subject as renovated, we have provided a direct capitalization summary as if the subject were renovated as of the current date of value and trended income and expenses 2.5% per year over the estimated two-year renovation timeframe.

A summary of the direct capitalization as if renovated is illustrated in the following chart.

DIRECT CAPITALIZATION SUMMARY - AS RENOVATED - HYPOTHETICAL MARKET RATE			
Income		\$/Unit/Yr	Total
Potential Rental Income		\$12,561	\$3,705,600
Loss to Lease	0.00%	0	-
Concessions	0.00%	0	-
Adjusted Rental Income		\$12,561	\$3,705,600
Vacancy	5.00%	(628)	(185,280)
Credit Loss	1.00%	(126)	(37,056)
Net Rental Income		\$11,808	\$3,483,264
Other Income		508	150,000
Effective Gross Income		\$12,316	\$3,633,264
Expenses			
Real Estate Taxes		\$1,286	\$379,355
Property Insurance		400	118,000
Natural Gas		325	95,875
Electricity		100	29,500
Water & Sewer		250	73,750
Trash Removal		150	44,250
Administrative & General		300	88,500
Repairs & Maintenance		350	103,250
Painting & Decorating		300	88,500
Grounds (Landscaping)		125	36,875
Security		140	41,300
Management Fee	4.00%	493	145,331
Administrative Payroll		675	199,125
Maintenance Payroll		675	199,125
Employee Taxes & Benefits		225	66,375
Advertising & Leasing		100	29,500
Replacement Reserves		250	73,750
Total Operating Expenses		\$6,144	\$1,812,360
Operating Expense Ratio			49.88%
Net Operating Income		\$6,173	\$1,820,904
OAR		÷	6.00%
As Stabilized Value	July 11, 2024		\$30,348,392
Rounded			\$30,300,000
Value Per Unit			\$102,712
Matrix Analysis		Cap Rate	Value
		5.75%	\$31,700,000
		6.00%	\$30,300,000
		6.25%	\$29,100,000
Compiled by CBRE			

A summary of the prospective direct capitalization is illustrated in the following chart.

DIRECT CAPITALIZATION SUMMARY - PROSPECTIVE AS RENOVATED - HYPOTHETICAL MARKET RATE

		\$/Unit/Yr	Total
Income			
Potential Rental Income		\$13,197	\$3,893,196
Loss to Lease	0.00%	0	-
Concessions	0.00%	0	-
Adjusted Rental Income		\$13,197	\$3,893,196
Vacancy	5.00%	(660)	(194,660)
Credit Loss	1.00%	(132)	(38,932)
Net Rental Income		\$12,405	\$3,659,604
Other Income		534	157,594
Effective Gross Income		\$12,940	\$3,817,198
Expenses			
Real Estate Taxes		\$1,318	\$388,839
Property Insurance		420	123,974
Natural Gas		341	100,729
Electricity		105	30,993
Water & Sewer		263	77,484
Trash Removal		158	46,490
Administrative & General		315	92,980
Repairs & Maintenance		368	108,477
Painting & Decorating		315	92,980
Grounds (Landscaping)		131	38,742
Security		147	43,391
Management Fee	4.00%	518	152,688
Administrative Payroll		709	209,206
Maintenance Payroll		709	209,206
Employee Taxes & Benefits		236	69,735
Advertising & Leasing		105	30,993
Replacement Reserves		263	77,484
Total Operating Expenses		\$6,422	\$1,894,390
Operating Expense Ratio			49.63%
Net Operating Income		\$6,518	\$1,922,808
OAR		÷	6.00%
As Stabilized Value	July 11, 2026		\$32,046,796
Rounded			\$32,000,000
Present Value of Tax Abatement			1,605,000
As Stabilized Adjusted Value	July 11, 2026		\$33,651,796
Rounded			\$33,700,000
Value Per Unit			\$114,074
Matrix Analysis		Cap Rate	Value
		5.75%	\$33,400,000
		6.00%	\$32,000,000
		6.25%	\$30,800,000

Compiled by CBRE

Tax Credit Value

Tax credits provide developers of rental housing with a benefit that is used to offset a portion of their federal tax liability in exchange for the production of affordable rental housing. The subject is expected to receive an allocation of Low-Income Housing Tax Credits (LIHTC) pursuant to Section 42 of the Internal Revenue Code of 1986, as amended. Because the subject property will offer housing for qualified applicants, it is assumed that it is allowed to receive low-income tax credits to offset future federal income taxes.

Generally, the tax credits would be sold at a discounted rate; however, corporate buyers of tax credits have become more aggressive by offering a premium above the face amount. This was the result of tax accounting rules that favor the users of the tax credits and the preferred returns sometimes offered to the buyers of the credits. We recommend the reader examine the specific accounting rules with regards to tax credit application.

Subject Tax Credits

According to the client, the developer has requested an annual allocation of federal low-income housing tax credits and energy credits totaling approximately \$1,518,967 per year for ten years or \$15,189,670, total from the Virginia Housing Development Authority. Should the property be sold or foreclosed upon and resold during the 10-year period, the remaining amount of tax credits is transferable. The developer has anticipated equity dollars per tax credit at \$0.855 per dollar of face value.

Given the current climate of the tax credit market and uncertainty surrounding the future of the tax credit market, we have concluded the federal tax credits for the subject property would likely be sold near face value since the subject represents new construction and the sponsor will receive the full benefit of accrued depreciation over the 10-year period. The chart below shows the recent trend of tax credit pricing per credit.

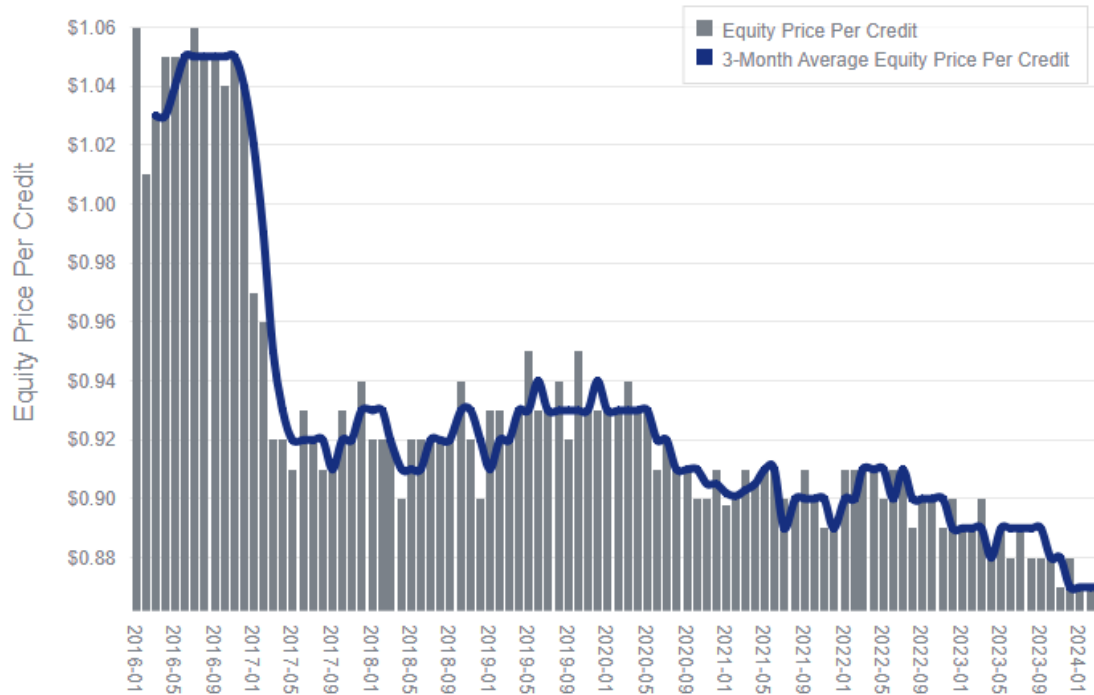
LIHTC Equity Pricing Trends

Equity Price Per Credit Averages History

January 2016 through March 2024

Interactive graphic:

- For more detail, hover over or tap on each bar to display information pop-up.
- To zoom in on a mobile device use the standard “pinch and zoom” method. To zoom in on desktop, hover over the graphic and scroll.



Disclaimer: This low-income housing tax credit equity pricing chart is presented for general information purposes only. Per credit equity pricing is based on syndicator Letter of Intent (LOI) pricing provided to Novogradac by market participants. The equity price reported for each month is the average equity price for LOI pricing data issued in that month. No adjustments to equity pricing are made for timing of capital contributions or other considerations. Data is rounded to the nearest cent.

Source: Novogradac

MARKET RATE TRENDS

Sales of tax credits are illustrated in the following chart representing recent trends in tax credit values.

SUMMARY OF LOW-INCOME HOUSING TAX CREDIT SALES			
Name	Date	Amount	Credit Pricing
Cedar Crossing	Jan-20	\$33,782,491	\$1.020
Othello Park	Jan-20	\$13,094,001	\$0.940
The Residences at Alsbury	Jan-20	\$11,943,000	\$0.990
55 Milton	Feb-20	\$12,187,890	\$0.960
Palmetto Senior	Feb-20	\$20,841,530	\$0.960
12th Street Tillamook	Feb-20	\$5,367,896	\$0.920
Omak	Feb-20	\$10,398,510	\$0.898
Rosewood Senior Villas	Feb-20	\$15,000,000	\$0.930
The Phoenix	Mar-20	\$8,397,720	\$0.830
Abbingtion Ridge	Mar-20	\$7,750,000	\$0.920
Edgewood Center II	Mar-20	\$3,700,000	\$0.850
Reef at Riviera	Apr-20	\$20,003,865	\$0.960
Atlantis Apartments	Jan-21	\$20,511,000	\$0.930
Lambert Landing	Mar-21	\$13,630,600	\$0.931
Dorsey Flats	Nov-21	\$4,412,246	\$0.830
Ashlake Trails	Mar-22	\$9,059,120	\$0.940
South Gate	Apr-22	\$5,473,453	\$0.920
Creighton Court	Aug-22	\$14,037,096	\$0.955
Townes at River South	Aug-22	\$11,004,089	\$0.945
Holly Court	Sep-22	\$2,295,893	\$0.880
Colbrook 1	Oct-22	\$5,366,330	\$0.860
Colbrook II	Oct-22	\$9,500,000	\$0.880
Hunters Point	Jun-23	\$14,941,275	\$0.850
Helios	Jul-23	\$21,955,715	\$0.895
Liberty Gardens	Jul-23	\$13,215,303	\$0.875
Braywood Manor	Jun-23	\$25,600,710	\$0.850
Helior	Jul-23	\$23,726,765	\$0.895
Swansboro	Oct-23	\$16,338,736	\$0.870
Compiled by CBRE			

The chart above reflects uneven trends in tax credit values ranging from \$0.83 per credit to \$1.02 per credit. The average for transaction equates to \$0.94 per credit. The average transaction in 2023 was \$0.87 per credit.

TOTAL TAX CREDIT EQUITY

Based on the discussions above, the total tax credit equity is calculated in the following table:

VALUE OF TAX CREDIT EQUITY	
	Total
Total Qualified Basis	\$15,189,670
Tax Credit Rate	10%
Tax Credit - Annual	\$1,518,967
Projected Tax Credit - Annual	\$0
Maximum Allowable Tax Credit	\$1,518,967
Recovery Period - Years	10
Maximum Allowable Tax Credit - Total	\$15,189,670
Equity Dollars per Credit	\$1.000
Maximum Allowable Tax Credit - Total	\$15,189,670
Percentage of Ownership Entity	99.98%
Indicated Value of Tax Credit Equity	\$15,186,632
Equity Dollars per Credit	\$0.8550
Indicated Value of Tax Credit Equity	\$12,984,570
Rounded	\$12,980,000
Compiled by CBRE	

Reconciliation of Value

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS				
Appraisal Premise	As of Date	Sales Comparison Approach	Income Approach	Reconciled Value
As Is	July 11, 2024	\$19,100,000	\$19,100,000	\$19,100,000
Prospective As Renovated - LIHTC	July 11, 2026		\$31,200,000	\$31,200,000
Prospective As Renovated - Hypothetical Market Rate	July 11, 2026		\$33,700,000	\$33,700,000
Value of LIHTC Tax Credits	July 11, 2024			\$12,980,000
Compiled by CBRE				

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on similar properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication, but has been given secondary emphasis in the final value reconciliation.

The income capitalization approach is applicable to the subject since it is an income producing property leased in the open market. Market participants are primarily analyzing investment properties based on their income generating capability. Therefore, the income capitalization approach is considered a reasonable and substantiated value indicator and has been given primary emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Leased Fee Interest	July 11, 2024	\$19,100,000
Prospective As Renovated - LIHTC	Leased Fee Interest	July 11, 2026	\$31,200,000
Prospective As Renovated - Hypothetical Market Rate	Leased Fee Interest	July 11, 2026	\$33,700,000
Value of LIHTC Tax Credits		July 11, 2024	\$12,980,000
Compiled by CBRE			

Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, “CBRE”) has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the “Report”), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
 - (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
 - (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
 - (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
 - (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
 - (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
 - (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
 - (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
 - (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently, nor super-efficiently.
 - (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
 - (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property’s compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.

- (xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property, nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report and any conclusions stated therein. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or on behalf of the client, property owner or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report and any conclusions stated therein. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including, without limitation, any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. This Report has been prepared in good faith, based on CBRE's current anecdotal and evidence-based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this Report, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections. Further, other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later change or be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge including, but not limited to, environmental, social, and governance principles ("ESG"), beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.

10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.
13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

ADDENDA

Addendum A

IMPROVED SALE DATA SHEETS

Sale

Residential - Multi-unit Garden

No. 1

Property Name Woodscape Apartments
Address 581 Calla Ct
Newport News, VA 23608
United States

Government Tax Agency N/A
Govt./Tax ID 072000203

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BD/1BA	71	24%	780	\$1,060	\$1.36
1BD/1BA Renovated	17	6%	780	\$1,152	\$1.48
2BD/1BA	41	14%	1,060	\$1,198	\$1.13
2BD/1BA Renovated	15	5%	1,060	\$1,340	\$1.26
2BD/1.5BA	89	30%	1,100	\$1,125	\$1.02
2BD/1.5BA Renovated	31	10%	1,100	\$1,363	\$1.24
3BD/2BA	23	8%	1,200	\$1,310	\$1.09
3BD/2BA Renovated	9	3%	1,200	\$1,552	\$1.29
Totals/Avg	296			\$1,184	\$1.17



Improvements

Land Area	18.765 ac	Status	Existing
Net Rentable Area (NRA)	298,400 sf	Year Built	1975
Total # of Units	296 Unit	Year Renovated	N/A
Average Unit Size	1,004 sf	Condition	Average
Floor Count	2	Exterior Finish	Wood
Property Features	N/A		
Project Amenities	Clubhouse, Laundry Facility, Pool, Barbeque Area, Playground		
Unit Amenities	N/A		

Sale Summary

Recorded Buyer	N/A	Marketing Time	N/A
True Buyer	Foxfield LLC	Buyer Type	Private Investor
Recorded Seller	Woodscape HC2 LLC	Seller Type	Private Investor
True Seller	N/A	Primary Verification	Broker
Interest Transferred	Leased Fee	Type	Sale
Current Use	MF Residential	Date	4/2/2024
Proposed Use	N/A	Sale Price	\$33,650,000
Listing Broker	Berkadia	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$33,650,000
Doc #	240008151	Capital Adjustment	\$0
		Adjusted Price	\$33,650,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
04/2024	Sale	N/A	Woodscape HC2 LLC	\$33,650,000	\$113,682 / \$112.77

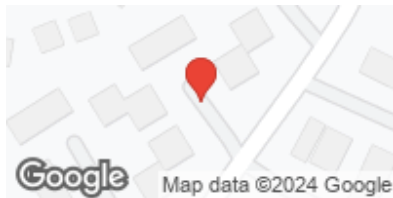
Units of Comparison

Static Analysis Method	Pro Forma (Stabilized)	Eff Gross Inc Mult (EGIM)	8.16
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	49.48%
Net Initial Yield/Cap. Rate	6.19%	Adjusted Price / sf	\$112.77
Projected IRR	N/A	Adjusted Price / Unit	\$113,682
Actual Occupancy at Sale	92%		

Financial

	Pro Forma Stabilized	Trailing Actuals
Revenue Type		
Period Ending	5/1/2025	3/30/2024
Source	N/A	Broker
Price	\$33,650,000	\$33,650,000
Potential Gross Income	\$4,011,540	\$3,679,544
Economic Occupancy	N/A	N/A
Economic Loss	N/A	N/A
Effective Gross Income	\$4,122,319	\$4,098,788
Expenses	\$2,039,816	\$2,216,981
Net Operating Income	\$2,082,503	\$1,881,807
NOI / sf	\$6.98	\$6.31
NOI / Unit	\$7,035	\$6,357
EGIM	8.16	8.21
OER	49.48%	54.09%
Net Initial Yield/Cap. Rate	6.19%	5.59%

Map & Comments



This comparable is a 296-unit multi-family garden property located at 581 Calla Ct in Newport News, Virginia. The property consists of 28 two-story apartment buildings and a single-story leasing office/clubhouse. The improvements were constructed in 1975 and are situated on an 18.76-acre site. The improvements were 92.2% occupied and is considered to be not stabilized; although current occupancy is slightly below stabilized occupancy, the difference is not material enough to affect the overall market value. 72 units renovated since 2019 with LVT floors, new laminate counters, updated hardware, and new black appliances. Additionally, current ownership has upgraded HVAC units, roofs, exterior paint, amenities. The total renovation cost was approximately \$2.5 million. The pro forma and T-12 expenses are inclusive of reserves. The in place tax assessment was approximately 105% of the purchase price.

Sale

Residential - Multi-unit Garden

No. 2

Property Name Dove Landing
Address 5301 Justin Ct
Virginia Beach, VA 23462
United States

Government Tax Agency Virginia Beach City
Govt./Tax ID Multiple

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BR/1BA - LVP - W1/1A/UP	2	1%	520	\$970	\$1.87
1BR/1BA - W1/1/A	8	3%	520	\$895	\$1.72
1BR/1BA - E1/1A	11	3%	550	\$920	\$1.67
1BR/1BA - LVP - E/1/A/UP	5	2%	550	\$955	\$1.74
1BR/1BA - LVP - W1/1B/UP	2	1%	550	\$945	\$1.72
1BR/1BA - W1/1B	16	5%	550	\$905	\$1.65
1BR/1BA - W1/1C	4	1%	620	\$905	\$1.46
1BR/1BA - E1/1B	8	3%	625	\$930	\$1.49
1BR/1BA - LVP - P1/1/UP	2	1%	625	\$1,005	\$1.61
1BR/1BA - P1/1	10	3%	625	\$920	\$1.47
2BR/1BA - E/2/1/A	14	4%	800	\$1,005	\$1.26
2BR/1BA - LVP - E2/1/A/UP	18	6%	800	\$1,080	\$1.35
2BR/1BA - LVP - N/2/1/UP	30	9%	800	\$1,090	\$1.36
2BR/1BA - LVP - W2/1A/UP	6	2%	800	\$1,035	\$1.29
2BR/1BA - N2/1	114	36%	800	\$1,005	\$1.26
2BR/1BA - Renovated - N2/1/R	6	2%	800	\$1,150	\$1.44
2BR/1BA - W2/1A	12	4%	800	\$970	\$1.21
2BR/1BA - E2/1/B	32	10%	840	\$1,025	\$1.22
2BR/1BA - W2/1B	18	6%	840	\$1,010	\$1.20
Totals/Avg	318			\$1,004	\$1.32



Improvements

Land Area	16.702 ac	Status	Existing
Net Rentable Area (NRA)	240,880 sf	Year Built	1981
Total # of Units	318 Units	Year Renovated	N/A
Average Unit Size	757 sf	Condition	Average
Floor Count	3	Exterior Finish	Vinyl Siding
Property Features	N/A		
Project Amenities	Laundry Facility, Pool, Dog Park / Run		
Unit Amenities	N/A		

Sale Summary

Recorded Buyer	CIG Management, LLC	Marketing Time	3 Month(s)
True Buyer	Community Investment Group	Buyer Type	N/A
Recorded Seller	Dove Landing LLC	Seller Type	N/A
True Seller	Enterprise Community Partners	Primary Verification	Buyer, Broker, Purchase Appraisal
Interest Transferred	Leased Fee	Type	Sale
Current Use	N/A	Date	1/18/2024
Proposed Use	N/A	Sale Price	\$36,000,000
Listing Broker	Berkadia	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$36,000,000
Doc #	3003055	Capital Adjustment	\$0
		Adjusted Price	\$36,000,000

Transaction Summary plus Five-Year CBRE View History

<u>Transaction Date</u>	<u>Transaction Type</u>	<u>Buyer</u>	<u>Seller</u>	<u>Price</u>	<u>Cash Equivalent Price/unit and /sf</u>
01/2024	Sale	CIG Management, LLC	Dove Landing LLC	\$36,000,000	\$113,208 / \$149.45

Sale Residential - Multi-unit Garden No. 2

Units of Comparison

Static Analysis Method	Pro Forma (Stabilized)	Eff Gross Inc Mult (EGIM)	8.53
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	50.66%
Net Initial Yield/Cap. Rate	5.78%	Adjusted Price / sf	\$149.45
Projected IRR	N/A	Adjusted Price / Unit	\$113,208
Actual Occupancy at Sale	98%		

Financial

	Pro Forma Stabilized	Trailing Actuals
Revenue Type		
Period Ending	11/30/2024	8/31/2023
Source	Appraiser	Buyer
Price	\$36,000,000	\$36,000,000
Potential Gross Income	N/A	N/A
Economic Occupancy	N/A	N/A
Economic Loss	N/A	N/A
Effective Gross Income	\$4,218,820	\$4,250,768
Expenses	\$2,137,143	\$2,166,056
Net Operating Income	\$2,081,677	\$2,084,712
NOI / sf	\$8.64	\$8.65
NOI / Unit	\$6,546	\$6,556
EGIM	8.53	8.47
OER	50.66%	50.96%
Net Initial Yield/Cap. Rate	5.78%	5.79%

Map & Comments



Dove Landing is a Class B-/C+ garden property consisting of 318 total units located across four noncontiguous parcels that were developed in four phases between 1977 and 1984; the phases are named Dove Landing North, East, West and Pharah. All unit interiors were renovated between 2016 and 2018 with new kitchen and bath cabinets, upgraded laminate kitchen counters, ceramic bathroom sinktops, black appliances, and new lighting and plumbing fixtures. An additional 65 units were further upgraded with LVP plank flooring throughout the unit except for the bedrooms, while another six units were fully renovated after a fire with stainless steel appliances, granite counters, tile backsplashes, and LVP plank flooring. Property amenities include a pool, and two dog parks and each building includes a coin-operated washer and dryer in the common area.

The property sold in January 2024 for \$36,000,000, or \$113,208 per unit. Year-1 pro forma net operating income at the time of sale was \$2,081,677, or \$6,546 per unit, for an overall capitalization rate of 5.78%. The property's EGIM was calculated as 8.53 and occupancy at the time of sale was 97.5%.

The Year-1 NOI reflects EGI roughly in line with T3 actuals and trended T12 expenses with taxes adjusted to reflect the current assessment, which equates to 82% of purchase price, plus a \$250/unit replacement reserve allowance and a 3.0% management fee.

The trailing NOI reflects the T3 income and T12 expenses with taxes adjusted to reflect the current assessment at 82% of purchase price, plus a \$250/unit replacement reserve allowance and indicates a 5.79% OAR.

Sale**Residential - Multi-unit Garden****No. 3**

Property Name Forest Pine Apartments
 Address 201 Forest Pine Road
 Franklin, VA 23851
 United States

Government Tax Agency City of Franklin
 Govt./Tax ID Multiple

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BR/1BA	16	7%	630	\$715	\$1.13
1BR/1BA	4	2%	768	\$780	\$1.02
2BR/1BA	24	10%	834	\$800	\$0.96
2BR/1BA	24	10%	928	\$730	\$0.79
2BR/2BA	40	16%	955	\$935	\$0.98
2BR/1.5BA	3	1%	960	\$835	\$0.87
2BD/1.5BA	1	0%	1,010	\$865	\$0.86
2BR/2BA	68	28%	1,012	\$915-\$945	\$0.92
3BR/1BA	16	7%	1,085	\$840	\$0.77
3BR/2BA	36	15%	1,127	\$975-\$1,015	\$0.88
3BR/2BA	12	5%	1,133	\$770	\$0.68
Totals/Avg	244			\$876	\$0.90

**Improvements**

Land Area	28.396 ac	Status	Existing
Gross Building Area (GBA)	250,670 sf	Year Built	1963
Total # of Units	244 Unit	Year Renovated	N/A
Average Unit Size	969 sf	Condition	Average
Floor Count	2	Exterior Finish	Vinyl Siding
Property Features	On-Site Management, Central Boiler and Chiller / Cooling Tower		
Project Amenities	Laundry Facility, Pool, Fitness Center, Playground		
Unit Amenities	Dishwasher, Refrigerator, Washer / Dryer Connections , Washer / Dryer, Private Patios / Balconies, Vaulted / Cathedral Ceilings		

Sale Summary

Recorded Buyer	Forest Pines Apts LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	Private Investor
Recorded Seller	FP Associates Inc.	Seller Type	Private Investor
True Seller	N/A	Primary Verification	Buyer
Interest Transferred	Leased Fee	Type	Sale
Current Use	MF	Date	8/16/2023
Proposed Use	N/A	Sale Price	\$18,750,000
Listing Broker	N/A	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$18,750,000
Doc #	N/A	Capital Adjustment	\$0
		Adjusted Price	\$18,750,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
08/2023	Sale	Forest Pines Apts LLC	FP Associates Inc.	\$18,750,000	\$76,844 / \$74.80

Sale Residential - Multi-unit Garden No. 3

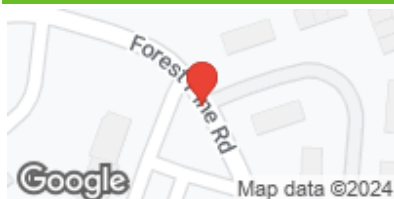
Units of Comparison

Static Analysis Method	Pro Forma (Stabilized)	Eff Gross Inc Mult (EGIM)	7.86
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	54.42%
Net Initial Yield/Cap. Rate	5.80%	Adjusted Price / sf	\$74.80
Projected IRR	N/A	Adjusted Price / Unit	\$76,844
Actual Occupancy at Sale	92%		

Financial

	Pro Forma Stabilized	Trailing Actuals
Revenue Type		
Period Ending	10/31/2024	6/1/2023
Source	Appraiser	Buyer
Price	\$18,750,000	\$18,750,000
Potential Gross Income	\$2,565,480	\$2,449,320
Economic Occupancy	N/A	N/A
Economic Loss	N/A	N/A
Effective Gross Income	\$2,384,838	\$2,275,325
Expenses	\$1,297,715	\$1,294,248
Net Operating Income	\$1,087,123	\$981,077
NOI / sf	\$4.34	\$3.91
NOI / Unit	\$4,455	\$4,021
EGIM	7.86	8.24
OER	54.42%	56.88%
Net Initial Yield/Cap. Rate	5.80%	5.23%

Map & Comments



This comparable is a 244-unit multi-family garden property located at 201 Forest Pine Rd in Franklin, Virginia. The property consists of 44, two-story apartment buildings situated on a 28.40-acre site. The improvements were constructed in five phases. Phase 1 was built in 1967 and is comprised of 64 units; phase 2 was built in 1973 and is comprised of 46 units; phase 3 was built in 1990 and is comprised of 40 units; phase 4 was built in 1994 and is comprised of 40 units; phase 5 was built in 1999 and is comprised of 64 units. The interior is mostly original with carpet floors, laminate counters, and white appliances. It is under contract for \$18,750,000. The tax assessed value is 108% of the sale price

Sale**Residential - Multi-unit Garden****No. 4**

Property Name Carson Square Apartments
 Address 1587 Briarfield Road
 Hampton, VA 23666
 United States

Government Tax Agency City of Hampton
 Govt./Tax ID Multiple

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BR/1BA	32	11%	625	\$955	\$1.53
2BR/1.5BA	180	62%	870	\$965	\$1.11
2BR/1.5BA	40	14%	950	\$1,015	\$1.07
3BR/2BA	40	14%	1,100	\$1,325	\$1.20
Totals/Avg	292			\$1,020	\$1.15

**Improvements**

Land Area	16.160 ac	Status	Existing
Gross Building Area (GBA)	294,394 sf	Year Built	1971
Total # of Units	292 Unit	Year Renovated	N/A
Average Unit Size	916 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick Veneer
Property Features	On-Site Management, Pitched Roofs, Surface Parking		
Project Amenities	Laundry Facility, Playground		
Unit Amenities	Dishwasher, Refrigerator, Garbage Disposal, Laminate Countertops, Private Patios / Balconies, Range / Oven, Tub / Shower Combo, Vinyl Flooring, White / Beige Appliances		

Sale Summary

Recorded Buyer	Carson Square Owner LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	Private Investor
Recorded Seller	Carson Square Apartments LLC	Seller Type	Private Investor
True Seller	N/A	Primary Verification	Mortgage Broker, PSA
Interest Transferred	Leased Fee	Type	Sale
Current Use	MF	Date	6/2/2023
Proposed Use	N/A	Sale Price	\$31,000,000
Listing Broker	Berkadia	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$31,000,000
Doc #	230 006574	Capital Adjustment	\$0
		Adjusted Price	\$31,000,000

Transaction Summary plus Five-Year CBRE View History

<u>Transaction Date</u>	<u>Transaction Type</u>	<u>Buyer</u>	<u>Seller</u>	<u>Price</u>	<u>Cash Equivalent Price/unit and /sf</u>
06/2023	Sale	Carson Square Owner LLC	Carson Square Apartments LLC	\$31,000,000	\$106,164 / \$105.30

Sale Residential - Multi-unit Garden No. 4

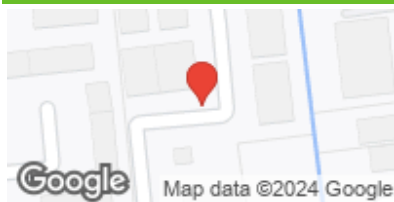
Units of Comparison

Static Analysis Method	Pro Forma (Stabilized)	Eff Gross Inc Mult (EGIM)	9.30
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	44.95%
Net Initial Yield/Cap. Rate	5.92%	Adjusted Price / sf	\$105.30
Projected IRR	N/A	Adjusted Price / Unit	\$106,164
Actual Occupancy at Sale	93%		

Financial

Revenue Type	Pro Forma Stabilized	Trailing Actuals	Other See Comments
Period Ending	4/30/2024	3/30/2023	4/30/2024
Source	Appraiser	Buyer	Buyer
Price	\$31,000,000	\$31,000,000	\$31,000,000
Potential Gross Income	N/A	\$4,035,800	N/A
Economic Occupancy	N/A	N/A	N/A
Economic Loss	N/A	N/A	N/A
Effective Gross Income	\$3,335,000	\$2,952,662	\$3,627,143
Expenses	\$1,499,215	\$1,380,625	\$1,422,057
Net Operating Income	\$1,835,785	\$1,572,037	\$2,205,086
NOI / sf	\$6.24	\$5.34	\$7.49
NOI / Unit	\$6,287	\$5,384	\$7,552
EGIM	9.30	10.50	8.55
OER	44.95%	46.76%	39.21%
Net Initial Yield/Cap. Rate	5.92%	5.07%	7.11%

Map & Comments



This property represents the sale of a 292-unit multi-family garden property located at 1587 Briarfield Road in Hampton, Virginia. The property consists of 26 two-story apartment buildings and a single-story laundry facility/maintenance shed. The improvements were constructed in 1971 and are situated on a 16.16-acre site. The property sold in June 2023 for \$31,000,000, \$106,134 per unit. Year-1 pro forma net operating income at the time of sale was \$1,835,785, or \$6,287 per unit, for an overall capitalization rate of 5.92%. The property's EGIM was calculated as 9.3 and occupancy at the time of sale was 92.5%. The Year-1 NOI reflects EGI roughly in line with trended T3 actuals and trended T12 operating expenses, adjusted for taxes assuming an assessed value at 80% of the sale price, plus a \$250/unit replacement reserve allowance and a 3.0% management fee. The trailing NOI reflects the annualized T-3 actual income and T12 expenses, with taxes adjusted to reflect the in-place assessment, plus a \$250/unit replacement reserve allowance. The buyer budget indicates a cap rate of 7.11%

Sale

Residential - Multi-unit Garden

No. 5

Property Name Riverlands Apartments
Address 45 Riverlands Dr
Newport News, VA 23605
United States

Government Tax Agency Newport News City
Govt./Tax ID Multiple

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BR/1BA - DFa	22	5%	557	\$810	\$1.45
1BR/1BA - DP	48	12%	557	\$832	\$1.49
1BR/1BA - DFb	26	6%	559	\$810	\$1.45
1BR/1BA - UFa	26	6%	595	\$825	\$1.39
1BR/1BA - UD	48	12%	597	\$865	\$1.45
1BR/1BA - UFb	22	5%	597	\$825	\$1.38
2BR/1BA - DF	32	8%	757	\$925	\$1.22
2BR/1BA - DP	32	8%	757	\$957	\$1.26
2BR/1BA - UD	32	8%	797	\$990	\$1.24
2BR/1BA - UF	32	8%	797	\$950	\$1.19
2BR/1BA - L	48	12%	900	\$1,050	\$1.17
2BR/1BA - LX	24	6%	900	\$1,065	\$1.18
3BR/2BA - BD	6	1%	1,196	\$1,225	\$1.02
3BR/2BA - UP	3	1%	1,216	\$1,265	\$1.04
3BR/2BA - LX	3	1%	1,276	\$1,285	\$1.01
Totals/Avg	404			\$924	\$1.29



Improvements

Land Area	23.082 ac	Status	Existing
Net Rentable Area (NRA)	289,692 sf	Year Built	1988
Total # of Units	404 Unit	Year Renovated	N/A
Average Unit Size	717 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick
Property Features	N/A		
Project Amenities	Laundry Facility, Pool, Barbeque Area, Fitness Center		
Unit Amenities	8-Foot Ceilings, Carpeted Flooring, Laminate Countertops, Vinyl Flooring, White / Beige Appliances		

Sale Summary

Recorded Buyer	BLX Riverlands Owner LLC	Marketing Time	N/A
True Buyer	Blackfin Real Estate Investors	Buyer Type	N/A
Recorded Seller	Riverlands Associates LLLP	Seller Type	Private Investor
True Seller	N/A	Primary Verification	Buyer, PSA, Purchase Appraisal, Broker, Public Records
Interest Transferred	N/A	Type	Sale
Current Use	Apartments	Date	1/25/2023
Proposed Use	Apartments	Sale Price	\$42,200,000
Listing Broker	Colliers	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$42,200,000
Doc #	230000940	Capital Adjustment	\$0
		Adjusted Price	\$42,200,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
01/2023	Sale	BLX Riverlands Owner LLC	Riverlands Associates LLLP	\$42,200,000	\$104,455 / \$145.67

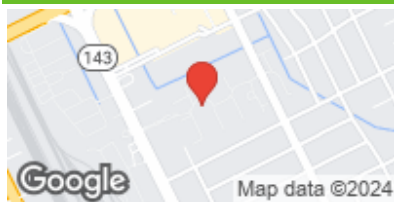
Units of Comparison

Static Analysis Method	Pro Forma (Stabilized)	Eff Gross Inc Mult (EGIM)	9.21
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	48.42%
Net Initial Yield/Cap. Rate	5.60%	Adjusted Price / sf	\$145.67
Projected IRR	N/A	Adjusted Price / Unit	\$104,455
Actual Occupancy at Sale	98%		

Financial

	Pro Forma Stabilized	Trailing Actuals
Revenue Type		
Period Ending	11/30/2023	N/A
Source	Appraiser	N/A
Price	\$42,200,000	\$42,200,000
Potential Gross Income	N/A	N/A
Economic Occupancy	N/A	N/A
Economic Loss	N/A	N/A
Effective Gross Income	\$4,584,331	\$4,584,519
Expenses	\$2,219,550	\$2,324,042
Net Operating Income	\$2,364,781	\$2,260,477
NOI / sf	\$8.16	\$7.80
NOI / Unit	\$5,853	\$5,595
EGIM	9.21	9.20
OER	48.42%	50.69%
Net Initial Yield/Cap. Rate	5.60%	5.36%

Map & Comments



Riverlands is a Class B garden property consisting of 404 units and is situated on a 23.08-acre parcel at 45 Riverlands Drive in Newport News. The improvements were originally constructed in 1988 (332 units) and 1999 (72 units). The project amenities include a pool and large sundeck, fitness center, and each building includes a laundry facility. Unit interiors include oak kitchen and bath cabinets, laminate kitchen counters, white appliances and vinyl and carpet flooring.

The property sold in January 2023 for \$42,200,000, or \$104,455 per unit. Year-1 pro forma net operating income at the time of sale was \$2,364,781, or \$5,853 per unit, for an overall capitalization rate of 5.6%. The property's EGIM was calculated as 9.21 and occupancy at the time of sale was 98%. The Year-1 NOI reflects EGI roughly in line with T3 actuals and trended T12 operating expenses, which are in line with market, taxes based on the current assessed value that was 103% of sale price, plus a \$250/unit replacement reserve allowance and a 3.0% management fee. The trailing NOI reflects the annualized T-3 actual income and T12 expenses, with taxes adjusted to reflect the in-place assessment, plus a \$250/unit replacement reserve allowance.

Addendum B

RENT COMPARABLE DATA SHEETS

Comparable**Residential - Multi-unit Garden****No. 1**

Property Name Riverpoint - LIHTC
Address 6415 Newport Ave
Norfolk, VA 23505
United States

Government Tax Agency City of Norfolk
Govt./Tax ID N/A

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BD/1BA	56	25%	700-750	\$845-\$950	\$1.24
2BD/1BA	124	56%	750-800	\$925-\$975	\$1.23
2BD/1BA	40	18%	825-900	\$1,025-\$1,175	\$1.28
Totals/Avg	220			\$964	\$1.24

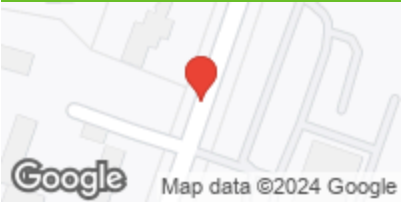
**Improvements**

Land Area	13.940 ac	Status	Existing
Net Rentable Area (NRA)	171,200 sf	Year Built	1947
Total # of Units	220 Unit	Year Renovated	N/A
Average Unit Size	745 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick
Property Features	N/A		
Project Amenities	Laundry Facility, Playground		
Unit Amenities	N/A		

Rental Survey

Occupancy	98%	Utilities Included in Rent	Water, Sewer, trash
Lease Term	12 Mo(s).	Rent Premiums	Pet - \$15/month
Tenant Profile	LIHTC	Concessions	None
Survey Date	07/2024	Owner	N/A
Survey Notes	N/A	Management	Thalheimer

Map & Comments



The complex is fairly basic and includes only laundry, playground and parking.

Comparable**Residential - Multi-unit Garden****No. 2**

Property Name Oakmont North - LIHTC
Address 1324 Johnstons Road
 Norfolk, VA 23513
 United States

Government Tax Agency City of Norfolk
Govt./Tax ID N/A

Unit Mix Detail

Rate Timeframe N/A

Unit Type	No.	%	Size (sf)	Rent	Rent / sf
2BD/1BA	335	82%	676	\$902	\$1.33
3BD/1BA	72	18%	824	\$1,052	\$1.28
Totals/Avg	407			\$929	\$1.32

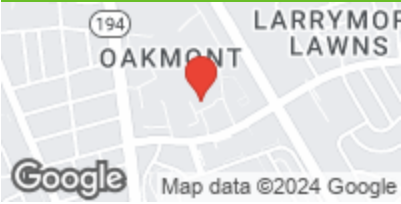
**Improvements**

Land Area	0.000 ac	Status	Existing
Net Rentable Area (NRA)	285,714 sf	Year Built	1968
Total # of Units	407 Unit	Year Renovated	N/A
Average Unit Size	702 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick Veneer
Property Features	N/A		
Project Amenities	Laundry Facility, Playground		
Unit Amenities	N/A		

Rental Survey

Occupancy	97%	Utilities Included in Rent	Water, Sewer, trash
Lease Term	12 Mo(s).	Rent Premiums	None
Tenant Profile	LIHTC	Concessions	None
Survey Date	07/2024	Owner	N/A
Survey Notes	N/A	Management	Lawson

Map & Comments



This comparable is a LIHTC property. Units include W/D units and the property includes a small business center, playground and laundry facilities. Units have been upgraded with plank flooring, black appliances, new counters, cabinets, and fixtures.

Comparable**Residential - Multi-unit Garden****No. 3**

Property Name Ebbetts Plaza - LIHTC
Address 512 Featherstone Court
 Virginia Beach, VA 23462
 United States

Government Tax Agency City of Virginia Beach
Govt./Tax ID 4678821310000

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BD/1BA	30	33%	661	\$1,133	\$1.71
2BD/1BA	30	33%	897	\$1,336	\$1.49
3BD/1BA	30	33%	1,047	\$1,571	\$1.50
Totals/Avg	90			\$1,347	\$1.55

**Improvements**

Land Area	4.035 ac	Status	Existing
Net Rentable Area (NRA)	78,150 sf	Year Built	1976
Total # of Units	90 Unit	Year Renovated	N/A
Average Unit Size	868 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick Veneer
Property Features	N/A		
Project Amenities	Laundry Facility, Playground		
Unit Amenities	N/A		

Rental Survey

Occupancy	97%	Utilities Included in Rent	water/sewer trash
Lease Term	12 - 12 Mo(s).	Rent Premiums	None
Tenant Profile	LIHTC	Concessions	None
Survey Date	07/2024	Owner	N/A
Survey Notes	N/A	Management	N/A

Map & Comments



This comparable is a LIHTC apartment project that was built in 1976 and is considered to be in average condition. The property features laundry facility and playground. The landlord pays for water and sewer. All units are income restricted

Comparable**Residential - Multi-unit Garden****No. 4**

Property Name Arbor Pointe - LIHTC
Address 502 Grantham Road
Norfolk, VA 23505
United States

Government Tax Agency Norfolk
Govt./Tax ID N/A

Unit Mix Detail

Rate Timeframe N/A

Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BD/1BA	40	13%	655	\$977	\$1.49
2BD/1BA	268	87%	826	\$1,130	\$1.37
Totals/Avg	308			\$1,110	\$1.38

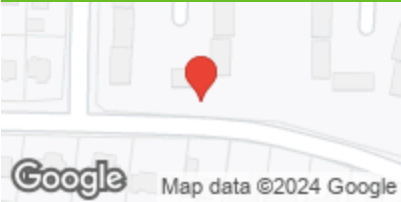
**Improvements**

Land Area	18.391 ac	Status	Existing
Net Rentable Area (NRA)	250,408 sf	Year Built	1949
Total # of Units	308 Unit	Year Renovated	1997
Average Unit Size	813 sf	Condition	Average
Floor Count	2	Exterior Finish	Masonry
Property Features	N/A		
Project Amenities	Laundry Facility, Playground		
Unit Amenities	N/A		

Rental Survey

Occupancy	92%	Utilities Included in Rent	Water, Sewer, trash
Lease Term	12 - 12 Mo(s).	Rent Premiums	None
Tenant Profile	LIHTC	Concessions	None
Survey Date	07/2024	Owner	N/A
Survey Notes	N/A	Management	SL Nussbaum

Map & Comments



This represents a multi-family property located in Norfolk, VA. The complex features 308 units and was built in 1949. Units have been updated with wood floors, cabinets, and laminate counters

Comparable**Residential - Multi-unit Garden****No. 5**

Property Name University Gardens
Address 5801 Lowery Road
Norfolk, VA 23502
United States

Government Tax Agency NA
Govt./Tax ID 1458413446

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BR/1BA	61	31%	640-832	\$971-\$1,151	\$1.44
2BR/1BA	32	16%	816-932	\$1,081-\$1,226	\$1.32
2BR/2BA	10	5%	932	\$1,401	\$1.50
1BR/1BA	7	4%	1,000-1,048	\$995-\$1,265	\$1.10
2BR/1BA	40	21%	1,032	\$1,426	\$1.38
2BR/2BA	20	10%	1,200-1,248	\$1,401-\$1,461	\$1.17
3BR/1.5BA	15	8%	1,250	\$1,341	\$1.07
3BR/2BA	10	5%	1,600	\$1,876	\$1.17
Totals/Avg	195			\$1,272	\$1.31

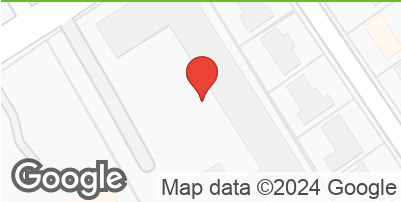
**Improvements**

Land Area	7.560 ac	Status	Existing
Net Rentable Area (NRA)	189,682 sf	Year Built	1963
Total # of Units	195 Unit	Year Renovated	N/A
Average Unit Size	973 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick Veneer
Property Features	N/A		
Project Amenities	Pool, Playground		
Unit Amenities	N/A		

Rental Survey

Occupancy	98%	Utilities Included in Rent	Water, Sewer, trash
Lease Term	12 Mo(s).	Rent Premiums	None
Tenant Profile	Market rate	Concessions	None
Survey Date	07/2024	Owner	N/A
Survey Notes	N/A	Management	SL Nusbaum Realty

Map & Comments



This comparable represents a garden property with renovated kitchens that include new wood cabinets, laminate counter tops and tile back splash. Some units include dishwashers and some have washer/dryer hookups. Property amenities include a clubhouse, pool, playground and on-site laundry facilities.

Comparable

Residential - Multi-unit Garden

No. 6

Property Name

Beechwood

Address

7872 Ogden Avenue

Norfolk, VA 23505

United States

Government Tax Agency

City of Norfolk

Govt./Tax ID

1520914514

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BD/1BA	24	18%	675	\$1,115	\$1.65
2BD/1.5BA	88	65%	951	\$1,225	\$1.29
3BD/2BA	24	18%	1,231	\$1,505	\$1.22
Totals/Avg	136			\$1,255	\$1.32



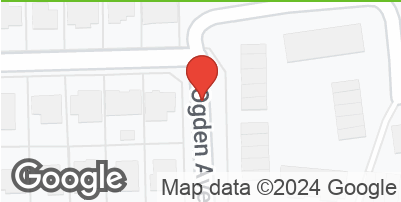
Improvements

Land Area	7.540 ac	Status	Existing
Net Rentable Area (NRA)	129,432 sf	Year Built	1984
Total # of Units	136 Unit	Year Renovated	N/A
Average Unit Size	953 sf	Condition	Average
Floor Count	2	Exterior Finish	Vinyl Siding
Property Features	N/A		
Project Amenities	N/A		
Unit Amenities	N/A		

Rental Survey

Occupancy	99%	Utilities Included in Rent	trash
Lease Term	12 Mo(s).	Rent Premiums	None
Tenant Profile	Market Rate	Concessions	None
Survey Date	07/2024	Owner	N/A
Survey Notes	N/A	Management	Meredith Management

Map & Comments



This comparable represents a market-rate townhouse-style apartment complex near Wards Corner and Little Creek Road in Norfolk, VA. This 1984 complex was renovated in 1996 and includes tennis, playground and laundry, plus washer/dryer connections in all units.

Comparable

Residential - Multi-unit Garden

No. 7

Property Name Pinewood Gardens
Address 1731 East Little Creek Rd
Norfolk, VA 23518
United States

Government Tax Agency City of Norfolk
Govt./Tax ID 1540606479

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
Studio	12	2%	815	\$1,050	\$1.29
1BR/1BA	231	30%	835	\$1,170	\$1.40
1BR/1BA	50	7%	878	\$1,270	\$1.45
2BR/1BA	363	48%	995	\$1,324	\$1.33
2BR/1BA	46	6%	1,038	\$1,260	\$1.21
3BR/1.5BA	59	8%	1,115	\$1,637	\$1.47
Totals/Avg	761			\$1,290	\$1.36



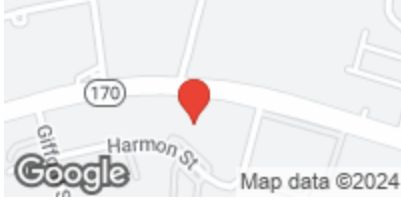
Improvements

Land Area	40.370 ac	Status	Existing
Net Rentable Area (NRA)	721,283 sf	Year Built	1963
Total # of Units	761 Unit	Year Renovated	N/A
Average Unit Size	948 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick
Property Features	N/A		
Project Amenities	Clubhouse, Laundry Facility, Pool, Fitness Center, Playground		
Unit Amenities	Black Appliances, Granite Countertops		

Rental Survey

Occupancy	97%	Utilities Included in Rent	gas cooking only
Lease Term	12 Mo(s).	Rent Premiums	None
Tenant Profile	Market rate	Concessions	None
Survey Date	07/2024	Owner	N/A
Survey Notes	N/A	Management	S.L. Nusbaum Realty Co.

Map & Comments



This comparable represents a market-rate garden apartment property in Norfolk, VA. Amenities include a clubhouse, three pools, multiple playgrounds, and laundry facilities. The property is currently undergoing a renovation that includes several kitchen upgrades to include granite counter tops, new cabinets, back splashes and brushed nickel hardware. The units are being renovated as they turn and the quoted rents reflect the renovated units. A new fitness center was also recently added.

Property Name Mission College Apartments
 Address 1300 Lead Street
 Norfolk, VA 23504
 United States

Government Tax Agency Norfolk City
 Govt./Tax ID 79758080

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BR/1BA	36	14%	850	\$872	\$1.03
2BR/1BA	168	65%	1,050	\$950	\$0.90
3BR/2BA	36	14%	1,200	\$1,212	\$1.01
4BR/2.5BA	20	8%	1,350	\$1,339	\$0.99
Totals/Avg	260			\$1,005	\$0.94

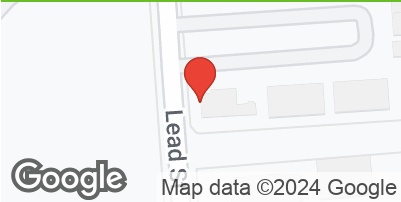
**Improvements**

Land Area	11.780 ac	Status	Existing
Net Rentable Area (NRA)	277,200 sf	Year Built	1989
Total # of Units	260 Unit	Year Renovated	N/A
Average Unit Size	1,066 sf	Condition	Average
Floor Count	3	Exterior Finish	Brick
Property Features	N/A		
Project Amenities	Clubhouse, Laundry Facility, Pool, Fitness Center, Playground		
Unit Amenities	N/A		

Rental Survey

Occupancy	99%	Utilities Included in Rent	none
Lease Term	12 Mo(s).	Rent Premiums	none
Tenant Profile	market	Concessions	none
Survey Date	07/2024	Owner	N/A
Survey Notes	N/A	Management	SL Nusbaum

Map & Comments



This complex is located in the Norfolk submarket of the Hampton Roads MSA. Unit amenities include a dining room and washer/dryer hookup. Project amenities include a clubhouse, fitness center, laundry facilities/service, playground and a pool.

Addendum C

OPERATING DATA

12 Month Income Statement
Standard Income Statement - Detail
BMR Investments
Talbot Park Apartments
Through Period December 2022

	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
Rent Income	229,117	227,752	228,162	228,713	227,486	227,226	226,826	229,301	225,479	219,067	220,332	154,136	2,643,595
Other Income	3,240	1,441	-146	862	282	1,097	1,900	-928	1,083	3,660	877	2,080	15,447
Concessions/Lease Incenti	-827	-742	-673	-680	-642	-694	-776	-861	-698	-654	-518	-483	-8,246
Laundry Income	826	798	829	715	885	774	844	963	1,003	807	879	866	10,190
Late Charges	6,534	6,754	6,726	6,866	7,634	7,409	7,184	5,599	6,461	5,107	4,587	6,252	77,113
Penalty/Lease Break	0	2,000	0	0	0	2,000	0	0	0	2,000	0	0	6,000
Damage Reimbursement	290	760	575	760	1,465	695	445	450	1,865	3,066	682	822	11,875
NSF Charges	150	150	200	50	0	100	150	150	0	100	50	0	1,100
Court Cost Fees	0	0	0	0	0	0	4,000	1,250	4,500	0	750	0	10,500
Utilities Reimbursement	5	213	240	0	4	0	60	235	89	0	86	0	933
Interest Income	27	23	21	26	26	27	26	27	29	28	29	28	318
Miscellaneous Income	0	2,529	0	0	2,491	0	0	2,559	0	0	2,501	0	10,080
Pet Income	0	0	0	0	0	0	300	0	0	0	0	0	300
Bad Debt Collected	0	0	1,632	2,466	500	6,203	0	0	13,806	0	0	0	24,606
TOTAL REVENUE	239,363	241,679	237,566	239,777	240,130	244,836	240,959	238,745	253,617	233,182	230,254	163,701	2,803,810
OPERATING EXPENSES													
Bad Debt Expense	2,661	590	818	18,540	12,026	19,725	11,234	23,869	76,093	10,086	22,487	0	198,129
Maintenance Payroll	21,220	13,288	13,332	13,451	11,032	11,827	14,132	16,295	10,531	10,788	9,759	19,282	164,937
Office Payroll	10,245	4,506	6,198	7,076	6,113	6,262	7,280	9,375	6,157	6,812	7,067	9,196	86,286
Plumbing Repairs	316	1,689	713	2,562	5,390	1,790	839	3,339	884	3,219	4,736	2,187	27,664
Electrical Repairs	325	0	0	0	0	0	2,950	0	0	380	0	0	3,655
Heating & A/C Repairs	4,558	2,410	4,656	400	2,831	2,565	890	4,645	840	4,079	1,403	4,822	34,098
Appliance Repairs	0	132	213	268	47	536	65	240	0	610	0	0	2,110
Furnishings & Appliances	8,904	15,352	6,152	8,689	4,791	11,678	4,329	16,311	10,712	17,132	17,400	11,804	133,253
Paint & Wallpaper	552	907	527	705	1,203	469	1,057	942	563	1,629	2,122	1,997	12,674
Plastering	945	3,840	6,530	2,670	6,543	3,970	6,425	3,638	7,165	8,210	2,915	10,990	63,841
Apartment Turnover	1,812	5,289	2,493	3,122	5,183	5,527	3,815	7,929	4,713	4,953	12,248	8,597	65,680
Cleaning: Office/Hallways	1,200	1,200	2,000	1,600	1,200	1,600	1,200	0	2,000	400	400	400	13,200
Uniform Rental	738	352	498	819	728	607	747	174	823	630	902	598	7,616
Grounds	2,550	2,550	2,575	2,575	2,575	2,652	4,302	2,652	2,902	2,652	2,652	2,652	33,291
Inspection Fees	1,389	0	0	675	0	0	0	0	0	0	0	0	2,064
Maintenance Repairs	6,054	3,329	8,434	22,198	8,374	24,707	12,435	20,158	30,154	25,718	24,795	4,359	190,714
Pest Control	1,613	1,534	532	248	632	883	823	748	583	698	248	418	8,960
Trash Removal	1,570	1,459	1,628	1,683	1,628	2,093	1,573	1,623	2,108	2,532	2,774	2,954	23,625
Security Guard	20	20	350	20	20	20	20	20	20	20	20	20	570
Water & Sewage	24,604	21,416	20,173	16,596	0	19,350	17,441	21,678	19,516	0	20,706	16,059	197,539
Storm Water	0	3,519	3,490	3,490	0	1,620	1,888	0	1,924	0	1,924	0	17,857
Electricity	1,827	1,872	1,681	1,604	1,486	1,890	2,318	2,457	1,765	2,197	1,980	2,650	23,726
Dues & Subscriptions	0	0	0	0	0	0	1,210	0	0	0	0	0	1,210
Gas & Fuel Oil - Heating	16,988	19,324	15,696	14,217	5,719	4,064	3,830	3,835	4,732	6,348	15,748	18,138	128,638
Telephone Expense	160	153	154	2,665	156	156	159	160	160	161	167	167	4,417
Advertising & Promotion	2,283	2,283	2,283	2,283	2,283	2,283	2,283	2,283	2,283	2,283	2,283	2,283	27,393
Leasing Incentives/Referr	600	0	0	300	600	0	0	0	0	0	300	0	1,800
Truck/Car Expense	0	0	0	0	23	0	0	0	0	453	261	23	759
Collection & Court Cost F	0	0	500	0	0	250	4,860	0	2,170	4,250	1,560	0	13,590
Rental Office Expense	1,723	2,990	5,933	1,462	1,890	2,489	1,739	1,839	5,803	3,109	4,016	4,598	37,390
Credit Checks	260	352	246	360	376	307	472	212	306	468	293	295	3,947
Plumbing Supplies	106	302	391	336	1,073	583	14	1,252	396	184	2,843	1,040	8,520
Electrical Supplies	18	117	33	421	117	107	29	176	160	217	939	332	2,666
Heating & A/C Supplies	177	459	251	0	1,058	3,326	1,221	2,733	14	1,588	325	173	11,325
Management Commission Exp	14,463	11,277	13,379	12,373	12,667	14,524	13,085	13,621	16,755	11,927	11,766	-92,622	53,215
Trustee/Partnership Fees	0	0	0	0	0	0	0	0	0	0	0	105,526	105,526
Insurance - General	-24,192	0	0	0	0	3,270	0	122	0	0	0	0	-20,800
Payroll Taxes	3,150	1,725	1,622	1,594	1,327	1,409	1,652	1,996	1,294	1,343	1,282	2,298	20,693
Real Estate Taxes	15,090	15,090	15,876	15,876	15,876	15,876	15,876	15,876	15,876	15,876	15,876	19,184	192,250
Personal Property Tax	0	0	0	0	164	0	0	0	0	0	0	0	164
Business Lisc. & Misc	0	0	0	0	50	0	0	0	0	0	0	0	50
Insurance Escrow	5,321	5,321	8,105	8,105	8,105	5,799	5,799	5,799	27,822	5,799	5,799	2,795	94,569
Workers Compensation Insu	244	220	322	209	177	182	216	147	164	167	150	187	2,384
Employee Insurance	799	1,222	1,263	669	683	651	680	679	650	647	650	644	9,237
Seminars/Training	0	287	118	0	0	0	60	0	0	0	0	0	465
Dues & Subscriptions	0	0	0	0	0	0	0	0	0	218	0	746	963
Accounting Fees	0	0	3,350	0	0	0	0	0	0	0	0	0	3,350
Legal Fees	0	0	0	0	150	0	0	3,253	3,669	2,329	1,928	260	11,588
Payroll Expense	675	661	1,073	743	726	761	764	1,124	755	758	733	755	9,530
Depreciation	0	0	0	0	0	0	0	0	0	0	0	124,911	124,911

Amortization	0	0	0	0	0	0	0	0	0	0	0	7,124	7,124
Total Operating Expenses	130,968	147,036	153,587	170,604	125,018	175,807	149,712	191,199	262,262	160,871	203,455	297,840	2,168,361
NOI	108,394	94,643	83,979	69,173	115,112	69,029	91,247	47,546	-8,645	72,311	26,799	-134,139	635,449
Extraordinary													
Mortgage Interest	3,010	2,913	2,815	2,717	2,619	2,520	2,421	2,321	2,221	2,120	2,019	1,917	29,613
Mortgage Principal	20,242	20,339	20,436	20,534	20,632	20,731	20,831	20,930	21,031	21,131	21,233	-228,070	0
Total Extraordinary	23,251	23,251	23,251	23,251	23,251	23,251	23,251	23,251	23,251	23,251	23,251	-226,153	29,613
TOTAL EXPENSES	154,220	170,288	176,838	193,856	148,270	199,059	172,964	214,451	285,514	184,122	226,706	71,687	2,197,974
CASH FLOW(LOSS)	85,143	71,391	60,728	45,922	91,861	45,777	67,995	24,295	-31,897	49,060	3,548	92,014	605,836

Database: BMRINVEST

ENTITY: TP

12 Month Income Statement**Standard Income Statement - Detail****BMR Investments****Talbot Park Apartments****Through Period December 2023**

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Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
Rent Income	222,870	222,123	222,772	219,208	224,566	222,904	222,609	222,234	225,023	227,904	229,084	230,695	2,691,993
Other Income	800	-1,221	1,550	1,760	1,310	1,180	1,063	-535	-1,128	2,615	1,990	1,064	10,448
Concessions/Lease Incenti	-544	-518	-494	-494	-447	-346	-346	-396	-173	-173	-268	-270	-4,469
Laundry Income	2,346	1,027	815	945	648	940	900	2,467	1,625	786	889	687	14,074
Late Charges	4,826	5,081	5,173	4,027	3,866	4,161	4,338	3,535	3,942	3,628	4,020	5,082	51,680
Penalty/Lease Break	2,000	0	500	0	2,000	0	0	2,000	0	0	2,000	0	8,500
Damage Reimbursement	668	2,905	2,141	483	0	0	305	190	45	113	153	267	7,271
NSF Charges	40	20	120	70	20	70	-75	-75	100	15	20	50	375
Court Cost Fees	4,562	0	325	1,362	0	0	0	0	0	7,250	-250	2,250	15,499
Utilities Reimbursement	330	0	0	0	84	42	0	0	0	0	0	0	456
Interest Income	29	28	28	46	39	39	40	41	40	40	42	0	412
Miscellaneous Income	0	2,354	0	0	2,432	0	0	0	0	0	2,360	0	7,146
Pet Income	0	0	0	1,200	0	0	0	0	0	0	0	0	1,200
Bad Debt Collected	0	0	0	0	1,851	2,908	500	0	1,110	200	715	0	7,284
TOTAL REVENUE	237,926	231,799	232,930	228,607	236,368	231,897	229,335	229,462	230,584	242,378	240,756	239,825	2,811,868
OPERATING EXPENSES													
Bad Debt Expense	39,945	29,146	67,671	123	17,417	33,791	2,875	0	5,684	975	3,473	0	201,101
Maintenance Payroll	14,277	13,883	13,759	15,353	13,752	13,999	13,964	24,053	19,310	16,857	18,312	9,169	186,687
Office Payroll	7,858	6,959	7,306	8,110	7,556	7,132	6,631	10,104	7,120	8,801	9,795	4,587	91,958
Plumbing Repairs	8,044	304	4,045	2,226	1,367	3,563	1,546	2,659	4,830	850	890	245	30,567
Electrical Repairs	450	0	0	0	1,100	0	0	0	1,600	0	0	0	3,150
Heating & A/C Repairs	13,677	1,804	1,765	425	345	1,375	2,029	3,571	2,199	115	1,200	755	29,260
Appliance Repairs	461	0	1,129	180	409	98	129	1,237	724	517	465	374	5,724
Furnishings & Appliances	13,721	23,635	7,752	16,721	20,065	6,317	11,470	17,889	27,152	10,950	10,391	4,970	171,033
Paint & Wallpaper	623	1,090	427	538	1,720	286	769	201	2,465	467	2,621	567	11,774
Plastering	11,220	3,995	6,510	3,380	7,230	1,175	8,780	8,546	3,473	2,427	0	0	56,736
Apartment Turnover	14,821	11,947	11,138	8,016	7,004	10,651	4,238	13,372	10,373	7,386	6,492	2,276	107,715
Cleaning: Office/Hallways	400	0	400	1,200	2,400	400	400	1,606	0	1,500	2,310	0	10,616
Uniform Rental	744	1,047	701	1,013	1,359	636	986	1,675	785	995	1,666	260	11,867
Grounds	2,652	2,652	2,652	2,652	2,652	2,802	2,695	4,952	2,652	2,652	2,652	0	31,668
Inspection Fees	309	0	0	675	0	0	0	340	0	0	0	0	1,324
Maintenance Repairs	33,912	28,661	4,626	22,019	10,671	13,740	7,923	25,674	49,910	14,087	11,681	548	223,451
Pest Control	1,888	1,534	653	336	248	1,633	248	1,456	10,993	2,082	251	170	21,493
Trash Removal	3,054	7,841	1,624	3,844	2,400	4,216	2,963	2,863	5,913	1,913	1,914	2,033	40,577
Security Guard	20	850	20	20	20	40	20	0	20	20	20	0	1,050
Water & Sewage	19,804	18,303	12,576	13,749	20,799	12,872	16,905	25,596	23,528	14,518	17,199	0	195,848
Storm Water	1,924	1,924	0	1,924	0	1,924	0	1,980	0	2,000	0	2,000	13,677
Electricity	2,297	2,276	2,110	2,311	1,948	1,711	1,900	2,441	2,661	2,124	1,986	376	24,140
Gas & Fuel Oil - Heating	20,000	18,084	14,516	12,892	4,385	3,899	3,662	3,413	845	2,995	9,239	0	93,929
Telephone Expense	167	166	169	2,755	169	169	169	169	169	169	167	60	4,500
Advertising & Promotion	2,283	2,283	2,283	2,283	2,283	2,283	200	4,365	2,283	2,083	2,283	2,283	27,193
Leasing Incentives/Referr	0	600	0	0	0	300	300	600	300	0	0	0	2,100
Washer & Dryer Rental Exp	0	0	0	0	0	0	0	94	0	0	0	0	94
Truck/Car Expense	0	0	0	0	0	0	205	23	0	36	0	0	263
Collection & Court Cost F	5,120	0	0	3,678	696	898	0	888	63	6,000	0	0	17,343
Rental Office Expense	2,587	3,004	3,135	2,152	2,662	2,642	2,526	2,717	2,375	2,919	4,472	2,626	33,819
Credit Checks	247	247	423	291	328	361	392	86	119	467	107	0	3,068
Plumbing Supplies	454	50	135	652	604	259	786	1,752	486	1,475	377	272	7,303
Electrical Supplies	161	80	64	374	129	113	110	144	413	253	409	180	2,430
Heating & A/C Supplies	1,576	678	605	3,454	1,220	374	4,058	3,833	1,048	322	780	236	18,184
Management Commission Exp	12,909	12,142	15,589	10,162	14,867	13,161	12,022	14,386	12,431	14,709	13,229	0	145,607
Insurance - General	0	0	0	0	0	4,711	0	0	0	0	1,690	0	6,401
Payroll Taxes	1,894	1,737	1,663	1,813	1,625	1,604	1,558	2,481	1,963	1,886	2,059	1,006	21,288
Real Estate Taxes	15,876	15,876	17,768	17,768	17,768	16,822	16,822	16,822	16,822	16,822	16,822	16,822	202,808
Personal Property Tax	0	0	0	0	286	0	0	0	0	0	0	0	286

Business Lisc. & Misc	0	0	0	0	50	0	0	0	0	0	0	0	50
Insurance Escrow	5,799	5,799	34,586	34,586	34,586	10,524	10,524	16,621	10,524	10,524	10,524	10,524	195,123
Workers Compensation Insu	212	207	311	233	205	260	221	423	302	297	298	159	3,127
Employee Insurance	632	632	646	683	691	677	677	706	1,621	1,364	1,400	1,353	11,082
Employee Pension	0	0	0	0	0	0	0	0	257	144	172	86	658
Seminars/Training	0	240	0	60	0	472	0	0	0	0	80	0	852
Dues & Subscriptions	0	0	0	0	0	0	1,383	0	0	270	0	0	1,653
Accounting Fees	0	0	0	3,500	0	0	0	0	0	0	0	0	3,500
Legal Fees	0	0	0	0	0	150	0	0	0	0	0	6,120	6,270
Damage to Building	7,345	294	0	0	0	0	0	0	0	0	0	0	7,639
Payroll Expense	758	858	1,190	787	814	881	865	874	1,609	1,110	971	481	11,199
Total Operating Expenses	270,120	220,830	239,948	202,937	203,828	178,921	142,953	220,613	235,023	155,082	158,396	70,536	2,299,188
NOI	-32,194	10,969	-7,018	25,670	32,540	52,976	86,382	8,848	-4,439	87,296	82,360	169,289	512,681
Extraordinary													
Mortgage Interest	1,815	1,712	1,609	1,505	1,401	1,296	1,191	1,085	979	872	765	657	14,888
Mortgage Principal	21,437	21,539	21,643	21,746	21,851	21,955	22,060	22,166	22,272	22,379	22,486	22,594	264,129
Fixed Assets	0	4,985	0	0	0	0	0	0	0	0	0	0	4,985
Total Extraordinary	23,251	28,236	23,251	23,251	23,251	23,251	23,251	23,251	23,251	23,251	23,251	23,251	284,003
TOTAL EXPENSES	293,372	249,067	263,200	226,188	227,080	202,173	166,204	243,865	258,275	178,333	181,648	93,788	2,583,191
CASH FLOW(LOSS)	-55,445	-17,267	-30,270	2,419	9,289	29,724	63,131	-14,403	-27,691	64,045	59,109	146,038	228,678

<p>Talbot Park Apartments</p> <p>12 MONTH TRAILING REPORT</p> <p>07/23 to 06/24</p>													
	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Total Actual YTD
REVENUE													
Rent Income	222,609	222,234	225,023	227,904	229,084	328,216	234,598	232,817	234,110	231,512	235,430	234,861	2,858,398 1,403,328
Other Income	1,063	(535)	(1,128)	2,615	1,990	1,371	1,043	1,490	2,460	1,799	1,602	1,802	15,573 10,197
Concessions/Lease Incenti	(346)	(396)	(173)	(173)	(268)	(270)	(424)	(271)	(271)	(250)	(181)	(230)	(3,252) (1,628)
Laundry Income	900	2,467	1,625	786	889	687	849	0	1,836	913	1,082	1,138	13,172 5,819
Late Charges	4,338	3,535	3,942	3,628	4,020	5,082	4,496	4,866	4,445	3,858	4,413	4,042	50,666 26,120
Penalty/Lease Break	0	2,000	0	0	2,000	0	0	0	0	0	0	0	4,000 0
Damage Reimbursement	305	190	45	113	153	267	740	0	984	304	0	0	3,101 2,028
NSF Charges	(75)	(75)	100	15	20	20	20	40	100	(25)	105	50	295 290
Court Cost Fees	0	0	0	7,250	(250)	2,250	150	75	4,100	0	149	1,562	15,286 6,036
Utilities Reimbursement	0	0	0	0	0	0	0	0	191	235	(400)	(100)	(74) (74)
Interest Income	40	41	40	40	42	44	47	47	47	48	42	30	509 261
Miscellaneous Income	0	0	0	0	2,360	0	0	2,216	0	0	2,175	0	6,752 4,391
Pet Income	0	0	0	0	0	0	0	0	0	600	650	75	1,325 1,325
Bad Debt Collected	500	0	1,110	200	715	0	995	200	262	0	98	200	4,279 1,755
TOTAL REVENUE	229,335	229,462	230,584	242,378	240,756	337,667	242,515	241,480	248,264	238,993	245,165	243,430	2,970,030 1,459,847
OPERATING EXPENSES													
Bad Debt Expense	2,875	0	5,684	975	3,473	0	36,964	6,383	25,410	15,682	4,696	23,264	125,407 112,399
Maintenance Payroll	13,964	24,053	19,310	16,857	18,312	40,963	18,999	16,522	16,696	18,845	17,051	16,763	238,335 104,876
Office Payroll	6,631	10,104	7,120	8,801	9,795	12,977	10,886	8,649	8,823	10,311	9,700	9,496	113,294 57,866
Plumbing Repairs	1,546	2,659	4,830	850	890	1,215	975	1,018	0	485	206	1,736	16,408 4,420
Electrical Repairs	0	0	1,600	0	0	0	0	600	0	0	300	1,375	3,875 2,275
Heating & A/C Repairs	2,029	3,571	2,199	115	1,200	2,450	2,370	15,800	210	170	170	1,695	31,979 20,415
Appliance Repairs	129	1,237	724	517	465	513	298	114	586	607	442	363	5,995 2,410
Furnishings & Appliances	11,470	17,889	27,152	10,950	10,391	7,090	3,352	3,572	7,967	14,338	12,793	15,789	142,752 57,810
Paint & Wallpaper	769	201	2,465	467	2,621	567	895	1,244	976	2,033	125	1,105	13,467 6,377
Plastering	8,780	8,546	3,473	2,427	0	2,900	0	0	400	0	900	350	27,776 1,650
Apartment Turnover	4,238	13,372	10,373	7,386	6,492	11,423	5,403	5,970	6,833	6,657	11,981	5,784	95,914 42,629
Cleaning: Office/Hallways	400	1,606	0	1,500	2,310	1,500	1,000	1,290	1,960	1,470	1,680	2,220	16,936 9,620
Uniform Expense	986	1,675	785	995	1,666	1,047	2,084	1,151	700	1,402	1,169	860	14,522 7,366
Grounds	2,695	4,952	2,652	2,652	2,652	2,652	2,652	2,652	2,652	2,652	2,652	2,652	34,170 15,914
Inspection Fees	0	340	0	0	0	0	800	0	0	675	0	0	1,815 1,475
Maintenance Repairs	7,923	25,674	49,910	14,087	11,681	(3,246)	2,094	24,557	3,454	32,855	47,233	24,848	241,070 135,041
Pest Control	248	1,456	10,993	2,082	251	493	1,613	1,534	3,203	0	919	608	23,401 7,877
Trash Removal	2,963	2,863	5,913	1,913	1,914	2,583	1,973	2,093	2,266	2,376	2,236	3,076	32,169 14,021
Security Guard	20	0	20	20	20	20	20	20	540	20	20	20	740 640
Water & Sewage	16,905	25,596	23,528	14,518	17,199	0	20,218	17,193	19,413	14,917	16,925	15,697	202,108 104,363
Storm Water	0	1,980	0	2,000	0	2,000	0	2,000	0	2,000	0	2,000	11,979 5,999
Electricity	1,900	2,441	2,661	2,124	1,986	2,063	1,919	2,170	2,326	2,560	2,327	2,174	26,650 13,477
Gas & Fuel Oil - Heating	3,662	3,413	845	2,995	9,239	12,716	15,549	17,148	13,088	11,029	4,205	4,159	98,047 65,177
Telephone Expense	169	169	169	169	167	179	179	179	179	179	179	179	2,094 1,071
Advertising & Promotion	200	4,365	2,283	2,083	2,283	2,283	2,283	2,283	2,283	2,283	2,483	2,083	27,193 13,696
Leasing Incentives/Referr	300	600	300	0	0	0	0	0	0	600	600	300	2,700 1,500
Washer & Dryer Rental Exp	0	94	0	0	0	0	0	0	0	0	0	0	94 0
Truck/Car Expense:Gas/Mil	205	0	0	0	0	141	0	0	140	0	95	0	581 235
Truck/Car Expense Rep/Reg	0	23	0	36	0	0	0	0	0	0	0	0	58 0
Collection & Court Cost F	0	888	63	6,000	0	2,500	672	0	486	3,948	250	608	15,415 5,964
Rental Office: Postage	0	171	0	0	176	0	0	0	70	0	70	0	488 141
Rental Office: Copier	265	265	265	265	265	265	265	265	265	265	265	265	3,180 1,590
Rental Office: Internet	298	298	298	298	328	318	318	318	(108)	869	318	318	3,869 2,031
Rental Office: Other	1,963	1,983	1,812	2,356	3,703	2,805	3,330	3,692	2,984	13,088	1,854	1,864	41,434 26,812
Credit Checks	392	86	119	467	107	199	152	79	263	224	132	0	2,220 850
Plumbing Supplies	786	1,752	486	1,475	377	486	1,294	1,097	741	861	1,040	797	11,193 5,830
Electrical Supplies	110	144	413	253	409	728	99	709	71	87	204	135	3,361 1,304
Heating & A/C Supplies	4,058	3,833	1,048	322	780	236	849	1,583	52	1,852	170	569	15,353 5,075
Management Commission Exp	12,022	14,386	12,431	14,709	13,229	(92,554)	13,870	13,485	13,351	14,007	13,594	12,237	54,767 80,544
Trustee/Partnership Fees	0	0	0	0	0	105,526	0	0	0	0	0	0	105,526 0
Insurance - General	0	0	0	0	1,690	0	0	0	0	0	0	1,143	2,833 1,143
Payroll Taxes	1,558	2,481	1,963	1,886	2,059	2,939	2,436	1,978	1,894	2,139	1,955	1,917	25,203 12,318
Real Estate Taxes	16,822	16,822	16,822	16,822	16,822	9,967	16,822	16,822	17,126	17,126	29,804	0	191,776 97,699
Personal Property Tax	0	0	0	0	0	0	0	0	0	0	310	0	310 310
Business Lisc. & Misc	0	0	0	0	0	0	0	0	0	0	0	50	50 50
Insurance Escrow	10,524	16,621	10,524	10,524	10,524	(42,286)	10,524	10,524	49,734	49,734	(92,517)	0	44,433 28,000
Workers Compensation Insu	221	423	302	297	298	308	481	291	294	331	303	355	3,903 2,055
Employee Insurance	677	706	1,621	1,364	1,400	1,410	1,382	1,382	1,379	1,379	1,379	1,379	15,458 8,279
Employee Pension	0	0	257	144	172	158	244	144	144	172	144	144	1,722 992
Seminars/Training	0	0	0	0	80	0	0	355	0	60	0	0	495 415
Dues & Subscriptions	1,383	0	0	270	0	0	0	0	707	0	0	0	2,360 707
Accounting Fees	0	0	0	0	0	0	0	0	3,650	0	0	150	3,800 3,800
Legal Fees	0	0	0	0	0	6,120	349	0	4,679	2,813	0	2,349	16,310 10,190
Payroll Expense	865	874	1,609	1,110	971	962	1,456	962	962	951	996	996	12,716 6,324
Total Operating Expenses	142,953	220,613	235,023	155,082	158,396	104,615	187,068	187,827	218,851	254,051	101,358	163,870	2,129,707 1,113,024
NET INCOME(LOSS)	86,382	8,848	-4,439	87,296	82,360	233,052	55,446	53,653	29,414	-15,057	143,807	79,560	840,323 346,823

M. OPERATING EXPENSES**Administrative:****Use Whole Numbers Only!**

1. Advertising/Marketing				\$37,000
2. Office Salaries				\$0
3. Office Supplies				\$0
4. Office/Model Apartment	(type		)	\$0
5. Management Fee				\$126,225
3.80% of EGI		\$427.88	Per Unit	
6. Manager Salaries				\$219,993
7. Staff Unit (s)	(type		)	\$0
8. Legal				\$0
9. Auditing				\$0
10. Bookkeeping/Accounting Fees				\$0
11. Telephone & Answering Service				\$0
12. Tax Credit Monitoring Fee				\$23,443
13. Miscellaneous Administrative				\$109,720
Total Administrative				\$516,381

Utilities

14. Fuel Oil				
15. Electricity				\$32,761
16. Water				\$70,216
17. Gas				\$70,216
18. Sewer				\$0
Total Utility				\$173,193

Operating:

19. Janitor/Cleaning Payroll				\$0
20. Janitor/Cleaning Supplies				\$0
21. Janitor/Cleaning Contract				\$0
22. Exterminating				\$17,760
23. Trash Removal				\$44,400
24. Security Payroll/Contract				\$42,000
25. Grounds Payroll				\$0
26. Grounds Supplies				\$2,000
27. Grounds Contract				\$50,400
28. Maintenance/Repairs Payroll				\$220,149
29. Repairs/Material				\$111,000
30. Repairs Contract				\$0
31. Elevator Maintenance/Contract				\$0
32. Heating/Cooling Repairs & Maintenance				\$0
33. Pool Maintenance/Contract/Staff				\$0
34. Snow Removal				\$0
35. Decorating/Payroll/Contract				\$0
36. Decorating Supplies				\$0
37. Miscellaneous				\$88,800
Totals Operating & Maintenance				\$576,509

M. OPERATING EXPENSES**Taxes & Insurance**

38. Real Estate Taxes	\$203,279
39. Payroll Taxes	\$0
40. Miscellaneous Taxes/Licenses/Permits	\$0
41. Property & Liability Insurance	\$112,480
42. Fidelity Bond	\$0
43. Workman's Compensation	\$0
44. Health Insurance & Employee Benefits	\$0
45. Other Insurance	\$0
Total Taxes & Insurance	\$315,759

Total Operating Expense	\$1,581,842
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Total Operating Expenses Per Unit	\$5,362	C. Total Operating Expenses as % of EGI	47.62%
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Replacement Reserves (Total # Units X \$300 or \$250 New Const. Elderly Minimum)	\$88,800
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Total Expenses	\$1,670,642
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ACTION: Provide Documentation of Operating Budget at **Tab R** if applicable.

Addendum D

LEGAL DESCRIPTION

**LEGAL DESCRIPTION by
Pioneer Title – Agents For Lawyers Title Insurance Corporation
File No. 091028572**

PARCEL ONE:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'A', as shown on that certain plat entitled " PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL TWO:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'B', as shown on that certain plat entitled " PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL THREE:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'C', as shown on that certain plat entitled " PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL FOUR:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'D', as shown on that certain plat entitled " PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL FIVE:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'E', as shown on that certain plat entitled " PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL SIX:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'F', as shown on that certain plat entitled " PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

SURVEYOR CERTIFICATION

This survey is made for the benefit of:

- 1) Pioneer Title – Agent For Lawyers Title Insurance Corporation
- 2) TBD
- 3) TBD

This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(B) (1), 8, 9, 10(a), 11(1), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat: December 15, 2023

Land Surveyor No.1926

Notes:

- a) Said described property is located within an area having a Zone Designation "X", Shaded "X", and "AE" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 5101040017H, with a date of identification of February, 17, 2017 for Community Panel No. 510104, in the City of Norfolk, State of Virginia, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- b) The property has direct physical access to –
Parcel One: Newport Avenue, Warren Street, Marcy Street, and Remsen Street.
Parcel Two: Warren Street, Marcy Street, and Remsen Street.
Parcel Three: Newport Avenue, Warren Street, Ralph Street, and Harvard Street.
Parcel Four: Warren Street, Ralph Street, Marcy Street, and Harvard Street.
Parcel Five: Warren Street, Marcy Street, Remsen Street, and Harvard Street.
Parcel Six: Warren Street, Marcy Street, Wilby Street, and Remsen Street.
- c) The number of actual parking spaces located on the subject property is 0.
- d) The property described hereon is the same as the property described in Pioneer Title – Agents For Lawyers Title Insurance Corporation File No. 091028572 with an effective date of April 09, 2009, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
- e) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Virginia.
- f) The property is serviced by Public Sewer and Water.
- g) Property Address is Known as No. 118 Warren Street, Norfolk, Virginia 23505.
- i) Property is zoned MF-NS – Multi-Family – Neighborhood Scale.
- j) There was no Observed evidence of current earth moving work, building construction or building additions at the time of the survey.
- k) There are no Proposed changes in street right of way lines, no observed evidence of recent street or sidewalk construction or repairs.
- l) There is NO Observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- m) Area of building is determined by exterior dimensions measured at ground level.
- n) Encroachments:
NONE OBSERVED


Exceptions:

- 1) NOT A SURVEY MATTER.
- 2) NOT A SURVEY MATTER.
- 3) NOT A SURVEY MATTER.
- 4) NOT A SURVEY MATTER.
- 5) AS SHOWN HEREON.
- 6) AS SHOWN HEREON.
- 7) AS SHOWN HEREON.
- 8) NOT A SURVEY MATTER.
- 9) NOT A SURVEY MATTER.
- 10) NOT A SURVEY MATTER.

ALTA/NSPS LAND TITLE SURVEY

TALBOT PARK APARTMENTS
CITY OF NORFOLK, VIRGINIA



NORFOLK CITY	VIRGINIA
SHEET 1 OF 8	DATE: DECEMBER 15, 2023
DRAWN BY: T.V.B.	CHECKED BY: J.E.M.
 LAND SURVEYORS PLANNERS	
201 TWIN RIDGE LANE RICHMOND, VIRGINIA 23235 TELEPHONE (804) 320-2646	

JOB NUMBER: 88010400ALTA

LEGAL DESCRIPTION by Survey:

PARCEL ONE

Commencing at the Point of Intersection of the Eastern line of Newport Avenue and the Northern line of Warren Street;
thence along a Left curve from which the radius point bears North 84°07'34" West, northerly a distance of 15.71 feet along the curve concave to the west, having a radius of 2914.93 feet and a central angle of 0°18'32" to the Point of Beginning;
thence from the beginning of Left curve from which the radius point bears North 84°26'06" West, northerly a distance of 112.50 feet along the curve concave to the west, having a radius of 2914.93 feet and a central angle of 2°12'40" to a point of cusp;
thence South 70°49'00" East, a distance of 182.33 feet;
thence North 56°45'07" East, a distance of 65.51 feet;
thence South 67°12'10" East, a distance of 47.60 feet;
thence South 22°47'32" East, a distance of 71.02 feet;
thence North 50°15'53" East, a distance of 92.01 feet;
thence North 75°24'01" East, a distance of 114.30 feet;
thence South 51°52'49" East, a distance of 60.26 feet;
thence South 00°14'51" East, a distance of 88.01 feet;
thence North 44°43'56" East, a distance of 120.00 feet;
thence North 01°14'44" East, a distance of 85.90 feet;
thence North 49°36'12" East, a distance of 257.11 feet;
thence South 60°03'31" East, a distance of 172.55 feet;
thence South 19°11'00" West, a distance of 109.50 feet to the beginning of a curve tangent to said line; thence southerly, southwesterly and westerly a distance of 31.42 feet along the curve concave to the northwest, having a radius of 20.00 feet and a central angle of 90°00'00";
thence North 70°49'00" West tangent to said curve, a distance of 30.00 feet to the beginning of a curve tangent to said line;
thence westerly a distance of 24.35 feet along the curve concave to the south, having a radius of 110.00 feet and a central angle of 12°40'58" to a point of reverse curvature;
thence westerly, northwesterly and northerly a distance of 29.88 feet along the arc of said curve concave to the northeast having a radius of 20.00 feet and a central angle of 85°36'00" to a point of cusp on a curve, from which the radius point bears South 02°19'23" East;
thence westerly and southwesterly a distance of 109.70 feet along the arc of said curve concave to the southeast having a radius of 130.00 feet and a central angle of 48°20'48" to a point of cusp on a curve, from which the radius point bears South 34°54'25" West;
thence southeasterly, southerly and southwesterly a distance of 29.88 feet along the arc of said curve concave to the west having a radius of 20.00 feet and a central angle of 85°36'00" to a point of cusp on a curve, from which the radius point bears South 59°29'30" East;
thence southwesterly and southerly a distance of 21.74 feet along the arc of said curve concave to the southeast having a radius of 110.00 feet and a central angle of 11°19'25" to a point of cusp on a curve, from which the radius point bears North 70°49'01" West;
thence southerly and southwesterly a distance of 105.08 feet along the arc of said curve concave to the northwest having a radius of 235.65 feet and a central angle of 25°32'57";
thence South 44°43'56" West tangent to said curve, a distance of 141.06 feet to the beginning of a curve concave to the southeast having a radius of 164.86 feet and a central angle of 19°20'14" and being subtended by a chord which bears South 35°03'25" West 55.38 feet;
thence southwesterly along said curve, a distance of 55.64 feet to a point of reverse curvature;
thence southwesterly and westerly a distance of 29.25 feet along the arc of said curve concave to the northwest having a radius of 20.00 feet and a central angle of 83°47'42";
thence North 70°49'00" West tangent to said curve, a distance of 544.12 feet to the beginning of a curve tangent to said line;
thence westerly, northwesterly and northerly a distance of 26.65 feet along the curve concave to the northeast, having a radius of 20.00 feet and a central angle of 76°20'48"] to the Point of Beginning. Containing 3.8805 ACRES, more or less.

BEING the same property described as Parcel One in
Pioneer Title - Agents For Lawyers Title Insurance Corporation
File No. 091028572

PARCEL TWO

Commencing at the Point of Intersection of the South line of Marcy Street and the West line of Remsen Street;
thence South 19°11'00" West, a distance of 20.00 feet to the Point of Beginning;
thence South 19°11'00" West, a distance of 140.00 feet to the beginning of a curve tangent to said line; thence southerly, southwesterly and westerly a distance of 31.42 feet along the curve concave to the northwest, having a radius of 20.00 feet and a central angle of 90°00'00";
thence South 19°11'00" West radial to said curve, a distance of 80.00 feet to the beginning of a curve radial to said line;
thence easterly, southeasterly and southerly a distance of 31.42 feet along the curve concave to the southwest, having a radius of 20.00 feet and a central angle of 90°00'00";
thence South 19°11'00" West tangent to said curve, a distance of 70.00 feet to the beginning of a curve tangent to said line;
thence southerly, southwesterly and westerly a distance of 31.42 feet along the curve concave to the northwest, having a radius of 20.00 feet and a central angle of 90°00'00";
thence North 70°49'00" West tangent to said curve, a distance of 178.07 feet to the beginning of a curve concave to the east having a radius of 20.00 feet and a central angle of 100°37'16" and being subtended by a chord which bears North 20°30'49" West 30.78 feet;
thence westerly, northwesterly, northerly and northeasterly along said curve, a distance of 35.12 feet to a point of cusp on a curve, from which the radius point bears South 59°53'16" East;
thence northeasterly a distance of 31.86 feet along the arc of said curve concave to the southeast having a radius of 124.86 feet and a central angle of 14°37'12";
thence North 44°43'56" East tangent to said curve, a distance of 141.05 feet to the beginning of a curve tangent to said line;
thence northeasterly and northerly a distance of 122.92 feet along the curve concave to the northwest, having a radius of 275.65 feet and a central angle of 25°32'59" to a point of cusp on a curve, from which the radius point bears South 70°48'43" East;
thence northerly, northeasterly and easterly a distance of 109.95 feet along the arc of said curve concave to the southeast having a radius of 70.00 feet and a central angle of 89°59'43";
thence South 70°49'00" East tangent to said curve, a distance of 30.00 feet to the beginning of a curve tangent to said line;
thence easterly, southeasterly and southerly a distance of 31.42 feet along the curve concave to the southwest, having a radius of 20.00 feet and a central angle of 90°00'00" to the Point of Beginning. Containing 1.2582 ACRES, more or less.

BEING the same property described as Parcel Two in
Pioneer Title - Agents For Lawyers Title Insurance Corporation
File No. 091028572

ALTA/NSPS LAND TITLE SURVEY

TALBOT PARK APARTMENTS
CITY OF NORFOLK, VIRGINIA



NORFOLK CITY	VIRGINIA
SHEET 2 OF 8	DATE: DECEMBER 15, 2023
DRAWN BY: T.V.B.	CHECKED BY: J.E.M.

McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

LEGAL DESCRIPTION by Survey:

PARCEL THREE

Commencing at the Point of Intersection of the North line of Harvard Street and the West line of Ralph Street; thence North 70°49'00" West, a distance of 20.00 feet to the Point of Beginning; thence North 70°49'00" West, a distance of 197.55 feet to the beginning of a curve concave to the northeast having a radius of 20.00 feet and a central angle of 83°04'20" and being subtended by a chord which bears North 29°16'11" West 26.52 feet; thence westerly, northwesterly and northerly along said curve, a distance of 29.00 feet to a point of cusp on a curve, from which the radius point bears North 77°53'49" West; thence northerly a distance of 73.16 feet along the arc of said curve concave to the west having a radius of 2914.93 feet and a central angle of 1°26'17" to a point of reverse curvature; thence northerly, northeasterly and easterly a distance of 31.35 feet along the arc of said curve concave to the southeast having a radius of 20.00 feet and a central angle of 89°48'17" to a point of cusp on a curve, from which the radius point bears North 79°45'51" West; thence northerly a distance of 155.77 feet along the arc of said curve concave to the west having a radius of 2934.93 feet and a central angle of 3°02'27" to a point of cusp on a curve, from which the radius point bears South 82°37'36" East; thence northerly, northeasterly, easterly, southeasterly and southerly a distance of 67.01 feet along the arc of said curve concave to the south having a radius of 20.00 feet and a central angle of 191°58'10" to a point of cusp; thence South 70°49'00" East, a distance of 179.30 feet to the beginning of a curve radial to said line; thence northerly, northeasterly, easterly, southeasterly and southerly a distance of 62.83 feet along the curve concave to the south, having a radius of 20.00 feet and a central angle of 180°00'00"; thence South 19°11'00" West tangent to said curve, a distance of 250.00 feet to the beginning of a curve tangent to said line; thence southerly, southwesterly and westerly a distance of 31.42 feet along the curve concave to the northwest, having a radius of 20.00 feet and a central angle of 90°00'00" to the Point of Beginning. Containing 1.5332 ACRES, more or less.

BEING the same property described as Parcel Three in
Pioneer Title - Agents For Lawyers Title Insurance Corporation
File No. 091028572

PARCEL FOUR

Commencing at the Point of Intersection of the South line of Warren Street and The west line of Marcy Street; thence South 19°11'00" West, a distance of 20.00 feet to the Point of Beginning; thence South 19°11'00" West, a distance of 250.00 feet to the beginning of a curve tangent to said line; thence southerly, southwesterly, westerly, northwesterly and northerly a distance of 62.83 feet along the curve concave to the north, having a radius of 20.00 feet and a central angle of 180°00'00"; thence North 70°49'00" West radial to said curve, a distance of 165.00 feet to the beginning of a curve radial to said line; thence southerly, southwesterly, westerly, northwesterly and northerly a distance of 62.83 feet along the curve concave to the north, having a radius of 20.00 feet and a central angle of 180°00'00"; thence North 19°11'00" East tangent to said curve, a distance of 250.00 feet to the beginning of a curve tangent to said line; thence northerly, northeasterly and easterly a distance of 31.42 feet along the curve concave to the southeast, having a radius of 20.00 feet and a central angle of 90°00'00"; thence South 70°49'00" East tangent to said curve, a distance of 205.00 feet to the beginning of a curve tangent to said line; thence easterly, southeasterly and southerly a distance of 31.42 feet along the curve concave to the southwest, having a radius of 20.00 feet and a central angle of 90°00'00" to the Point of Beginning. Containing 1.5435 ACRES, more or less.

BEING the same property described as Parcel Four in
Pioneer Title - Agents For Lawyers Title Insurance Corporation
File No. 091028572

PARCEL FIVE

Commencing at the Point of Intersection of the West line of Remsen Street and The North line of Harvard Avenue; thence North 70°49'00" West, a distance of 20.00 feet to the Point of Beginning; thence North 70°49'00" West, a distance of 180.00 feet to the beginning of a curve tangent to said line; thence westerly, northwesterly and northerly a distance of 31.42 feet along the curve concave to the northeast, having a radius of 20.00 feet and a central angle of 90°00'00"; thence North 19°11'00" East tangent to said curve, a distance of 250.00 feet to the beginning of a curve tangent to said line; thence northerly, northeasterly, easterly, southeasterly and southerly a distance of 62.83 feet along the curve concave to the south, having a radius of 20.00 feet and a central angle of 180°00'00"; thence South 70°49'00" East radial to said curve, a distance of 140.00 feet to the beginning of a curve radial to said line; thence northerly, northeasterly, easterly, southeasterly and southerly a distance of 62.83 feet along the curve concave to the south, having a radius of 20.00 feet and a central angle of 180°00'00"; thence South 19°11'00" West tangent to said curve, a distance of 250.00 feet to the beginning of a curve tangent to said line; thence southerly, southwesterly and westerly a distance of 31.42 feet along the curve concave to the northwest, having a radius of 20.00 feet and a central angle of 90°00'00" to the Point of Beginning. Containing 1.3885 ACRES, more or less.

BEING the same property described as Parcel Five in
Pioneer Title - Agents For Lawyers Title Insurance Corporation
File No. 091028572

PARCEL SIX

Commencing at the Point of Intersection of the North line of Marcy Street and The West line of Wilby Street; thence South 19°11'00" West, a distance of 20.00 feet to the Point of Beginning; thence South 19°11'00" West, a distance of 330.00 feet to the beginning of a curve tangent to said line; thence southerly, southwesterly and westerly a distance of 31.42 feet along the curve concave to the northwest, having a radius of 20.00 feet and a central angle of 90°00'00"; thence North 70°49'00" West tangent to said curve, a distance of 80.00 feet to the beginning of a curve tangent to said line; thence westerly, northwesterly and northerly a distance of 31.42 feet along the curve concave to the northeast, having a radius of 20.00 feet and a central angle of 90°00'00"; thence North 19°11'00" East tangent to said curve, a distance of 330.00 feet to the beginning of a curve tangent to said line; thence northerly, northeasterly and easterly a distance of 31.42 feet along the curve concave to the southeast, having a radius of 20.00 feet and a central angle of 90°00'00"; thence South 70°49'00" East tangent to said curve, a distance of 80.00 feet to the beginning of a curve tangent to said line; thence easterly, southeasterly and southerly a distance of 31.42 feet along the curve concave to the southwest, having a radius of 20.00 feet and a central angle of 90°00'00" to the Point of Beginning. Containing 1.0114 ACRES, more or less.

BEING the same property described as Parcel Six in
Pioneer Title - Agents For Lawyers Title Insurance Corporation
File No. 091028572

ALTA/NSPS LAND TITLE SURVEY

TALBOT PARK APARTMENTS
CITY OF NORFOLK, VIRGINIA



NORFOLK CITY	VIRGINIA
SHEET 3 OF 8	DATE: DECEMBER 15, 2023
DRAWN BY: T.V.B.	CHECKED BY: J.E.M.

McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS
201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

Addendum E

CLIENT CONTRACT INFORMATION



Capital One, National Association
Multifamily Finance
2 Bethesda Metro Center, 7th Floor.
Bethesda, Maryland 20814

7/1/2024

Rob Pilcher
First Vice President
CBRE | Valuation & Advisory Services
1802 Bayberry Court, Suite 201 | Richmond, VA 23226

Re: **Property:**
Talbot Park Apartments
118 Warren St
Norfolk, VA 23505
Units: 295

Dear Rob Pilcher,

Capital One, National Association (together with its successors and assigns, the “**Capital One**” or “**Client**”) are pleased to engage you, Rob Pilcher (as further defined below, the “**Appraiser**”) at CBRE | Valuation & Advisory Services (collectively including the Appraiser, the “**Company**”), with the provision of the services (the “**Services**”) described in this letter and the attachments hereto (collectively, the “**Agreement**”). This Agreement is subject to the Multifamily Appraisal General Requirements in Attachment A and the Capital One General Terms and Conditions in Attachment B.

Appraisal Fee (inclusive of Expenses): \$2,500

Appraisal Report Delivery Date: 07/16/2024

Preliminary Market Value Delivery Date: Within two (2) business days of inspection of the Property. The intended use of this preliminary Market Value and associated assignment results is preliminary loan underwriting decisions for early rate lock. This preliminary Market Value will not be used for final loan approval or funding.

Purpose: The purpose of the Appraisal Report (defined below) is to determine the Market Value of the ownership interest specified in the “Values to be Provided” table below, in the property referenced at the top of this letter (the “**Property**”) as of the Effective Date of Value.

Effective Date of Value: The date that the Appraiser conducts a site visit of the Property.

Intended Users: Capital One, National Association, any co-participants and Freddie Mac.

Intended Use: To assist Intended Users in making underwriting and credit/lending decisions.

Report Format: Narrative fully-described appraisal report (self-contained).

Asset Type: Multifamily Affordable Housing

Special Characteristics: Tax Abatement;Mod Rehab;Forward;VHDA

Values to be Provided: Property with planned renovations, LIHTC restrictions and no Section 8 contract. Note property is currently an unrestricted market rate property. The proposed tax abatement is expected to be provided as part of the as renovated and stabilized, as-restricted value:

chrome-extension://efaidnbmninnibpcajpcglclefindmkaj/https://www.norfolk.gov/DocumentCenter/View/29926/Tax_Abatment_Brouchure_16_Front_and_Back?bidId=

Premise	Qualifier	Interest	Comments
Market Value As-Restricted	As Is	Leased Fee	Must consider all affordability restrictions. Valuation should be based on the lesser of: A) maximum allowable restricted rents per the affordability restrictions by unit type; and B) achievable market rents by unit type.
Hypothetical Market Value	As Is	Leased Fee	As if property was not income/rent restricted
Market Value As-Restricted	As Renovated and Stabilized	Leased Fee	Must consider all affordability restrictions, factoring in the renovation and stabilization. Valuation should be based on the lesser of: A) maximum allowable restricted rents per the affordability restrictions by unit type; and B) achievable market rents by unit type.
Hypothetical Market Value	As Renovated and Stabilized	Leased Fee	As if property was not income/rent restricted
Insurable Replacement Cost	Insurable Cost	-----	Please complete the Capital One Insurable Replacement Cost Worksheet <i>See item 7 on Attachment A</i>

If there is a real estate tax exemption or PILOT which is tied to affordability restrictions, any scenario based upon as-restricted rents should take into account the tax exemption.

If there is a ground lease in place, all scenarios above should be based upon the leasehold interest (not the leased fee or fee simple value). The appraiser should refer to the Freddie Mac Guide Section 60.31 to ensure adequate discussion of the valuation variables associated with Properties with ground leases.

Use of affordable rent and expense comparables is required, and use of affordable sales comparables is encouraged if relevant data is available.

Professional Services to be Provided and Timing. The Appraiser set forth on the first page of this Agreement shall be the primary or one of the primary appraisers responsible for developing the appraisal, and such Appraiser shall prepare and sign the appraisal report (the “**Appraisal Report**”); provided that any other appraiser meeting the requirements of this Agreement and approved in writing by the Client in its sole discretion in may be substituted as the

7/1/2024

“**Appraiser**” hereunder. In the event that the Appraisal Report is signed by someone other than the approved Appraiser, or there is no substitute appraiser available at the Company that is acceptable to Client, this Agreement may be subject to immediate termination by Client.

The Company shall promptly begin its services upon acceptance of this Agreement and shall use best efforts in performing the Services in accordance with this Agreement. A draft of the Appraisal Report will be due on or before the Report Delivery Date. The Client will review the draft to determine that it is factually accurate and acceptable for the intended use. The Client will communicate with the Appraiser regarding corrections (if any) and the date by which the revised draft or final Appraisal Report shall be delivered.

If there will be a delay in the timely delivery of any report, Appraiser shall advise the Client in writing, with an explanation of the reason for the delay. If Appraiser fails to deliver any report by its respective due date, then the Client may, at its discretion, assess a penalty of \$100.00 per calendar day for each day of delay, to be deducted from the Appraisal Fee, until the Client has received the required report. If upon review, the Appraisal Report is deemed unacceptable by the Client for non-compliance with this Agreement and requested changes and/or additions are not properly made, Client may elect in its reasonable discretion to refuse payment of the Appraisal Fee.

Pertinent available information regarding the Property, including but not limited to operating reports, property condition assessment reports, engineering reports, and environmental reports, will be provided to the Appraiser for consideration in performing the Services. The requirements for the Services described in this agreement can be found in Attachment A, Multifamily Appraisal General Requirements.

Fees and Expenses. The Company will receive the Appraisal Fee specified above, inclusive of all expenses. All invoices for the Company’s compensation must be addressed Capital One. If new data or information received

7/1/2024

during the course of this engagement requires the structure or scope of the analysis to be altered, the Appraiser shall promptly notify the Client of how such changes might impact the Appraisal Fee. The Company shall not undertake an expansion of the scope of the Services for which the Appraisal Fee would be increased without providing a statement of fees, both of which must be agreed to in writing by the Client.

Signatures of the authorized representatives from Capital One and the Company will constitute the acknowledgment of the receipt, understanding, and acceptance of this Agreement. This Agreement will be effective upon such acceptance.

The Appraisal Report must include an executed copy of this engagement letter including all exhibits and attachments which are incorporated by reference as though fully set forth herein.

Sincerely,



Joshua Woodbury
Senior Director, Agency Managing UW & PM
Capital One, National Association

Property Contact(s) for scheduling site visit:

Joana Duarte
Phone: 949-533-5987
E-Mail: joana.duarte@capitalone.com

Address the Appraisal Report to:

Joshua Woodbury
Capital One, National Association
100 Summer Street, Suite 900

Capital One Contact(s):

The Appraiser may only communicate on matters for this assignment with the following Capital One associates.

Christopher R. Stanton
Phone: 631-776-3751
E-mail: christopherr.stanton@capitalone.com

Joana Duarte
Phone: 949-533-5987
E-mail: joana.duarte@capitalone.com

AGREED AND ACCEPTED:

CBRE | Valuation & Advisory Services

By: Rob Pilcher, as agent for CBRE Inc.

Name: Rob Pilcher

Title: First Vice President

Date: July 2, 2024

Attachment A

Multifamily Appraisal General Requirements

All multifamily appraisals shall be prepared in accordance with the following requirements:

1. Professional Standards; Regulatory Compliance; Freddie Mac requirements. The Appraiser shall develop and report the appraisal in conformance with (i) generally accepted appraisal standards as evidenced by the *Uniform Standards of Professional Appraisal Practice* (“USPAP”) promulgated by the Appraisal Standards Board of the Appraisal Foundation, (ii) regulations adopted under Title XI of the *Financial Institutions Reform, Recovery and Enforcement Act of 1989* (“FIRREA”) and (iii) the requirements relating to appraisers and appraisals in the Freddie Mac Multifamily Seller/Servicer Guide (“**Seller/Servicer Guide**”), including but not limited to Chapter 60 (Appraiser and Appraisal Requirements), Attachment C, and Freddie Mac’s Words of Concern list. Guidance applicable to specific situations can be found in USPAP Advisory Opinion AO-30 (Appraisal for Use by a Federally Regulated Financial Institution).

The Appraiser shall manage to resolution the appraisal assignment including delivery of the Appraisal Report developed under USPAP Standards Rule 2-2(a). The Appraisal Report will identify and report those issues specific to the Property that are considered critical to understanding the market value and the marketability of the Property. The Appraisal Report must include a signed certification that the Appraiser has complied with USPAP.

2. Appraiser Qualifications. In accepting this assignment, Company represents that the Appraiser and any other professionals who will perform the Services have demonstrated competency in compliance with USPAP in conducting appraisals of multifamily properties of the type requested and have the knowledge and experience in the Property’s market to complete this assignment competently. The Appraisal Report shall include the qualifications of the professionals performing the Services.
3. Reliance Language. The Appraisal Report must include the following reliance language:

“This report is for the use and benefit of, and may be relied upon by (a) Capital One, National Association and Freddie Mac, and any successors and assigns (“Lender”), (b) independent auditors, accountants, attorneys and other professionals acting on behalf of Lender, (c) governmental agencies having regulatory authority over Lender, (e) designated persons pursuant to an order or legal process of any court of governmental agency, (e) prospective purchasers of the mortgage, and (f) with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties and their respective successors and assigns: any placement agent or broker/dealer and any of their respective affiliates, agents and advisors; any initial purchaser or subsequent holder of such debt and/or securities; any servicer or other agent acting on behalf of the holders of such debt and/or securities; any indenture trustee; any rating agency; and any institutional provider from time to time of any liquidity facility or credit support for such financings.

In addition, this report, or a reference to the report, may be included or quoted in any offering circular, information circular, offering memorandum, registration statement, private placement memorandum, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt (or portion thereof) and/or securities.

4. Report Contents and Format. The Appraisal Report format should conform to USPAP requirements for an appraisal report and the Seller/Service Guide requirements for appraisals, including report format, contents and limitations on maximum length of the appraisal. The Appraisal Report should contain all significant data to allow the reader to understand the scope of the work performed (self-contained).
5. [Intentionally Omitted]
6. Market Value: As defined by the Office of the Comptroller of Currency under 12 CFR, Part 34, Subpart C- Appraisals, 34.42 Definitions; the Board of Governors of the Federal Reserve System; the Federal Deposit Insurance Corporation; and in compliance with Title XI of FIRREA and the *Interagency Appraisal and Evaluation Guidelines*, as well as USPAP, and for purposes of the Services, market value is as defined follows:

“the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

 - (a) Buyer and seller are typically motivated;*
 - (b) Both parties are well informed or well advised, and acting in what they consider their own best interests;*
 - (c) A reasonable time is allowed for exposure in the open market;*
 - (d) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
 - (e) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”*
7. Insurable Replacement Cost Requirements. Appraiser must complete the Capital One Insurable Replacement Cost Worksheet, which a separate document provided with this Agreement, which includes, for every building on the Property, an estimate of the Insurable Replacement Cost and Actual Cash Value, as defined below:
 - a. **“Insurable Replacement Cost”** means replacement cost new (gross building area x base cost x multipliers) of the primary improvements (vertical construction including parking structures) exclusive of site improvements, landscaping, indirect costs, entrepreneurial profit, less exclusions (i.e., foundations, piping below grade, architect's fees) without consideration of debris removal.
 - b. **“Actual Cash Value”** is not equal to replacement cost value but is computed by subtracting depreciation from replacement cost. The depreciation is usually calculated by establishing a useful life of the item determining what percentage of that life remains. This percentage multiplied by the replacement cost equals the Actual Cash Value.

When a portion of the subject improvements are located in the flood plain, Insurable Replacement Cost must be provided individually for each building in the flood plain. When none of the improvements are in the flood plain, a single collective Insurable Replacement Cost estimate is acceptable.

8. Interest Definitions. The “Interest” in the Property is identified in the “Values to be Provided” section above. The acceptable definitions of the identified Interests, as applicable, are:
 - a. **“Fee Simple”** means absolute ownership unencumbered by any other interest or estate, subject only to

the limitations imposed by the governmental powers of taxation, eminent domain, police power, or escheat.

- b. **“Leased Fee”** means an ownership interest held by a landlord with the rights of use and occupancy conveyed by a lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.
 - c. **“Leasehold”** means the interest held by the lessee (the tenant or renter) through a lease transferring the rights of use and occupancy for a stated term under certain conditions.
9. Property Condition and Expert Reports. The Appraiser shall analyze and discuss appropriate deductions and discounts for proposed construction or renovation. During the course of the assignment the Appraiser may be supplied with a property condition assessment or other engineering reports conducted for the benefit of the Client which includes an expert’s estimate of cost to cure deferred maintenance. The Appraiser shall consider the expert’s estimated costs in making the final determination of Market Value and include a discussion in the Appraisal Report. The Appraiser shall document in the Appraisal Report any discussions held with the expert including, but not limited to, name of contact and date of conversation. The Appraiser shall reconcile any observations from the on- site inspection with a summary of cost to cure and discuss concurrence or contradiction of findings in the expert report(s).
10. Client’s Anti-Redlining Policy: The Client does not designate certain areas as being acceptable or unacceptable. In other words, the Client does not “redline”. Location factors are fundamental to Property appraising and there is nothing improper about developing an appraisal on the basis of a realistic perception of risk in a given market area. Redlining can occur when perceived Property risks are based on improper location factors (such as the arbitrary imposition of unfavorable valuation terms on the basis of geographic area) or when the perceptions of risk are derived from factors that do not predict risk, either reliably or not at all. An example of a factor that is not predictive of risk is race, and racial redlining is illegal under federal law. Other factors that serve as a proxy for race are equally impermissible. The Appraiser must be sensitive to these impermissible factors and apply the Client’s guidelines in a consistent, equitable and legal manner. None of the Client’s guidelines are intended to foster redlining. If any provision is interpreted to do so, it has been misunderstood.
11. “As Restricted” and “Hypothetical” Value Premises. When applicable, the Appraiser will be instructed to value the Property in its “As Is” condition under the following two sets of assumptions:
- (i) The “As Restricted” scenario should assume that the existing LURA remains in-place and that rental rates are limited to the maximum allowable by the Tax Credit or other affordability or tenancy restriction statutes and regulations; and
 - (ii) The “Hypothetical” scenario should assume that the LURA is extinguished as of the Effective Date of Value and that the units may be leased at market rates, subject to any restrictions that survive the LURA.
12. Comparable Sales. In developing the Appraisal Report, to the extent available, the Appraiser should include both market and affordable property sales and clearly differentiate any comparable sales that are Tax Credit or other affordability or tenancy restricted properties from those which are not Tax Credit or restricted properties. If such comparables are not available, justify why they were not included.
13. Contracts or Tax Abatements. The Appraiser should analyze and discuss the value benefit of any identified U.S.

Housing and Urban Development (“**HUD**”) Section 8 contracts or tax abatements that are applicable to the Property.

14. Client’s Responsibilities. The Client will cooperate with the Company in the performance of the Services, including commercially reasonable efforts to provide Appraiser with reasonable access to the Property for inspection and timely access to data, information, and personnel of Client. Client will be solely responsible for, among other things, (i) the performance of its personnel and agents and (ii) the accuracy and completeness of all data and information provided to Appraiser (without representation or warranty) for purposes of the performance of the Services. By acceptance of the terms of this Agreement, the Company acknowledges that access to the Property for inspection may not be available and that data and information about the Property may be obtained by the Client from third parties, including the Property owner, and, therefore, may be incomplete or unavailable.

Attachment B

CAPITAL ONE GENERAL TERMS AND CONDITIONS

1. Services; Agreement. The “Services” are the services described in the engagement letter to which these Capital One Engagement Letter Terms and Conditions are attached, and such engagement letter, together with these terms and conditions and other exhibits attached thereto, comprise the “Agreement” referred to herein and therein, which constitutes the entire agreement between the parties with respect to this engagement, and which supersedes all other oral and written representations, understandings, or agreements relating to this engagement, and may not be amended except by a written agreement signed by the parties.

2. Company Performance. Company shall use its best efforts in performing the Services in accordance with this Agreement. Without limiting the specific requirements elsewhere in this Agreement, Company agrees that in performing the Service it shall: (i) comply with all generally accepted standards, protocols, and guidelines applicable to the Services; (ii) perform all services generally performed by professionals in conducting the type of services required by this Agreement; and (iii) perform the Services in a professional and good workmanlike manner, and in a manner that is independent, impartial and objective. Company shall utilize appropriately qualified and skilled personnel to perform the Services required by this Agreement.

Company shall be responsible for providing all resources necessary to provide the Services under this Agreement. Company shall be responsible for the acts and omissions of subcontractors, if any, retained by Company who perform work in connection with this Agreement to the same extent as if such obligations, services, and functions were performed directly by Company or Appraiser, and all work performed by Company’s subcontractors shall be deemed work performed by Company. If Capital One determines in good faith that continued assignment to the Services of one or more of Company’s personnel is not in the best interests of Capital One, then upon written notice Company will remove such personnel from performing the Services and replace same with person(s) of suitable qualifications.

3. Experience; Licenses. Company represents that it and, where appropriate, Company’s employees or subcontractors, has the capability, experience, means and appropriate licenses, certificates and permits

required to perform the Services contemplated by this Agreement. Company represents that they are aware of, and in full compliance with, the laws of the state or district where the Property is located regarding the licensing and certification of real estate appraisers.

4. Audit Rights. Company shall maintain and make available to Capital One accurate and complete records related to its performance of the Services under this Agreement and compliance with their obligations hereunder in order for Capital One to (i) examine Company’s performance of the Services and conformance to the terms of this Agreement, and (ii) verify the accuracy of charges and invoices hereunder.

5. Work Product. All work papers, records, reports, findings, recommendations, data, memoranda, or other documents prepared or received by Company pursuant to this Agreement (collectively, “Work Product”), regardless of their nature or source, are the property of Capital One and shall be considered the work product of Capital One. Upon Capital One’s request, Company shall provide all originals and all copies of such Work Product to Capital One at no additional cost to Capital One, subject to Section 7 (Confidentiality) below.

6. Taxes. Each party shall be responsible for its own taxes, including income, franchise, privilege, gross receipts, sales and use, excise, property, payroll and any other taxes or assessments that may be levied by a taxing jurisdiction. Company shall separately state such taxes on the invoice, identify the jurisdiction to which the taxes are to be paid, and remit the taxes to the proper jurisdictions. The parties shall cooperate with each other to enable each to more accurately determine its own tax liability, to minimize such liability to the maximum extent legally permissible, and to address questions or audits by taxing authorities. If Company fails to notify Capital One or to allow Capital One to participate in responses and settlements for taxes which Capital One is responsible hereunder, then Capital One shall have no liability to Company for any applicable taxes, interest or penalties that result from such claim.

7. Confidentiality. Company acknowledges that it may be furnished with, receive or otherwise have access to information of or concerning Capital One, the property subject to the Services or a financing transaction related thereto that Capital One considers or a reasonable party would consider to be confidential,

a trade secret or otherwise restricted (“Confidential Information”). Company represents and warrants that it has adequate administrative, technical, and physical safeguards to: (i) ensure the security and confidentiality of such Confidential Information; (ii) protect against any anticipated or reasonably likely threats or hazards to the security or integrity of such Confidential Information; and (iii) limit access to systems that process, store, support and transmit Confidential Information to authorized employees of such party to the extent necessary to carry out the specific purposes for which such Confidential Information was disclosed. Unless Company receives express written permission from Capital One or is compelled to disclose by administrative or judicial process, Company shall not disclose: (x) the nature or content of any communications, information, documents, studies, data, or reports in any way relating to the Property or to the Services performed hereunder, including without limitation, the Work Product; (y) the terms of this Agreement; and (z) the contents of any appraisal performed hereunder.

Upon request by Capital One, Company shall return or destroy, as Capital One may direct, all material in any medium that contains, refers to, or relates to Confidential Information, and retain no copies or reproductions, except as may be required by law. Notwithstanding the foregoing, Company and/or Appraiser may maintain a single copy of the Work Product, including any summaries, analyses or extracts thereof provided in connection with the Services, for the purposes of USPAP compliance guidelines; provided, that (i) all such Work Product remains the property and work product of Capital One and may not be used by Company for any purpose whatsoever without the prior written consent of the Capital One, and (ii) all persons with access to such Work Product are fully informed of, and agree to observe, the non-disclosure and non-use obligations contained in this Agreement.

8. Compliance with Laws. Company shall perform its obligations under this Agreement in a manner that complies with all applicable laws, rules and regulations (including identifying and procuring any required permits, certificates, approvals and inspections) required of Company or Appraiser or for which Company or Appraiser is responsible hereunder or which otherwise relate to the provision of the Services contemplated by this Agreement.

Company shall comply with all applicable federal, state and local employment and other laws, government regulations and orders. In addition, Company represents and warrants that it will not discriminate against any employee or applicant for employment

because of race, color, religion, disability, sex, national origin, age, veteran status, genetic information or any other unlawful criterion and that it shall comply with all applicable laws against discrimination and all applicable rules, regulations and orders issued thereunder or in implementation thereof. Capital One is a federal contractor and as such, but only if applicable, the Equal Opportunity Clauses set forth in 41 C.F.R. §§ 60-1.4(a), 60-300.5(a), and 60-741.5(a), as well as the employee notice found at 29 C.F.R. Part 471, Appendix A to Subpart A are incorporated by reference herein. **Capital One and Company, if applicable as a covered subcontractor, shall abide by the requirements of 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a). These regulations prohibit discrimination against qualified individuals on the basis of protected veteran status or disability, and require affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.**

9. Insurance. Company (and where applicable, Appraiser and any subcontractors who perform work in connection with this Agreement) shall obtain, pay for and keep in force while performing its or their obligations hereunder, and thereafter as provided below, the following insurance with a company or companies having A.M. Best ratings of not less than A-IX:

- 9.1** Statutory workers’ compensation covering all state and local requirements;
- 9.2** Employer’s liability with a limit of \$1,000,000 for one (1) or more claims arising from each accident;
- 9.3** Commercial general liability, written on an occurrence basis, including coverage for completed operations, products liability and contractual obligations, with a minimum per occurrence combined single limit of \$1,000,000 and a minimum aggregate combined single limit of \$2,000,000;
- 9.4** Professional liability for errors and omissions with a limit of \$5,000,000 providing coverage for a period of at least two (2) years following completion of the Services;
- 9.5** Comprehensive automobile liability covering all vehicles on Capital One’s property and/or used pursuant to Supplier’s performance of the Agreement, whether owned by Company or

otherwise, with a minimum combined single limit per accident of \$1,000,000;

- 9.6** Crime and Fidelity Insurance with a limit of \$1,000,000 which protects Capital One against the theft or otherwise wrongful conversion of Capital One's or Company's property, the property or assets of customers or patrons, or the cash receipts by Company's employees, agents or subcontractors; and
- 9.7** Excess or umbrella liability insurance with a minimum limit of \$5,000,000 in excess of the insurance coverage described in Sections 9.2, 9.3 and 9.4, above.

Upon Capital One's written request, Company and/or Appraiser shall cause its insurers to: (i) to the fullest extent allowed by its insurers, waive all rights of subrogation against Capital One, and its officers, directors and employees; (ii) name Capital One, National Association and its affiliates and their respective directors, officers, employees, agents, successors and permitted assigns and their employees as additional insureds under its commercial general liability and, if applicable, umbrella or excess liability policies; and (iii) furnish certificates of insurance on standard ACORD forms evidencing that the above insurance is in effect and otherwise complies with the requirements of this Section 9.

Company shall give Capital One thirty (30) days written notice of any material change or alteration in the coverage specified above or cancellation of any policy of insurance required hereunder. The carrying by Company and/or Appraiser of the insurance required herein shall in no way be interpreted as relieving Company and/or Appraiser of any other obligations it may have hereunder.

10. Indemnification. Company shall hold harmless and indemnify Capital One and its affiliates and their respective officers, directors, employees, agents, successors and assigns from and against all loss, liability, penalty, damage, expense, cost (including reasonable attorneys' fees), of any kind, relating in any way to the performance of the Services under this Agreement (collectively, "Claims"), whether or not suit is brought. This indemnification is solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to another person or entity. Company assumes all risk of property loss or damage and of personal injury or death which its officers, directors, employees, agents, successors and assigns may sustain in connection with this Agreement.

11. Liens. Company shall be responsible for the satisfaction or payment of any claims or liens by any provider of work, labor, material, or services engaged by Company relating to the Services under this Agreement. Such liens will be discharged by Company within 30 days after notice of filing thereof, by bonding, payment, or otherwise upon request, and, as a condition to the Capital One's obligation to make any payments to Company, shall submit such lien waivers, affidavits, and proofs of payment as the Capital One shall require.

12. Termination. Unless terminated sooner as set forth below, this engagement will terminate upon the completion of the Services. Capital One may terminate this Agreement in writing or via email for convenience and without cause at any time by giving Company notice designating the effective date of the termination. In such event Capital One shall be liable to pay to Company only the value of the terminated Services performed up to the date of termination, unless otherwise provided in this Agreement. Notwithstanding any termination of this Agreement, Sections 4 (Audit Rights), 7 (Confidentiality), 9 (Insurance), 10 (Indemnification), 11 (Liens), this Section 12 (Termination) and Section 13 (General) shall survive and remain in full force and effect.

13. General.

13.1 Governing Law/Jurisdiction. This Agreement and performance hereunder shall be governed by and construed in accordance with the law of the Commonwealth of Virginia without reference to any conflict of law rules that might lead to the application of the laws of any other jurisdiction. The parties irrevocably submit to the jurisdiction of the Henrico County Circuit Court, or the United States District Court for the Eastern District of Virginia, Richmond Division, and the appellate courts having jurisdiction of appeals from such courts, and hereby waive any objection to those forums.

13.2 Waiver of Jury Trial. THE PARTIES HEREBY UNCONDITIONALLY AND IRREVOCABLY WAIVE THEIR RESPECTIVE RIGHTS TO A JURY TRIAL OF ANY CLAIM OR CAUSE OF ACTION (WHETHER ARISING UNDER CONTRACT, TORT, COMMON LAW OR OTHERWISE) ARISING DIRECTLY OR INDIRECTLY OUT OF, RELATED TO, OR IN ANY WAY CONNECTED WITH, THE PERFORMANCE OR BREACH OF THIS AGREEMENT, AND/OR THE RELATIONSHIP THAT IS BEING ESTABLISHED BETWEEN AND AMONG THEM.

- 13.3 Independent Contractor.** In performing the Services under this Agreement, Company and/or Appraiser shall act solely as an independent contractor, and nothing herein contained or implied shall be so construed as to create the relationship of employer and employee, partnership, principal and agent, or joint venture partner as between Capital One and Company and/or Appraiser.
- 13.4 Public Disclosures.** Without the prior written consent of Capital One, Company shall not publicly disclose this Agreement or the Services it is providing to Capital One hereunder.
- 13.5 Assignment.** Company shall not assign, transfer, or subcontract any of their obligations (including interests or Claims) under this agreement to any party without the express written consent of Capital One. Capital One may assign its rights and delegate its obligations under the Agreement without the approval of Company and Company and/or Appraiser shall update the intended users for any Appraisal to reflect such assignment upon the request of Capital One.
- 13.6 Severability.** If any provision of such terms or the engagement letter is unenforceable, such provision will not affect the other provisions, but such unenforceable provision will be deemed modified to the extent necessary to render it enforceable, preserving to the fullest extent permissible the intent of the parties set forth herein.
- 13.7 Service Marks.** Company shall not use the trademarks, service marks, logos, trade dress or trade names of Capital One, whether or not registered, including through Company's use of scripts, form letters and other communications to third parties.
- 13.8 Third Party Beneficiaries.** The Agreement is entered into solely between, and may be enforced only by, Capital One and Company, and the Agreement shall not be deemed to create any rights in third parties (other than with respect to intended users of an Appraisal Report), including suppliers and customers of a party, or to create any obligations of a party to any such third parties.
- 13.9 Electronic Signature.** The Parties mutually agree to electronically or digitally sign the Agreement (or any ancillary document or amendment thereto), and such electronic or digital signature shall be deemed a writing signed by authorized

representatives as required above and be deemed sufficient to so modify, terminate or change the Agreement; provided, further, that Capital One may electronically or digitally sign a notice of termination and it will be deemed sufficient to so terminate the Agreement or similar bilateral document issued pursuant to the Agreement.

- 14. No Limiting Conditions; Conflicts.** Capital One will not honor any limiting conditions in the Appraisal Report which attempt to restrict potential damages to the fee collected or suggest that Capital One should indemnify the Company for a loss or claim stemming from the Services. In the event of any inconsistency between the terms of this Agreement and/or any Appraisal Report or other work product produced by Company and delivered to Capital One in accordance with this Agreement, the terms of this Agreement shall control.

Attachment C

Multifamily Underwriting Appraisal Checklist

Effective March 4, 2024, Freddie Mac underwriters will complete an internal *Multifamily Seller/Servicer Guide* compliance checklist for the initial appraisal submitted to Freddie Mac for each loan/property.

The checklist consists of the following ten (10) appraisal quality-related items that address common deficiencies and/or may materially impact value. Items answered “no” on the checklist are totaled and a quality score is assigned to each initial appraisal. Revised appraisals will be requested when these deficiencies are found in an appraisal. Please note, the compliance checklist review serves to supplement the underwriter’s current review process.

The checklist items are subject to change. It is strongly advised that Optigo® lenders critically review these items in appraisal reports and that appraisers are made aware of the checklist and all Freddie Mac requirements.

1. The correct number of units were inspected by at least one signing appraiser.

This means that ALL vacant units and ALL down units were inspected AND:

- 5 or less units: at least two (2) units were inspected.
- 5 to 50 units: at least three (3) units were inspected.
- More than 50 units: at least five (5) units with a representative sample of each unit type were inspected.

2. Any material difference between appraised value and recent sale (within the last three years) or contract price is adequately discussed and supported.

3. The tax analysis assumes a sale. This should result in a projected tax assessment that is similar to the appraised value. If not, an adequate explanation is provided.

4. The concluded market rents for each unit type are reasonably supported by recent leasing at the subject property (i.e. per the rent roll included in the addenda, leases that commenced within 90 days of the effective date of value).

5. The capitalization rates extracted from the sales comparables are consistently applied to the subject based on actual/T-12 or proforma NOI (i.e. a proforma income analysis should use a proforma capitalization rate).

6. The sales comparable outlines or body of the report adequately discuss the income basis for the capitalization rate for each sale (i.e. proforma or actual/T-12).

7. Local market participant capitalization rate surveys are dated within two months of the effective date of value.

8. At least one of the sales comparables is a listing or pending sale. If not, an adequate explanation is provided.

9. The sales comparables are comparable to the subject (in terms of age, location, number of units, etc.) and if not, an adequate discussion of the search criteria is provided.

10. The rent roll provided in the addenda of the appraisal is dated within 30 days of the effective date of value.

Addendum F

QUALIFICATIONS

Rob Pilcher, MAI
Vice President

CBRE, Inc.
Valuation & Advisory Services
1802 Bayberry Court, Suite 201
Richmond, Virginia 23226
Voice (804) 201-2002
E-Mail rob.pilcher@cbre.com

EDUCATION

Bachelor of Arts in Economics, Hampden-Sydney College, Hampden-Sydney, Virginia

Appraisal Institute- Basic Appraisal Principles
Appraisal Institute- Basic Appraisal Procedures
Appraisal Institute- General Appraiser Market Analysis and Highest & Best Use
Appraisal Institute- General Appraiser Site Valuation and Cost Approach
Appraisal Institute- General Appraiser Sales Comparison Approach
Appraisal Institute- General Appraiser Income Approach/Part 1
Appraisal Institute- General Appraiser Income Approach/Part 2
Appraisal Institute- General Appraiser Report Writing and Case Studies
Appraisal Institute- Business Practices & Ethics
Appraisal Institute- Real Estate Finance, Statistics and Valuation Modeling
Appraisal Institute- USPAP
Appraisal Institute- Advanced Income Capitalization
Appraisal Institute- Advanced Market Analysis and Highest and Best Use
Appraisal Institute- Advanced Concepts and Case Studies
Appraisal Institute- Quantitative Analysis
Appraisal Institute- Analyzing Operating Expenses
Appraisal Institute- Appraisal of Medical Office Buildings
Appraisal Institute- Forecasting Revenue

LICENSES/CERTIFICATIONS

Certified General Real Estate Appraiser in Virginia, License #4001 017210, Expiration Date: May 31, 2025

Designated Member, Appraisal Institute (MAI), Current on Continuing Education

EXPERIENCE

Over four (14) years of Real Estate experience throughout the states of Virginia and South Carolina with primary focus on the Richmond metropolitan area.

2011 - Present	CBRE, Inc. - Valuation & Advisory Services	Richmond, VA
2007 - 2010	Lincoln Harris, CSG	Charleston, SC.

Tasks have included valuations of complex commercial properties, managing single and multi tenant medical properties as well as completing Fair Market Rental studies for medical office space relating to the Federal Physician Self-Referral Law.

Extensive knowledge and experience in valuations of LIHTC and HAP properties.

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON

05-31-2025

NUMBER

4001017210

REAL ESTATE APPRAISER BOARD

CERTIFIED GENERAL REAL ESTATE APPRAISER



FRANCIS ROBERT PILCHER

4806 MORRISON ROAD

RICHMOND, VA 23230



Status can be verified at <http://www.dpor.virginia.gov>

Demetrios J. Mello
Demetrios J. Mello, Director

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Project Name

118 Warren Street
Norfolk, Virginia 23505

Report Date

January 12, 2024

Partner Project No.

23-432832.1

Freddie Mac Seller Servicer No. 186153

Freddie Mac Loan No. TBD

Prepared for:

Freddie Mac and
Capital One, N.A.
Bethesda, Maryland 20814



Building
Science



Environmental
Consulting



Construction &
Development



Energy &
Sustainability



January 12, 2024

Freddie Mac

and

Mr. Gerald Tremblay
Capital One, N.A.
2 Bethesda Metro Center, 10th Floor, Suite 800
Bethesda, Maryland 20814

Subject: Phase I Environmental Site Assessment
Talbot Park Apartments
118 Warren Street
Norfolk, Virginia 23505
Partner Project No. 23-432832.1
Freddie Mac Loan No. TBD

Dear Mr. Tremblay:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the most current Freddie Mac environmental guidance documents.

This assessment included research of the use and history of the subject property and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. Due to access restrictions imposed by subject property management and/or ownership, this assessment included limited access to interior/occupied areas of the subject property. An assessment was made with these limitations, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (224) 443-0411.

Sincerely,

Partner Engineering and Science, Inc.

DRAFT

Brian A. Dugan
Senior Project Manager

DRAFT

Marissa R. Jones
Client Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by the most current Freddie Mac Guidance Documents and Capital One, N.A. for the property located at 118 Warren Street in the City Norfolk, an independent city, Virginia (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Freddie Mac and Capital One, N.A. with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the either side of Warren Street, Ralph Street, and Marcy Street and on the north side of Harvard Street, the east side of Newport Avenue, and the west side of Remsen Street within a mixed commercial and residential area of the independent city of Norfolk. Please refer to the table below for further description of the subject property:

Subject Property Data	
Address(es):	118 Warren Street, Norfolk, Virginia
Additional Address(es):	Building 1: 118 Warren Street (leasing office) and 7237 Wilby Street Building 2: 7245, 7249, 7255 Wilby Street Building 3: 119 Marcy Street and 7257 Wilby Street Building 4: 7255 and 7260 Remsen Street Building 5: 7249 and 7251 Remsen Street Building 6: 7243 7245 Remsen Street Building 7: 134 Warren Street and 7237 Remsen Street Building 8: 136 Warren Street and 7236 Marcy Street Building 9: 7205, 7209, 7211, and 7217 Remsen Street Building 10: 141 Warren Street and 7218 Marcy Street Building 11: 7208 and 7212 Marcy Street Building 12: 136 Harvard Street and 7204 Marcy Street Building 13: 7205 Marcy Street and 204 Harvard Street Building 14: 7219 Marcy Street and 203 Warren Street Building 15: 207 and 211 Warren Street Building 16: 208 and 212 Harvard Street Building 17: 7204 Ralph Street and 216 Harvard Street Building 18: 7218 Ralph Street and 215 Warren Street Building 19: 305 Warren Street and 7219 Ralph Street Building 20: 7211 and 7215 Ralph Street Building 21: 7205 Ralph Street and 304 Harvard Street Building 22: 7202, 7206, 7210, 7214 Newport Avenue Building 23: 7236 Newport Avenue and 318 Warren Street Building 24: 310 and 314 Warren Street

	Building 25: 302 and 306 Warren Street Building 26: 218 and 300 Warren Street Building 27: 208 and 216 Warren Street Building 28: 206 Warren Street and 7237 Marcy Street Building 29: 7241 and 7245 Marcy Street Building 30: 7253 and 7257 Marcy Street Building 31: 7261 and 7265 Marcy Street Building 32: 7269 and 7271 Marcy Street Building 33: 7275 and 7277 Marcy Street
Historical Address(es):	None identified
Property Use:	Multi-Family
Land Acreage (Ac):	10.557 acres (Per Survey provided dated August 8, 1994)
Number of Buildings:	33
Number of Floors:	Two with crawlspaces and partial basements
Gross Building Area (SF):	Approximately 205,644 (per Survey)
Net Rentable Area (SF):	174,100 (Total - Per rent roll)
Date of Construction:	1942
Parcel Number:	42910000
Type of Construction:	Wood and masonry framed; brick veneer and painted brick veneer
Current Tenants:	Talbot Park Apartments consisting of 293 residential units
Site Assessment Performed By:	Emily Bizzarri of Partner
Site Assessment Conducted On:	January 2, 2024
Regulatory Radius Report Date:	January 4, 2024
Lien Search Date:	Not Applicable
Report Date:	January 12, 2024
FOIAs Date:	January 2024

The subject property is currently occupied by Talbot Park Apartments for multi-family residential use. Onsite operations consist of typical residential use, leasing office activities, and property maintenance. In addition to the current structures, the subject property is also improved with a single-story laundry building, concrete walkways, and public street parking.

According to available historical sources, the subject property was formerly developed as early as 1921 with homestead residential/agricultural use; and developed with the current 33 multi-family residential structures circa 1942. Tenants on the subject property have included Talot Park Apartments and residential listings from 1942 to the present.

The adjoining properties are tabulated below:

Adjoining Properties	
North:	Tidal waters of the Lafayette River across which are single family residential properties and a multi-tenant commercial property (7300 Newport Avenue)
East:	Wilby Street across which is a multi-family residential property, Temple Israel (7255 Granby Street), and Commonwealth Senior Living at the Ballentine (7211 Granby Street)

Adjoining Properties	
South:	Granby High School (7101 Granby Street)
West:	Newport Avenue across which is multi-family residential property

According to a previous subsurface investigation at the subject property during the removal of the former heating oil USTs, the depth to groundwater in the vicinity of the subject property was discovered at approximately seven to eight feet below ground surface (bgs) and groundwater flow is inferred to be toward the north and west.

Findings and Opinions

Recognized Environmental Condition

A recognized *environmental condition (REC)* refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A *controlled recognized environmental condition (CREC)* refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities, with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Based on historical and regulatory review, 33-heating oil underground storage tanks (USTs) were situated on the subject property from circa 1942 until their removal in 1994. Information providing the exact location, installation or tank capacity or construction was not provided during the course of this assessment. Prior reports reviewed note that a tank was located adjacent to each building near the basement doorways. The subject property, identified as Talbot Park Apartments at 318 Warren Street, reported a release of heating oil in 1994, which reportedly impacted soil only. The release was identified at the time of the removal of the 33 heating oil USTs and was reported to the lead agency Virginia Department of Environmental Quality (VDEQ) on August 10, 1994. The responsible party was identified as Talbot Park Apartments.

According to the prior Phase I ESA, prepared by Consulting Solutions, Inc., (CSI) dated March 18, 2009, following the remedial action of soil excavation, under the oversight of VDEQ and local fire officials, regulatory closure was obtained on August 11, 1994. The 2009 CSI report summarized, but did not append site assessment or closure documentation related to the prior tanks, the recorded release, or regulatory closure. According to CSI's review the prior UST systems consisted of 30 1,000-gallon heating oil UST systems and three 2,000-gallon heating oil UST systems. Visually identifiable contaminated soils were stockpiled for offsite disposal, evident soil staining and/or

petroleum vapors were noted in eight of the 33 tank excavations (Bldg. 28, 21, 17, 15, 13, 14, 29 & 30). Visually identifiable contaminated soils were excavated to the extent possible without endangering building foundations, underground utilities, sidewalks or other constraining features. Field inspection of the closure was performed by the Norfolk Fire Department. Roughly two to six cubic yards of soil were removed from each contaminated tank pit and transported off site. One grab soil sample was collected from the tank pit bottom of each tank excavation. Additional soil samples were collected from eight of the 33 tank excavations (evident soil staining and/or petroleum vapors noted). The soil samples were analyzed for Total Petroleum Hydrocarbons (TPH). TPH was not detected in 26 of the tank pit bottom samples. TPH was detected below 100 parts per million (ppm) in six tank pit bottom samples and detected at 5,750 ppm in the tank pit bottom soil sample collected from Building 28. VDEQ was notified that a subsurface release of petroleum was found and confirmed during the removal of the 2,000-gallon UST located at Building 28. To define the extent of contamination additional soil samples were collected five feet outside of and down gradient of the tank pit (Bldg. 28). No visual evidence of contamination was detected in these borings and laboratory results indicated no petroleum was detected in the additional soil samples (Bldg. 28). Visually identifiable contaminated soils were removed from the tank pits (Bldg. 13 & 15). TPH soil testing at Building 13 and 15 indicated no petroleum detected.

Partner requested copies of site assessment and closure documentation from the VDEQ. The VDEQ provided a VDEQ Response to Petroleum Releases from USTs at Talbot Park Apartments, dated August 11, 1994, which indicates "no further assessment or remediation is necessary at this site. However, should additional evidence of environmental contamination be discovered in the future, further assessment and remediation may be required." As of the writing of this report, the VDEQ has not provided for Partner to review of site assessment and closure documentation. Based on the current regulatory status, removal of the tanks and reported soil remediation, limited residual impacts and presumed natural attenuation since 1994, the prior USTs and LST are considered to be a CREC, and no further investigation is warranted at this time. As such, there is no expected threat to the health and safety of the building occupants or impediment to the intended use of the property.

Historical Recognized Environmental Condition

A *historical recognized environmental condition (HREC)* refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A *Business Environmental Risks (BER)* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not

necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- Due to the age of the subject property buildings, there is a potential that asbestos-containing material (ACM) are present. Readily visible suspect ACMs were observed in good condition. According the 2009 CSI Environmental Site Assessment Report, review of an Operations and Management (O&M) Plan for asbestos floor tiles for the subject property prepared by Stokes Environmental Associates, LTD and dated November 1994 identified asbestos to be present in the floor tiles. Partner was not provided with the O&M Plan referenced. Partner understands that the property has planned renovations. Prior to any renovation or demolition activities that may disturb suspect materials, a comprehensive ACM survey is warranted.
- Due to the age of the subject property buildings, there is a potential that lead-based paint (LBP) is present on-site. Readily visible painted surfaces were observed in fair condition with no signs of peeling, flaking or chipping. According the 2009 CSI Environmental Site Assessment Report, review of a Lead Based Paint Inspection and Risk Assessment Report and Lead Based Paint Risk Evaluation Report for the subject property prepared by Stokes Environmental Associates, LTD and dated December 1994 and September 1999 identified surfaces found to contain lead-based paint. Partner was not provided with the Lead Based Paint Inspection and Risk Assessment Report and Lead Based Paint Risk Evaluation Report. Based on the planned renovations, workers should use lead safe practices.
- Partner conducted radon sampling per the most current Freddie Mac Guidance Documents, as published. According to the analytical data, radon was not detected at or above the US EPA recommended action level of 4.0 pCi/L in any of the sampled locations during the sampling event. Therefore, no additional assessment activities appear warranted at this time.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 and the Freddie Mac Guidance Document of 118 Warren Street in Norfolk, an independent city, Virginia (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs or HRECs in connection with the subject property; however, CRECs and BERs were identified. Based on the conclusions of this assessment, Partner recommends the following:

- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect or identified ACMs located at the subject property. Partner understands that a planned renovation through support of the Virginia Housing Development Authority Tax Credit will occur at the subject property. Prior to disturbance, Partner recommends a comprehensive asbestos survey of the property to determine the condition, friability and likely future condition of suspect or

confirmed ACM. Any materials found to contain asbestos that will be disturbed during renovations must be abated by a licensed contractor in accordance with all applicable laws and regulations.

- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect or identified LBP located at the subject property. Partner understands that a planned renovation through support of the Virginia Housing Development Authority Tax Credit will occur at the subject property. Prior to disturbance, Partner recommends a comprehensive LBP survey of the property to determine the condition, and likely future condition of suspect or confirmed LBP so that workers can use lead safe practices.



Section I: Summary

Mortgage, Consultant and Property Information

Freddie Mac loan number TBD	Report date January 12, 2024	Property name Talbot Park Apartments	
Seller/Service name Capital One, N.A.		Address 118 Warren Street	
Seller/Service number 186153	Inspection date January 2, 2024	City, State, Zip Norfolk, Virginia	
Environmental consultant (firm name) Partner Engineering and Science, Inc.		Number of units 293	Number of residential buildings 33
Address 2154 Torrance Boulevard		Number of ground floor units 147	Date of construction 1942
City, State, Zip Torrance, California 90501		On-site contact (with title) Tiffany Grice	
Telephone number (800) 419-4926		On-site contact telephone number 757-831-7703	
Name of inspector Emily Bizzarri			

Environmental Report Results

Check the applicable result for each hazard and provide costs where appropriate.

Environmental Issue	Acceptable	Indicate if O&M Program Required	Mitigation Cost	Additional Information Required	Section and Page Number(s)	
Hazardous materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	6.3.1	29
Storage tanks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	6.2.1	26
Polychlorinated biphenyls (PCBs)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	6.2.2	26-27
Prior use	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	6.3.2	30
Neighborhood hazardous waste activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	6.3.4	31-32
Asbestos-containing materials (ACM)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	6.2.4	27-28
Lead-based paint (LBP)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	3.0	8-12
Drinking water quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	4.2	15-19
Mold	<input checked="" type="checkbox"/>	<input type="checkbox"/> MMP		<input type="checkbox"/>	6.3.5	32
Radon	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	6.3.3	30-31

Does the law of the Property Jurisdiction provide for an "environmental superlien?"

☐ Yes☒ No

Section II: Private Wells, Radon and Attachments

Freddie Mac loan number TBD	Report date January 12, 2024	Property name Talbot Park Apartments
Seller/Service name Capital One, N.A.		Address 118 Warren Street
Seller/Service number 186153	Inspection date January 2, 2024	City, State, Zip Norfolk, Virginia

Private Wells

Are there private wells at the property used for drinking water? ☐ Yes ☒ No

Radon

Were radon data elements reported to the designated data collection website? ☒ Yes ☐ No

Attachments

Property inspection photographs: ☒ Attached ☐ Not attached
 Asbestos sample analysis: ☐ Attached ☒ Not attached ☐ Not required

Explain below:

No friable or damaged non-friable ACM identified

Lead-based paint sample analysis: ☐ Attached ☒ Not attached ☐ Not required

Explain below:

No LBP testing - prior report indicates LBP is on site

Radon test results: ☒ Attached ☐ Not attached
 Aerial photographs: ☒ Attached ☐ Not attached ☐ Not available
 Sanborn maps: ☒ Attached ☐ Not attached ☐ Not available

Other comments:

Section III: Unit Inspection and Certification

Freddie Mac loan number TBD	Report date January 12, 2024	Property name Talbot Park Apartments
Seller/Service name Capital One, N.A.		Address 118 Warren Street
Seller/Service number 186153	Inspection date January 2, 2024	City, State, Zip Norfolk, Virginia

Units Inspected

List the units inspected below.

1	B 1 Unit 3	2	B 2 Unit 1	3	B 2 Unit 2	4	B 2 Unit 3
5	B 2 Unit 5	6	B 2 Unit 8	7	B 3 Unit 2	8	B 3 Unit 3
9	B 3 Unit 6	10	B 4 Unit 2	11	B 5 Unit 2	12	B 6 Unit 3
13	B 6 Unit 4	14	B 7 Unit 1	15	B 7 Unit 5	16	B 7 Unit 8
17	B 8 Unit 2	18	B 8 Unit 3	19	B 8 Unit 4	20	B9 Unit 4
21	B9 Unit 10	22	B9 Unit 22	23	B9 Unit 23	24	B 10 Unit 1
25	B 11 Unit 1	26	B 11 Unit 4	27	B 11 Unit 8	28	B 12 Unit 2
29	B 12 Unit 5	30	B 13 Unit 2	31	B 14 Unit 1	32	B 14 Unit 4
33	B 15 Unit 2	34	B 15 Unit 4	35	B 15 Unit 7	36	B 16 Unit 2
37	B 17 Unit 1	38	B 17 Unit 3	39	B 18 Unit 1	40	B 18 Unit 2
41	B 18 Unit 4	42	B 18 Unit 6	43	B 19 Unit 2	44	B 20 Unit 2
45	B 20 Unit 3	46	B 21 Unit 1	47	B22 Unit 2	48	B22 Unit 5
49	B22 Unit 8	50	B22 Unit 22	51	B22 Unit 24	52	B22 Unit 27
53	B 22 Unit 28	54	B 23 Unit 3	55	B 23 Unit 4	56	B 23 Unit 8
57	B 24 Unit 1	58	B 24 Unit 7	59	B 25 Unit 2	60	B 26 Unit 1
61	B 26 Unit 1	62	B 26 Unit 3	63	B 27 Unit 2	64	B 27 Unit 4
65	B 28 Unit 2	66	B 28 Unit 6	67	B 28 Unit 7	68	B 29 Unit 3
69	B 29 Unit 6	70	B 30 Unit 4	71	B 30 Unit 5	72	B 31 Unit 2
73	B 31 Unit 4	74	B 31 Unit 5	75	B 32 Unit 1	76	B 32 Unit 2
77	B 33 Unit 4	78	B 33 Unit 5	79	B 33 Unit 7	80	

Consultant's Certification

On behalf of the environmental consultant, the undersigned hereby certifies that:

- The attached environmental report was prepared by the consultant in accordance with all applicable requirements in the Freddie Mac *Multifamily Seller/Service Guide*.
- The report was prepared in a manner consistent with generally accepted industry practices and standards.
- All information is true and correct, to the best of the undersigned's knowledge, and reflects the consultant's best professional opinion and judgment.
- No changes or additions have been made to the standard provisions of this form other than those expressly approved in writing by Freddie Mac.


Consulting firm name Partner Engineering and Science, Inc.	Date January 12, 2024
Signature of authorized representative 	Title Environmental Professional
Name (typed or printed) Emily Bizzarri	

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and the most current Freddie Mac Guidance Document for the property located at 118 Warren Street in Norfolk, an independent city, Virginia (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-21) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-21 constitutes "*all appropriate inquiry*" into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with the requirements of ASTM Standard E1527-21 and the Freddie Mac Guidance Document. This assessment included: 1) a property and adjoining site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-21, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response

action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

As requested by Client and in accordance with the Freddie Mac Guidance Document, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. As requested by the Client and in accordance with the Freddie Mac Guidance Document, these non-scope issues are discussed in Section 6.3. Any services, observations, or consulting done in furtherance of completing this report are being done so in accordance to satisfying the requirements of Freddie Mac. As such, Partner does not warrant nor guaranty compliance to any state or local regulations as far as qualifications, sampling requirements, or any other local or state regulations.

Work being done is to be completed to Freddie Mac purposes and may not be in compliance with local or state regulations. This goes for the accessor qualifications and number of units sampled.

1.4 User Reliance

This report is for the use and benefit of, and may be relied upon by

- a) the Seller/Servicer, Freddie Mac and any successors and assigns ("Lender");
- b) independent auditors, accountants, attorneys and other professionals acting on behalf of Lender;
- c) governmental agencies having regulatory authority over Lender;
- d) designated persons pursuant to an order or legal process of any court or governmental agency;
- e) prospective purchasers of the Mortgage; and
- f) with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties and their respective successors and assigns:
 - any placement agent or broker/dealer and any of their respective affiliates, agents and advisors;
 - any initial purchaser or subsequent holder of such debt and/or securities;
 - any Servicer or other agent acting on behalf of the holders of such debt and/or securities;
 - any indenture trustee;
 - any rating agency; and
 - any institutional provider from time to time of any liquidity facility or credit support for such financings.

In addition, this report, or a reference to this report, may be included or quoted in any offering circular, information circular, offering memorandum, registration statement, private placement memorandum, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt (or portion thereof) and/or securities.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-21.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Information relative to deed restrictions and environmental liens, a title search, and completion of a pre-survey questionnaire was not provided at the time of the assessment. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner was unable to determine the property use at 5-year intervals, which constitutes a data gap. Partner reviewed all standard historical sources and conducted appropriate interviews.
- Partner submitted Freedom of Information Act (FOIA) requests to the City of Norfolk for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc.

for the subject property and/or adjoining properties. As of this writing, this agency has not responded to Partner's request. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

- Partner observed all common areas and approximately 25% of all interior units. Based on the size and nature of use of the unobserved residential units, this limited method of survey is not expected to alter the overall findings of this assessment.
- During Radon Sampling, there is an uncertainty with any measurement result due to statistical variations and other factors such as daily and seasonal variations in radon concentrations. Variations may be due to changes in the weather, operation of the dwelling, or possible interference with the necessary test conditions. All conclusions and/or recommendations are based on the observations, laboratory analysis, and the governing testing requirements. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

The Client has requested the report despite the above-listed limitations.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 118 Warren Street in Norfolk, Virginia is located on the either side of Warren Street, Ralph Street, and Marcy Street and on the north side of Harvard Street, the east side of Newport Avenue, and the west side of Remsen Street. According to the City of Norfolk Address Information Resource (AIR), the subject property is legally described as Blocks A, B, C, D, E, & F Talbot Prop, and ownership is currently vested in Newport One Investments LC since 1994.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by Talbot Park Apartments for residential use. The subject buildings are rectangular-shaped structures that are oriented in various directions and are situated randomly throughout the subject property. The subject buildings are of wood and masonry framed construction with basements. The building exteriors are finished with painted and non-painted brick masonry. The roofs of the subject buildings are pitched and covered with composition roofing materials, and a portion of the buildings have flat roofs. Apartment entry doors are painted wood doors in painted wood frames. Interior doors are hollow core wood in wood frames. Windows throughout the development are double-pane, vinyl framed. The interior walls and ceilings are comprised of painted drywall. Floors are covered with wood flooring, vinyl plank flooring, sheet vinyl flooring, and carpet.

Vehicular access to the subject property is provided from public roadways. Newport Avenue tracks in a north-south direction along the western perimeter of the subject property; Remsen Street tracks in a north-south direction along the eastern of the subject property; Harvard Street tracks in an east-west direction along the south perimeter of the subject property; and Warren Street, Ralph Street, and Marcy Street track through the subject property north-south and east-west.

The subject property is designated for multi-family residential development by the City of Norfolk.

The subject property was identified as an Underground Storage Tank (UST) and Leaking Storage Tank (LST) site in the regulatory database report, as further discussed in Section 4.2.

2.3 Current Use of Adjoining Properties

The subject property is located within a mixed commercial and residential area of independent city of Norfolk. During the vicinity reconnaissance, Partner observed the land uses on adjoining properties as defined in ASTM E1527-21 as any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them. The adjoining properties are tabulated below:

<i>Adjoining Properties</i>	
<i>North:</i>	Tidal waters of the Lafayette River across which are single family residential properties and a multi-tenant commercial property (7300 Newport Avenue)

Adjoining Properties	
East:	Wilby Street across which is a multi-family residential property, Temple Israel (7255 Granby Street), and Commonwealth Senior Living at the Ballentine (7211 Granby Street)
South:	Granby High School (7101 Granby Street)
West:	Newport Avenue across which is multi-family residential property

Adjoining properties were identified as a LST, UST, SPILLS, and Resource Conservation and Recovery Act Very Small Quantity Generator (RCRA VSQG) sites in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The 2019 United States Geological Survey (USGS) *Norfolk North and Little Creek, Virginia* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 10 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the north.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

While under natural and undisturbed conditions shallow groundwater flow most frequently follows the topography of the land surface, natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the subject property and vicinity. Topographic map interpretation indicates, the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the north and west.

According to a previous subsurface investigation at the subject property during the removal of the former heating oil USTs, the depth to groundwater in the vicinity of the subject property was discovered at approximately seven to eight feet below ground surface (bgs) and groundwater flow is inferred to be toward the north and west.

The nearest surface water to the subject property is the Lafayette River and associated tide water inlets located adjoining north and west of the subject property. With the exception of tidal wetlands identified on the northern perimeter of the property, no surface water bodies/features were observed at the subject property.

According to available information, a public water system operated by the City of Norfolk Department of Utilities serves the subject property vicinity. The sources of public water for Norfolk are surface and groundwater from eight reservoirs, two rivers, and four deep wells.

2.4.3 Geology/Soils

The subject property is situated within the Coastal Plain physiographic province of the State of Virginia. The uppermost geologic formation underlying the soils at the subject property is the Quaternary Tabb Formation; Lynnhaven Member. The Tabb formation comprises the underlying stratigraphy and consists of unconsolidated pebbly and cobbly sand that grades into muddy, fine sand and silt.

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Altavista-Urban land complex. The Altavista series consists of moderately well drained fine sandy loam soils. Parent materials consist of loamy fluviomarine deposits deposited on marine terraces on middle coastal plains. The soil is not classified as hydric however a seasonal zone of water saturation of 24 inches exists during January, February, March, April, and December. Slopes range from 0 to 3 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 5101040017H, dated February 17, 2017, the subject property appears to be located in Zone X (unshaded), an area located outside of the 100-year and 500-year flood plains in the majority of the site. The subject property roadways are located in Zone X (shaded); defined as moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile. The northern perimeter of the property is located in Zone AE (EL 7 Feet); defined as areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods.

A copy of the reviewed flood map is included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

<i>Historical Use Information</i>		
Years	Resource	Description/Use
1921-1942	Topographic Maps, Aerial Photographs	Homestead residential/agricultural
1942-Present	Aerial Photographs, Building Records, City Directories, Interviews, Onsite Observations, Fire Insurance Maps	Multi-family residential; Talbot Park Apartments

Tenants on the subject property have included residential listings and Talbot Park Apartments. No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on January 4, 2024. The following observations were noted to be visible on the subject property and adjoining properties during the aerial photograph review:

Date:	1937	Scale:	1"=500'
Subject Property:	Appears to be developed as a residential/agricultural homestead		
North:	Appears to be tidelands		
East:	Appears to be agricultural land		
South:	Appears to be agricultural land		
West:	Appears to be agricultural land		

Date:	1949	Scale:	1"=500'
Subject Property:	Appears to be developed with the current 33 multi-family residential buildings and local roadways		
North:	No significant changes visible		
East:	Appears to be undeveloped lots		
South:	Appears to be developed with high school property consistent with the current property and sporting fields		
West:	Appears to be developed with multi-family residential properties consistent with the current property		

Date:	1959	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	Appears to be developed with educational and multi-use property consistent with the current property		
East:	Appears to be developed with church, multi-family residential, and senior living center consistent with the current properties		
South:	No significant changes visible		

Date:	1959	Scale:	1"=500'
West:	No significant changes visible		

Date:	1963, 1972, 1978, 1982, 1990, 1994	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
East:	No significant changes visible		
South:	No significant changes visible		
West:	No significant changes visible		

Date:	2003, 2004, 2005, 2008, 2009, 2011, 2012, 2014, 2016, 2018, 2021, 2022	Scale:	1"=500'
Subject Property:	No significant changes with the exception that laundry building appears developed centrally on the subject property		
North:	No significant changes visible		
East:	No significant changes visible		
South:	No significant changes visible		
West:	No significant changes visible		

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed Fire Insurance Map (FIM) information from Environmental Risk Information Services (ERIS) on January 4, 2024. The following observations were noted to be depicted on the subject property and adjoining properties during the fire insurance map review:

Date:	1928
Subject Property:	Not depicted
North:	Lafayette River tidewater depicted
East:	Not depicted
South:	Not depicted
West:	Not depicted

Date:	1950
Subject Property:	Depicted with current 33 apartment buildings and roadways and addressed consistent with the current property
North:	Lafayette River tidewater across which Norfolk Academy is depicted with multiple buildings
East:	Marcy, Remson, and Wilby depicted across which are unimproved lots
South:	Harvard across which Granby Junio & Senior High (7101 Ganby) is depicted
West:	Newport Avenue across which the area is not depicted

Date:	1968
Subject Property:	No significant changes noted
North:	No significant changes noted
East:	Mary Ballentine Senior Living Center (7211 Ganby), Temple Israel Synagogue (7265 Ganby), and a multi-family residential property are depicted consistent with the current properties
South:	No significant changes noted
West:	Multi-family residential property depicted across Newport

Copies of reviewed FIMs are included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from Environmental Risk Information Services (ERIS) on January 5, 2024 for past names and businesses that were listed for the subject property and adjoining properties. The findings are presented in the following table:

City Directory Search for Subject Property addresses	
Year(s)	Occupant Listed
1944 - 1987/88	Talbot Park Apartments (118 Warren Street), and multi-tenant residential
1990 - 1995	Talbot Park Apartments, York Real Estate, Suburban Park Apartments (118 Warren Street) and residential listings
2000-2022	Talbot Park Apartments, York Real Estate (118 Warren Street) and residential listings

According to the city directory review, the subject property has been occupied residentially. Based on the city directory review, no environmentally sensitive listings were identified for the subject property addresses.

City Directory Search for North Adjoining Properties	
Year(s)	Occupant Listed
1978 - 1990	United Jewish Federation, Jewish Community Service Center (7300 Newport Avenue)
1990 - 2022	UJF Virginia, Norfolk Senior Center, Tidewater Twisters Gym, Shalom Childrens Center, Jewish Community Center, Norfolk Fitness and Wellness Center, Access College Foundation, Aquatic Therapy of Virginia, Bon Securs Physical Therapy in Motion (7300 Newport Avenue)

City Directory Search for South Adjoining Properties	
Year(s)	Occupant Listed
1959 - 2022	Granby High School (7101 Granby Street)

<i>City Directory Search for East Adjoining Properties</i>	
Year(s)	Occupant Listed
1955/56 - 2022	Commonwealth Senior Living at the Ballentine, The Ballentine, Mary Ballentine Home for the Aged (7211 Granby Street), and Temple Israel (7255 Granby Street)

Based on the city directory review, no environmentally sensitive listings were identified for the adjoining property addresses.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from Environmental Risk Information Services (ERIS) on January 4, 2024. The following observations were noted to be depicted on the subject property and adjoining properties during the topographic map review:

Date:	1921
Subject Property:	Depicted with single structure central on the subject property
North:	Depicted with Lafayette River tide waterway flowing west
East:	Depicted as unimproved land
South:	Depicted as unimproved land
West:	Depicted as unimproved land

Date:	1948
Subject Property:	Depicted as developed with current 33 multifamily residential buildings and local roadways
North:	Lafayette River tidewater across which an educational multi-building property developed
East:	Depicted as unimproved lots
South:	Depicted as developed with Granby Highschool across Harvard
West:	No significant changes depicted

Date:	1955
Subject Property:	No significant changes depicted
North:	No significant changes depicted
East:	Depicted as developed with a large structure consistent with the current church
South:	No significant changes depicted
West:	Depicted as developed with multi-family residential structures

Date:	1965, 1970, 1973, 1980, 1986, 1989
Subject Property:	Shaded red to depict dense development
North:	No significant changes depicted; labeled as Norfolk Academy
East:	Depicted as developed with a large structure consistent with the current senior home and shaded with red to depict dense development

Date:	1965, 1970, 1973, 1980, 1986, 1989
South:	No significant changes depicted
West:	Depicted as developed with multi-family residential structures

Date:	2016, 2019
Subject Property:	Development no longer depicted; no environmental concerns identified
North:	Development no longer depicted; no environmental concerns identified
East:	Development no longer depicted; no environmental concerns identified
South:	Development no longer depicted; no environmental concerns identified
West:	Development no longer depicted; no environmental concerns identified

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 State Department

Regulatory Agency Data	
Name of Agency:	Virginia Department of Environmental Quality (VDEQ)
Point of Contact:	Online
Agency Address:	https://www.deq.virginia.gov/get-involved/about-us/freedom-of-information-act/online-records
Agency Phone Number:	(804) 698-4000
Date of Contact:	January 4, 2024
Method of Communication:	Online
Summary of Communication:	
<p>No records regarding current hazardous substance use, or storage were identified for the subject property. However heating oil UST permits and a release listing were on file with the VDEQ. The UST database indicates eight 2,000-gallon USTs were removed at the subject per Permit #5027231 in 1994. The LST database indicates the status of the site as Closed as of August, 1994. Partner was provided with a prior Phase I ESA, prepared by Consulting Solutions, Inc. (CSI), dated March 18, 2009. The CSI report is discussed in Section 5.2.6. The 2009, CSI report included their review of site assessment and closure documentation including Initial Abatement Measures Report and Site Check (PR 95-2226) and Underground Storage Tank Closure Report prepared by Stokes Environmental Associates, LTD and submitted to VDEQ on August 11, 1994, and VDEQ Response Letter to the submittal of Initial Abatement Measures Report and Site Check (PR 95-2226) and Underground Storage Tank Closure Report prepared by Stokes Environmental Associates, LTD dated August 11, 1994. The CSI report reviewed documentation that the tanks and surrounding contaminated soils were removed in 1994, and that low levels of contamination remained that appears limited in extent and not of significant concern with respect to human health or environmental impacts. The prior report summarized, but did not append the aforementioned reviewed documents. Partner requested copies of site assessment and closure documentation from the VDEQ. The VDEQ provided a VDEQ Response to Petroleum Releases from USTs at Talbot Park Apartments, dated August 11, 1994, which indicates no further assessment or remediation. As of the writing of this report, the VDEQ has not provided for Partner to review of site assessment and closure documentation.</p>	

Copies of pertinent documents are included in Appendix B of this report.

4.1.2 Fire Department

Regulatory Agency Data	
Name of Agency:	City of Norfolk Fire Rescue Department (CNFRD)
Point of Contact:	Website
Agency Address:	https://www.norfolk.gov/596/Fire-Rescue
Agency Phone Number:	757-664-6600
Date of Contact:	January 3, 2024

Method of Communication:	Online
Summary of Communication: As of the date of this report, Partner has not received a response from the CNFRD for inclusion in this report.	

Copies of pertinent documents are included in Appendix B of this report.

4.1.3 Building and Planning Department

Regulatory Agency Data	
Name of Agency:	City of Norfolk Planning Department (CNPDP)
Point of Contact:	Website
Agency Address:	https://www.norfolk.gov/825/City-Planning
Agency Phone Number:	(757) 664-4752
Date of Contact:	January 3, 2024
Method of Communication:	Online
Summary of Communication: As of the date of this report, Partner has not received a response from the CNPD for inclusion in this report. According to records reviewed, the subject property is zoned MF-NS - Multi-Family - Neighborhood-Scale development by the City of Norfolk.	

Copies of pertinent documents are included in Appendix B of this report.

4.1.4 Oil & Gas Exploration

Regulatory Agency Data	
Name of Agency:	Virginia Department of Energy (VDE)
Point of Contact:	Website
Agency Address:	https://energy.virginia.gov/webmaps/Gas_Oil/
Agency Phone Number:	vaenergy@energy.virginia.gov
Date of Contact:	January 10, 2024
Method of Communication:	Online
Summary of Communication: According to VDE online mapping system, no oil or gas wells are located on or adjoining to the subject property.	

Copies of pertinent documents are included in Appendix B of this report.

4.1.5 Assessor's Office

Regulatory Agency Data	
Name of Agency:	City of Norfolk Office of the Real Estate Assessor (CNOREA)
Point of Contact:	Website
Agency Address:	https://air.norfolk.gov/#/
Agency Phone Number:	(757) 664-4732
Date of Contact:	December 29, 2023

Method of Communication:	Online
Summary of Communication: According to records reviewed, the subject property is identified by Assessor Parcel Number (APN) 42910000 and is currently owned by Newport One Investments LC since 1994. No records regarding square footage, building and utility information for the subject property was on file with Norfolk Air.	

Copies of pertinent documents are included in Appendix B of this report.

4.1.6 Super Priority Lien Statutes

According to Greenbaum, Rowe, Smith & Davis LLP, 2013, the State of Virginia does not currently maintain an environmental super lien law.

4.2 Mapped Database Records Search

The regulatory database report provided by Environmental Risk Information Services (ERIS) documents the listing of sites identified on federal, state, county, city, and tribal (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM E1527-21. The data from these sources are updated as these data are released and integrated into one database. The information contained in this report was compiled from publicly available sources.

The environmental database information is used to identify environmental concerns in connection with the subject property. The listings also serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substance at the subject property and the potential for contaminants to migrate onto the subject property from off-site sources in groundwater or soil in the form of liquids or vapor.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

The following table lists the number of sites as categorized by the regulatory database within the prescribed AMSD. The locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Radius Report Data				
Database	Search Radius (mile)	Subject Property	Adjoining Properties	Sites of Concern
Federal NPL	1.00	N	N	Y
Delisted NPL Site	0.50	N	N	N
Federal SEMS Site	0.50	N	N	N
Federal SEMS-ARCHIVE	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG)	0.25	N	Y	N/A

<i>Radius Report Data</i>				
<i>Database</i>	Search Radius (mile)	Subject Property	Adjoining Properties	Sites of Concern
<i>Federal IC/EC Registries</i>	0.50	N	N/A	N/A
<i>Federal ERNS Site</i>	Subject Property	N	N/A	N/A
<i>Federal FINDS Site</i>	1.00	N	Y	Y
<i>Federal TRIS Site</i>	1.00	N	N	N
<i>State/Tribal Equivalent NPL</i>	1.00	N	N	N
<i>State/Tribal Equivalent CERCLIS</i>	1.00	N	N	N
<i>State/Tribal Landfill/Solid Waste Disposal Site</i>	0.50	N	N	N
<i>State/Tribal Leaking Storage Tank Site</i>	0.50	Y	Y	Y
<i>State/Tribal Registered Storage Tank Sites (UST/AST)</i>	0.25	Y	Y	N/A
<i>State/Tribal IC/EC Registries</i>	Subject and Adjoining	N	N	N/A
<i>State/Tribal Voluntary Cleanup Sites (VCP)</i>	0.50	N	N	N
<i>State/Tribal Spills</i>	0.50	N	Y	N
<i>Federal Brownfield Sites</i>	0.50	N	N	N
<i>State Brownfield Sites</i>	0.50	N	N	N

4.2.2 Subject Property Listings

The subject property is identified as a UST and LST site in the regulatory database report, as discussed below:

<i>Subject Property Database Listing</i>	
Database:	UST, LST
Site Name:	Talbot Park Apartments
Address:	118 Warren Street
Date of Release:	August 10, 1994
Substance Released:	Heating oil fuel
Media Impacted:	Soil
Date of Closure:	August 11, 1994
Responsible Party:	Talbot Park Apartments
Substance Involved:	33 heating oil USTs removed from site August 1994
Years of Operation:	Installation unknown assumed during construction 1942
Status:	USTs removed from site and LST with Closed status
<p>No records regarding current hazardous substance use, or storage were identified for the subject property. However heating oil UST permits and a release listing were on file with the VDEQ. The UST database indicates eight 2,000-gallon USTs were removed at the subject per Permit #5027231 in 1994. The LUST database indicates the status of the site as Closed as of August, 1994. Partner was provided</p>	

with a prior Phase I ESA, prepared by Consulting Solutions, Inc. (CSI), dated March 18, 2009. The CSI report is discussed in Section 5.2.6. The 2009, CSI report included their review of site assessment and closure documentation including Initial Abatement Measures Report and Site Check (PR 95-2226) and Underground Storage Tank Closure Report prepared by Stokes Environmental Associates, LTD and submitted to VDEQ on August 11, 1994, and VDEQ Response Letter to the submittal of Initial Abatement Measures Report and Site Check (PR 95-2226) and Underground Storage Tank Closure Report prepared by Stokes Environmental Associates, LTD dated August 11, 1994. The CSI report reviewed documentation that the tanks and surrounding contaminated soils were removed in 1994, and that low levels of contamination remained that appears limited in extent and not of significant concern with respect to human health or environmental impacts. The prior report summarized, but did not append the aforementioned reviewed documents. Partner requested copies of site assessment and closure documentation from the VDEQ. The VDEQ provided a VDEQ Response to Petroleum Releases from USTs at Talbot Park Apartments, dated August 11, 1994, which indicates no further assessment or remediation. As of the writing of this report, the VDEQ has not provided for Partner to review of site assessment and closure documentation. Based on the current regulatory status, removal of the tanks and reported soil remediation, limited residual impacts and presumed natural attenuation since 1994, the prior USTs and LST are considered to be a CREC and no further investigation is warranted at this time and there is no expected threat to the health and safety of the building occupants or impediment to the intended use of the property.

4.2.3 Adjoining Property Listings

The adjoining properties were identified in the regulatory database report, as discussed below:

Adjoining Property Database Listing	
Property Name:	Riverside Terrace Apartments
Address:	7211 Newport Avenue
Direction:	West
Hydrological Gradient:	Down gradient
Database Listing:	UST, LST, SPILLS, ERNS
Date of Release:	May 30, 2002 and August 19, 2005
Substance Released:	Heating oil category 2 and category 3
Media Impacted:	Not reported
Date of Closure:	September 24, 2002 and August 4, 2006
Responsible Party:	Riverside Terrace Apartments
Substance Involved:	Heating oil
Years of Operation:	Not reported
Status:	USTs not reported and LSTs closed
Discussion: The property, identified as Riverside Terrace Apartments at 7211 Newport Avenue, is located adjoining to the west of the subject property beyond Newport Avenue. This site reported releases of heating oil on May 30, 2002 and August 19, 2005. The responsible party is identified as Riverside Terrace Apartments. Regulatory closure for these releases was obtained on September 24, 2002 and August 4, 2006. Based	

Adjoining Property Database Listing

on the VDEQ regulatory oversight and closure, the distance beyond Newport Avenue, and the estimated direction of groundwater flow away from the property, these listings are not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment. In addition, a pole-mounted transformer incident occurred on-site in 2015 which reported to release mineral oil, based on the nature of the released materials, the emergency response, and closed incident status, this listing is not expected to represent an environmental concern.

Adjoining Property Database Listing

<i>Property Name:</i>	Granby High School
<i>Address:</i>	7101 Granby Street
<i>Direction:</i>	South
<i>Hydrological Gradient:</i>	Cross gradient
<i>Database Listing:</i>	UST, FINDS/FRS, SPILLS, RCRA VSQG
<i>Date of Release:</i>	None reported
<i>Substance Released:</i>	NA
<i>Media Impacted:</i>	NA
<i>Date of Closure:</i>	NA
<i>Responsible Party:</i>	NA
<i>Substance Involved:</i>	Ignitable waste, corrosive waste, reactive waste
<i>Years of Operation:</i>	1990 to present
<i>Status:</i>	Active

Discussion:

The property, identified as Granby High School at 7101 Granby Street, is located adjoining to the south of the subject property. This site reported the removal of a 10,000-gallon heating oil UST and a 7,500-gallon heating oil UST installed January 22, 1975 and removed May 1, 1990. No releases or violations are shown for the UST. The site is listed as a RCRA VSQG for ignitable, corrosive, and reactive waste with no reported violations or compliance issues. In addition, a paint spill was reported during resurfacing of the tennis courts on November 25, 2021. The incident was cleaned up at the site and reported. Based on the lack of significant releases for the facility, and the lack of violations, the listings for this facility are not considered to be a REC.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.4 Sites of Concern Listings

A search of the database identified 55 LST sites within approximately 0.5 miles of the subject property including the subject property and the adjoining property, The Ballentine. The LST listings in Virginia range from potential releases to confirmed releases and are residential and commercial in nature. Of the 53 LSTs within the 0.5 miles of the subject property, 50 are closed and three are open; a residential heating oil release remains open 900 feet northwest of the subject property; Bondale Apartments remains open located 1,700 feet north of the subject property; and an additional residence is listed 1,700 feet east for a heating

oil release that remains open. The three open release listings are not expected to represent an environmental concern at this time due to the distance to the subject property, the estimated direction of groundwater flow, and the regulatory oversight and confirmed responsible parties. The closed releases are not expected to represent an environmental concern at this time based on regulatory closure by VDEQ and distance to the subject property.

One NPL site was identified within 1 mile of the Subject property, Norfolk Naval Base, Helmick Street (EPA ID: VA6170061463). The site is approximately 3,100 feet to the northeast, downgradient and has EPA reported oversight. Based on the distance, estimated direction of groundwater flow, and regulatory oversight, this listing is not expected to represent an environmental concern.

Federal TRIS Sites

The EPA maintains the Toxic Release Inventory System which identifies facilities that release toxic chemicals to the air, water, and land in reportable quantities under SARA Title III Section 313.

No Federal TRIS sites are listed within 1-mile from the subject property.

Federal FINDS Sites

The EPA maintains the Facility Index System/Facility Registry System which contains both facility information and 'pointers' to other sources that contain more detail. The following FINDS databases may be included under this listing: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

24 FINDS sites are listed within 1-mile from the subject property. Review of the 24 sites did not reveal any sites of concern and the listings are not expected to represent a significant environmental concern.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.5 Orphan Listings

No orphan listings of concern are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-21, Partner requested the following site information from Capital One, N.A. (User of this report).

User Responsibilities	
Item	Provided By User
AAI User Questionnaire	N
Title Records, Environmental Liens, and AULs	N
Specialized Knowledge	N
Actual Knowledge	N
Valuation Reduction for Environmental Issues	N
Identification of Key Site Manager	Y
Reason for Performing Phase I ESA	Y
Prior Environmental Reports	Y
Other (Environmental Pre-Survey Questionnaire)	Y

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property since 1994, identified as Newport One Investment LC, was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

Ms. Tiffany Grice, key site manager, indicated that she had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Ms. Grice, she had no information regarding the historical use of the subject property. Ms. Grice further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of her knowledge.

5.1.4 Interviews with Past Owners, Operators, and Occupants

Interviews with past owners, operators and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM E1527-21, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did/did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

The following information was provided to Partner for review during the course of this assessment:

Phase 1 Environmental Site Assessment, Consulting Solutions, Inc (March 18, 2009)

Consulting Solutions, Inc (CSI) prepared this report on behalf of CW Capital National Headquarters. The assessment was performed in accordance with ASTM Standard E1527-05. The assessment consisted of a site reconnaissance, interviews with knowledgeable personnel, review of historical information, a review of federal, state and local regulatory databases and included a limited asbestos survey, a limited lead paint survey, and limited radon survey. Pertinent information contained in this report is summarized below:

- At the time of the 2009 assessment, the subject property was occupied by the current multi-family residential complex and previously homestead residential/agricultural use.
- No current or former ASTs were identified on the subject property and no current USTs were identified at the subject property.
- Oil and hazardous substances were identified at the subject property in the form of maintenance and cleaning supplies. No leaks, spills or staining was observed around any of the stored materials.
- CSI reviewed an Operations and Management Plan for asbestos floor tiles for the subject property prepared by Stokes Environmental Associates, LTD and dated November 1994. According to this previous report, asbestos was reported to be present in the floor tiles.
- CSI reviewed a previous Lead Based Paint Inspection and Risk Assessment Report and Lead Based Paint Risk Evaluation Report for the subject property prepared by Stokes Environmental Associates, LTD and dated December 1994 and September 1999. General significant comments include; a total of 669 samples collected (lead paint (XRF) testing, lead dust testing and soil lead testing). Several surfaces were found to contain lead based paint, including most exterior surfaces, most window jambs, sashes, wells and sills; selected exterior doors, door headers and door jambs; isolated interior kitchen and bathroom walls, primarily ceramic walls, most bathtubs, isolated closet shelving and shelf supports, some radiators and metal railings. Lead based paint hazards appeared to be limited to window wells resulting from accumulation of paint debris from defective exterior painted surfaces. Soils at the site did not exhibit lead based hazards above regulatory levels. Lead based paint hazards were found to exist at Talbot Park Apartments, primarily due to the presence of deteriorated lead based paint on the exterior of buildings. Interior lead based paint (kitchens, bathrooms, radiators) was generally in good condition and did not appear to be presenting a widespread hazard at the site.
- CSI reviewed an Initial Abatement Measures Report and Site Check (PR 95-2226) and Underground Storage Tank Closure Report for the subject property prepared by Stokes Environmental Associates, LTD and dated August 11, 1994. Significant comments include:

- 33 USTs (30 x 1K & 3 x 2K) containing fuel oil for consumptive use were historically present at the subject, the USTs were generally located near building basement doorways, the USTs were generally empty of fuel oil and contained limited amounts of sludge and water with the exception of four USTs that were filled with water (fill spout missing, suggesting rain water was the source), 5,600 gallons of waste water contaminated with fuel oil was pumped (C & M waste Oil Distributors, Inc.) from the USTs and transported to an offsite disposal facility, the 33 USTs and associated piping were removed from the ground in June (16-28) of 1994 by G. L. Cline & Son (GLCS).
- visually identifiable contaminated soils were stockpiled for offsite disposal, evident soil staining and/or petroleum vapors were noted in eight of the 33 tank excavations (Bldg. 28, 21, 17, 15, 13, 14, 29 & 30), groundwater was generally encountered at seven to eight feet below ground surface, a small amount of groundwater was observed in approximately three of the tank pits, visually identifiable contaminated soils were excavated to the extent possible without endangering building foundations, underground utilities, sidewalks or other constraining features, field inspection of the closure was performed by the Norfolk Fire Department with Ms. Tabor visiting the site on a daily basis, roughly two to six cubic yards were removed from each contaminated tank pit, contaminated soils representing the majority of the source of contaminants were removed from the tank pit, contaminated soils were transported off site for bioremediation by Sierra Recycling during the week of July 18, 1994.
- one grab soil sample was collected from the tank pit bottom, additional soil samples were collected from eight of the 33 tank excavations (evident soil staining and/or petroleum vapors noted), soil samples were analyzed for Total Petroleum Hydrocarbons (TPH), TPH was not detected in 26 of the tank pit bottom samples, TPH was detected below 100 parts per million (ppm) in six tank pit bottom samples and detected at 5,750 ppm in the tank pit bottom soil sample collected from Building 28, VDEQ was notified that a subsurface release of petroleum was found and confirmed during the removal of the 2K UST located at Building 28, to define the extent of contamination additional soil samples were collected five feet outside of and down gradient of the tank pit (Bldg. 28), no visual evidence of contamination was detected in these borings, laboratory results indicated no petroleum was detected in the additional soil samples (Bldg. 28), visually identifiable contaminated soils were removed from the tank pits (Bldg. 13 & 15), TPH soil testing at Building 13 and 15 indicated no petroleum detected.
- no evidence of impacts to environmental receptors, such as nearby rivers, creeks, is anticipated based on observed location of stain soils, soil test results, flat surface topography and anticipated slow groundwater flow rates, petroleum vapors were not evident in building basements, soil contamination present has been generally excavated and disposed of offsite, residual contaminants that remain have been immobilized by absorption to soil particles and that slow diffusion from such soils does not present any risk to environmental receptors, long term attenuation of the minor quantities of residual contaminants by dilution, absorption, biodegradation and other processes is expected to

provide an appropriate management method for remaining contaminants, evidence of limited contamination of fuel oil is present in eight of the 33 tank pits (Bldg. 28, 21, 17, 15, 13, 14, 29 & 30), it appears the contamination is limited in extent and not of significant concern with respect to human health or environmental impacts.

- CSI reviewed the VDEQ Response Letter to the Initial Abatement Measures Report and Site Check (PR 95-2226) and Underground Storage Tank Closure Report prepared by Stokes Environmental Associates, LTD dated August 11, 1994. The Response Letter indicated that based on this information and reported current site conditions, no further assessment or remedial action is necessary; however, if environmental contamination is discovered, further assessment or remediation could be required.
- As part of the 2009 assessment, CSI conducted a limited survey for the presence of radon at the subject property. Short term test results indicated radon levels below 4.0 pCi/L for all samples.

CSI offered the following recommendations:

- CSI identified the prior heating oil USTS, release, and closure of that release (as further discussed above). However, should additional evidence of environmental contamination be discovered in the future, further assessment and remediation may be required. While it cannot be affirmatively stated that Fannie Mae acceptable TPH levels have been met, the closure status by the Virginia DEQ provides governmental assurance that no further action is required. Further investigation such as a subsurface soil and groundwater investigation would be necessary to obtain a greater comfort level on the levels of contamination possibly still present. Consulting Solutions is of the opinion that based on the results and opinion presented in the previous UST related environmental reports conducted at the subject property and our own investigation no further action or further investigation is required at this time.
- CSI identified the potential for the presence of ACMs and LBP. CSI recommended, continued implementation of ACM and LBP operations and management plans.

Copies of pertinent pages reviewed are included in Appendix B of this report.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The tables which follow provide the site assessment details:

Site Assessment Data	
Site Assessment Performed By:	Emily Bizzarri and Maren Smith
Site Assessment Conducted On:	January 2, 2024

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 118 Warren Street (Subject Property)			
Name	Title/Role	Contact Number	Site Walk* Yes/No
Tiffany Grice	Key Site Manager	(757) 831-7703	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

During the site reconnaissance, Partner accessed 10% of units. Refer to Section III of the Form 1103 for units observed.

No potential environmental concerns were identified during the onsite reconnaissance. Non-ASTM issues are discussed in Section 6.3.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located throughout on the subject property. An independent solid waste disposal contractor, Waste Management, removes solid waste from the subject property. According to property personnel, only household trash is collected in the on-site solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Norfolk services the subject property vicinity. No wastewater treatment facilities or septic systems were observed or reported on the subject property.

6.1.3 Surface Water Drainage

Stormwater is removed from the subject property primarily by sheet flow action across the paved surfaces towards stormwater drains located on the property and in the public right of way. On-site stormwater drains discharge to a municipal owned and maintained storm sewer system.

The subject property does appear to be a designated wetland area in the northern property perimeter, based on information obtained from the United States Department of Agriculture; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the

subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity/ natural gas provided by Virginia Dominion. The mechanical system is comprised of common gas fired boilers, individual radiators, split system heat pumps, gas HVAC forced air individual through wall AC units and AC condensers. Hot water is provided by common gas fired (75 gallons), and individual electric (40 gallons) hot water heaters.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed or reported during this assessment.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed on the subject property during the Partner site reconnaissance or identified during the course of this assessment.

6.1.8 Additional Site Observations

No additional general site characteristics were observed on the subject property during the Partner site reconnaissance or identified during the course of this assessment.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No evidence of the use of reportable quantities of hazardous materials or wastes was observed on the subject property. Small quantities of general maintenance and cleaning supplies were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies does not appear to pose a significant threat to the environmental integrity of the subject property at this time.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs observed during the site reconnaissance or identified during the course of this assessment and no evidence of current USTs observed during the site reconnaissance.

The subject property was formerly equipped with thirty-three (33) underground storage tanks (USTs) located throughout the subject property. Please refer to Section 4.2 and 5.2.6 for a further discussion.

Copies of pertinent documents are included in Appendix B of this report.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed, however a release was reported, see Section 4.2.1.

6.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – “Non-PCB;” 2) 50 ppm-500 ppm – “PCB-Contaminated;” and, 3) Greater than 500 ppm – “PCB-Containing.” The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after July 2, 1979.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. Several pole-mounted transformers were observed along the roadways on the subject property. The transformers are not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformers. Partner contacted a customer service representative of Virginia Dominion, who confirmed that they maintain ownership and operational responsibility for the transformers and that the units do not contain PCBs. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

Additionally, no other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed during the Partner site reconnaissance or reported during the course of this assessment.

6.2.5 Strong, Pungent, or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid on the subject property were observed during the Partner site reconnaissance or reported during the course of this assessment.

6.2.7 Drains, Sumps, and Clarifiers

No drains, sumps, or clarifiers on the subject property, other than those associated with storm water removal, were observed during the Partner site reconnaissance or reported during the course of this assessment.

6.2.8 Pits, Ponds, and Lagoons

No pits, ponds or lagoons were observed on the subject property during the Partner site reconnaissance or reported during the course of this assessment.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property during the Partner site reconnaissance or reported during the course of this assessment.

6.2.10 Oil and Gas Pipelines and Mining

No evidence of current or past oil and/or gas pipelines or mining activity was observed on the subject property during the Partner site reconnaissance or reported during the course of this assessment.

6.2.11 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed on the subject property during the Partner site reconnaissance or identified during the course of this assessment.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation.

The subject property buildings were constructed in 1942. Per Freddie Mac, the opinion that the subject property contains no ACM cannot be based on the property's construction date. Therefore, Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property. Analysis of any observed suspect friable ACM have occurred as part of this assessment. The objective of this survey was to note the presence and condition of suspect ACM observed along with determining if a friable ACM is present at the subject property. Please refer to the table below for identified suspect ACMs:

<i>Suspect ACMs</i>			
<i>Suspect ACM</i>	Location	Friable Yes/No	Physical Condition
<i>Drywall Systems</i>	Throughout Building Interior	No	Good
<i>Floor Tiles</i>	Throughout Building Interior	No	Good
<i>Floor Tile Mastic</i>	Throughout Building Interior	No	Good

No damaged or suspect friable material was observed.

According the 2009 CSI Environmental Site Assessment Report, review of an Operations and Management (O&M) Plan for asbestos floor tiles for the subject property prepared by Stokes Environmental Associates, LTD and dated November 1994 identified asbestos to be present in the floor tiles. Partner was not provided with the O&M Plan referenced.

Prior to disturbance, Partner recommends a comprehensive asbestos survey of the property to determine the condition, friability and likely future condition of suspect or confirmed ACM. All suspect materials must be handled as ACM according to local, state and federal regulations until the results of sampling and analysis indicate the material is a non-ACM. According to the US EPA, ACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Based on the age of the subject property buildings (pre-1978), there is a potential that LBP is present. Furthermore, all interior and exterior painted surfaces were observed in fair condition with no signs of peeling, flaking or chipping.

The subject property falls under the definition of Target Housing, and is regulated under Title X. The seller or renter of the subject property is required to make available a federally approved lead hazard information pamphlet and must disclose known LBP and/or LBP hazards to purchasers and renters of the subject property pursuant to the requirements of 24 CFR 35.92 and 40 CFR 745.113.

According to the 2009 CSI Environmental Site Assessment Report, review of a Lead Based Paint Inspection and Risk Assessment Report and Lead Based Paint Risk Evaluation Report for the subject property prepared by Stokes Environmental Associates, LTD and dated December 1994 and September 1999 identified surfaces found to contain lead-based paint. Partner was not provided with the Lead Based Paint Inspection and Risk Assessment Report and Lead Based Paint Risk Evaluation Report.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones

EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Review of the US EPA Map of Radon Zones places the subject property in Zone 3.

Radon is a colorless, odorless, radioactive gas formed in the ground from the decay of uranium in the ground. Uranium is one of the more common elements on Earth. It can be found almost everywhere, including rock, soil, rivers, and oceans. Most of the gas remains underground, but a small percentage migrates to the surface. Most of the radon is diluted in the atmosphere to very low concentrations, but it can build up to high

concentrations in some buildings. The amount of radon reaching a house (or school or office building) depends upon the amount of uranium in the ground and on how easily the gas can travel through the soil. The soil gas in the subsurface can be drawn inside buildings through cracks, penetrations and porous foundation materials which is facilitated by small pressure differences between the subsurface, atmosphere and the indoor environment. Buildings are all unique and the subsurface geology differs from one structure to the next. Two structures side-by-side can have significantly different radon levels. Indoor radon levels can be determined by performing measurements of radon gas concentrations in the air. The EPA has established an Action Level of 4.0 picoCuries per liter (pCi/L) for radon in residential structures. The EPA recommends taking further action if radon test results are 4.0 pCi/L or greater.

Sampling Scope

Partner conducted radon sampling per the most current Freddie Mac Guidance Documents, as published. Per the current Freddie Mac Guidance Documents, the initial radon testing must be conducted in at least 25% of all ground contact units at the subject property or one ground contact unit per building, whichever is greater.

Per the client's request testing was conducted in 25% of ground contact units.

Analytical Results

Short-term radon testing was conducted at the subject property. Sampling activities were initiated and completed by Ms. Maren Smith and retrieved by Property Representative / Management between January 4, 2024 and January 6, 2024.

A total of 43 charcoal radon devices were deployed and retrieved throughout the subject property. This included 25% of all ground contact residential units.

The analytical results did not indicate concentrations of radon at or above 4.0 pCi/L (details pertaining to sampling locations and analytical results are included in the laboratory analytical report in Appendix B).

Missing and Invalid

The number of missing or invalid tested unit locations throughout the property does not exceed the 15% allowance per the most current Freddie Mac Guidance Documents, as published. Therefore, the number of valid test measurements in the buildings is adequate and no additional testing is required for missing locations.

6.3.4 Drinking Water

According to available information, a public water system operated by the Norfolk Department of Utilities serves the subject property vicinity. The sources of public water for Norfolk are surface water and groundwater from eight reservoirs, two rivers, and four deep wells. According to the City of Norfolk and the 2023 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity,

condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding). Mold growths often appear as discoloration, staining, or fuzzy growth on building materials or furnishings and are varied colors of white, gray, brown, black, yellow, and green. In large quantities, molds can cause allergic symptoms when inhaled or through the toxins the molds emit.

Partner interviewed management and observed accessible, interior areas for the subject property buildings for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No indications of water damage or mold growth were observed during Partner's visual assessment, with the exception of water intrusion from a leaking sewer line in the basement of Building 22. Management reported that the sewer line in Unit 6 was leaking and had since been repaired, and that maintenance was expected to address the remaining grey water in the basement. Based on the location of the leak, the small remaining amount of grey water, and the planned maintenance response, the sewer leak in the basement of Building 22 is not considered to be a significant issue.

6.4 Adjoining Property Reconnaissance

The adjoining property reconnaissance consisted of observing the adjoining properties from the subject property premises. No items of environmental concern were identified on the adjoining properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 VAPOR ENCHROACHMENT CONDITIONS

Partner conducted a limited non-intrusive vapor screening on the subject property to identify, to the extent feasible, the potential for vapor encroachment conditions (VECs) in connection with the subject property. This included consideration of chemicals of concern (COC) that may migrate as vapors into the subsurface of the subject property as a result of contaminated soil and groundwater on or near the property.

This screening utilized readily available data sources previously discussed in this Phase I ESA that includes:

- the physical setting of the subject property (Section 2.4),
- standard historical sources for the subject property, adjoining, and surrounding area (Section 3.0),
- known or potentially contaminated sites as identified from information from regulatory agencies and sites on Federal, State, tribal and local databases (Section 4.0), and
- information from the site reconnaissance (Section 6.0) of the subject property and observations of the surrounding properties.

The results of our data collection, reconnaissance, and analysis are tabulated below:

Potential for Vapor Encroachment to Impact the Subject Property	
Area of Concern	Likely or Known VEC to Subject Property
Subject Property Existing Operations or Conditions	None identified that impact the subject property
Historical Uses of the Subject Property	None identified that impact the subject property
Adjoining Property Operations or Existing Conditions	None identified that impact the subject property
Historical Uses of Adjoining Properties or Nearby Properties	None identified that impact the subject property
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD	None identified that impact the subject property

Based on the findings of the limited non-intrusive vapor screening, vapor intrusion is unlikely to be an issue of concern in connection with the existing structures on the subject property. As such, no further assessment is recommended.

8.0 FINDINGS AND CONCLUSIONS

Recognized Environmental Condition

A recognized *environmental condition (REC)* refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A *controlled recognized environmental condition (CREC)* refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities, with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Based on historical and regulatory review, 33-heating oil underground storage tanks (USTs) were situated on the subject property from circa 1942 until their removal in 1994. Information providing the exact location, installation or tank capacity or construction was not provided during the course of this assessment. Prior reports reviewed note that a tank was located adjacent to each building near the basement doorways. The subject property, identified as Talbot Park Apartments at 318 Warren Street, reported a release of heating oil in 1994, which reportedly impacted soil only. The release was identified at the time of the removal of the 33 heating oil USTs and was reported to the lead agency Virginia Department of Environmental Quality (VDEQ) on August 10, 1994. The responsible party was identified as Talbot Park Apartments.

According to the prior Phase I ESA, prepared by Consulting Solutions, Inc., (CSI) dated March 18, 2009, following the remedial action of soil excavation, under the oversight of VDEQ and local fire officials, regulatory closure was obtained on August 11, 1994. The 2009 CSI report summarized, but did not append site assessment or closure documentation related to the prior tanks, the recorded release, or regulatory closure. According to CSI's review the prior UST systems consisted of 30 1,000-gallon heating oil UST systems and three 2,000-gallon heating oil UST systems. Visually identifiable contaminated soils were stockpiled for offsite disposal, evident soil staining and/or petroleum vapors were noted in eight of the 33 tank excavations (Bldg. 28, 21, 17, 15, 13, 14, 29 & 30). Visually identifiable contaminated soils were excavated to the extent possible without endangering building foundations, underground utilities, sidewalks or other constraining features. Field inspection of the closure was performed by the Norfolk Fire Department. Roughly two to six cubic yards of soil were removed from each contaminated tank pit and transported off site. One grab soil sample was collected from the tank pit bottom of each tank excavation. Additional soil samples were collected from eight of the 33 tank excavations (evident soil staining and/or petroleum vapors noted). The soil samples were analyzed for Total Petroleum Hydrocarbons (TPH).

TPH was not detected in 26 of the tank pit bottom samples. TPH was detected below 100 parts per million (ppm) in six tank pit bottom samples and detected at 5,750 ppm in the tank pit bottom soil sample collected from Building 28. VDEQ was notified that a subsurface release of petroleum was found and confirmed during the removal of the 2,000-gallon UST located at Building 28. To define the extent of contamination additional soil samples were collected five feet outside of and down gradient of the tank pit (Bldg. 28). No visual evidence of contamination was detected in these borings and laboratory results indicated no petroleum was detected in the additional soil samples (Bldg. 28). Visually identifiable contaminated soils were removed from the tank pits (Bldg. 13 & 15). TPH soil testing at Building 13 and 15 indicated no petroleum detected.

Partner requested copies of site assessment and closure documentation from the VDEQ. The VDEQ provided a VDEQ Response to Petroleum Releases from USTs at Talbot Park Apartments, dated August 11, 1994, which indicates "no further assessment or remediation is necessary at this site. However, should additional evidence of environmental contamination be discovered in the future, further assessment and remediation may be required." As of the writing of this report, the VDEQ has not provided for Partner to review of site assessment and closure documentation. Based on the current regulatory status, removal of the tanks and reported soil remediation, limited residual impacts and presumed natural attenuation since 1994, the prior USTs and LST are considered to be a CREC, and no further investigation is warranted at this time. As such, there is no expected threat to the health and safety of the building occupants or impediment to the intended use of the property.

Historical Recognized Environmental Condition

A *historical recognized environmental condition (HREC)* refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A *Business Environmental Risks (BER)* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- Due to the age of the subject property buildings, there is a potential that asbestos-containing material (ACM) are present. Readily visible suspect ACMs were observed in good condition. According the 2009 CSI Environmental Site Assessment Report, review of an Operations and Management (O&M) Plan for asbestos floor tiles for the subject property prepared by Stokes Environmental Associates, LTD and dated November 1994 identified asbestos to be present in the floor tiles. Partner was not provided with the O&M Plan referenced. Partner understands that the

property has planned renovations. Prior to any renovation or demolition activities that may disturb suspect materials, a comprehensive ACM survey is warranted.

- Due to the age of the subject property buildings, there is a potential that lead-based paint (LBP) is present on-site. Readily visible painted surfaces were observed in fair condition with no signs of peeling, flaking or chipping. According the 2009 CSI Environmental Site Assessment Report, review of a Lead Based Paint Inspection and Risk Assessment Report and Lead Based Paint Risk Evaluation Report for the subject property prepared by Stokes Environmental Associates, LTD and dated December 1994 and September 1999 identified surfaces found to contain lead-based paint. Partner was not provided with the Lead Based Paint Inspection and Risk Assessment Report and Lead Based Paint Risk Evaluation Report. Based on the planned renovations, workers should use lead safe practices.
- Partner conducted radon sampling per the most current Freddie Mac Guidance Documents, as published. According to the analytical data, radon was not detected at or above the US EPA recommended action level of 4.0 pCi/L in any of the sampled locations during the sampling event. Therefore, no additional assessment activities appear warranted at this time.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 and the Freddie Mac Guidance Document of 118 Warren Street in Norfolk, an independent city, Virginia (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs or HRECs in connection with the subject property; however, CRECs and BERs were identified. Based on the conclusions of this assessment, Partner recommends the following:

- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect or identified ACMs located at the subject property. Partner understands that a planned renovation through support of the Virginia Housing Development Authority Tax Credit will occur at the subject property. Prior to disturbance, Partner recommends a comprehensive asbestos survey of the property to determine the condition, friability and likely future condition of suspect or confirmed ACM. Any materials found to contain asbestos that will be disturbed during renovations must be abated by a licensed contractor in accordance with all applicable laws and regulations.
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect or identified LBP located at the subject property. Partner understands that a planned renovation through support of the Virginia Housing Development Authority Tax Credit will occur at the subject property. Prior to disturbance, Partner recommends a comprehensive LBP survey of the property to determine the condition, and likely future condition of suspect or confirmed LBP so that workers can use lead safe practices.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 118 Warren Street City of Norfolk, an independent city, Virginia in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

DRAFT

Emily Bizzarri
Environmental Professional

Reviewed By:

DRAFT

Brian A. Dugan
Senior Author

10.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-21.

Environmental Risk Information Services (ERIS), Radius Report, January 2024

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, January 2024

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, January 2024

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, January 2024

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, January 2024

United States Geological Survey, accessed via the Internet, January 2024

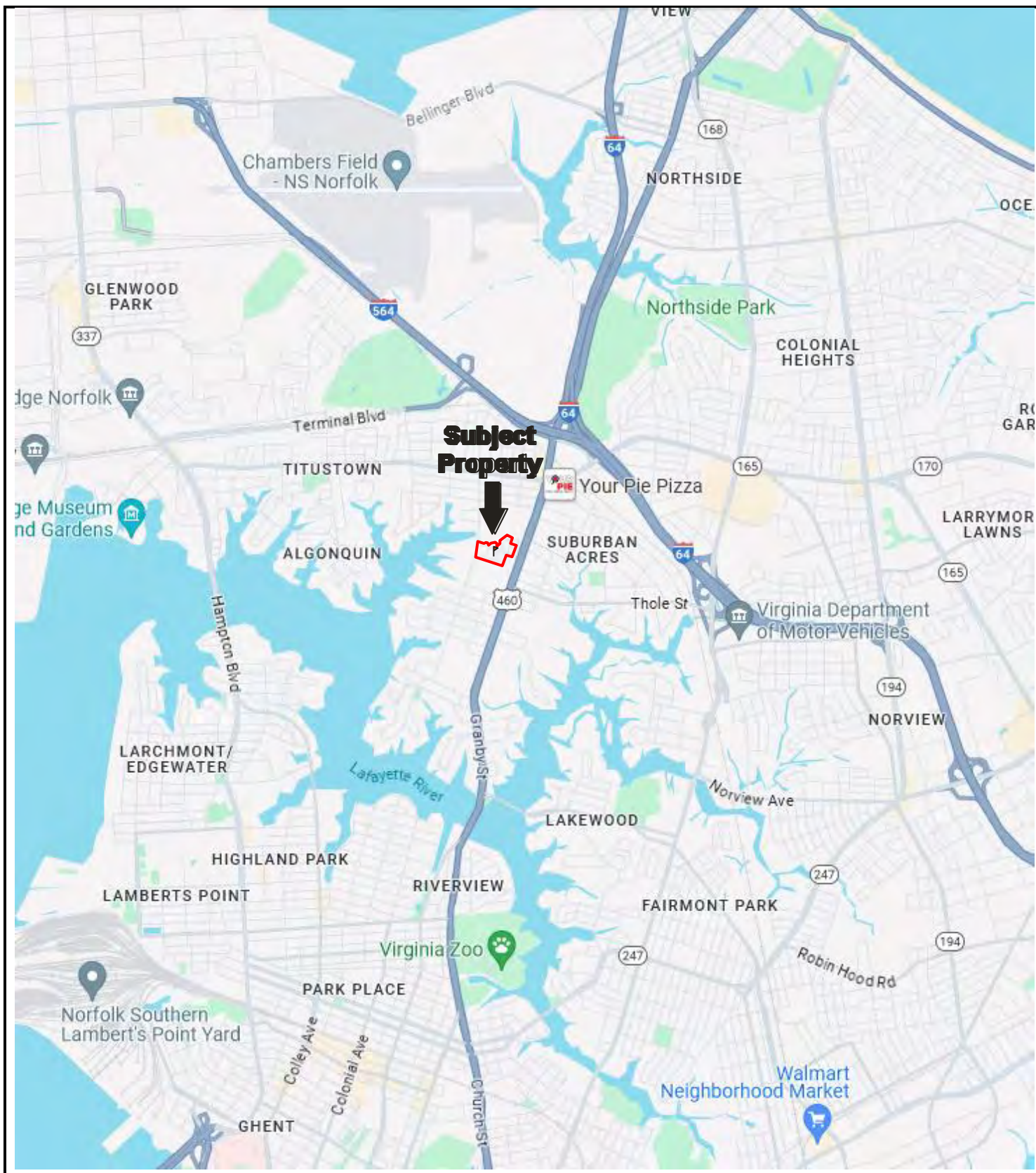
United States Geological Survey Topographic Map 1995, 7.5 minute series, accessed via internet, January 2024

FIGURES

Site Location Map

Site Plan

Topographic Map



Drawing Not To Scale

KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP
Project No. 23-432832.1



**GROUNDWATER
FLOW** ↖ ↗

KEY:
Subject Property 

FIGURE 2: SITE PLAN
Project No. 23-432832.1



USGS 7.5 Minute Norfolk North, VA & Little Creek, VA Quadrangles
Created: 2019

KEY:
Subject Property 

FIGURE 3: TOPOGRAPHIC MAP
Project No. 23-432832.1

APPENDIX A: SITE PHOTOGRAPHS



1. Property identification sign



2. Subject building elevation



3. Subject building elevation



4. Subject building elevation



5. Subject building elevation



6. Laundry building



7. Dumpster



8. Pole-mounted transformers



9. Condensers



10. Leasing office



11. Vacant unit kitchen



12. Vacant unit living area



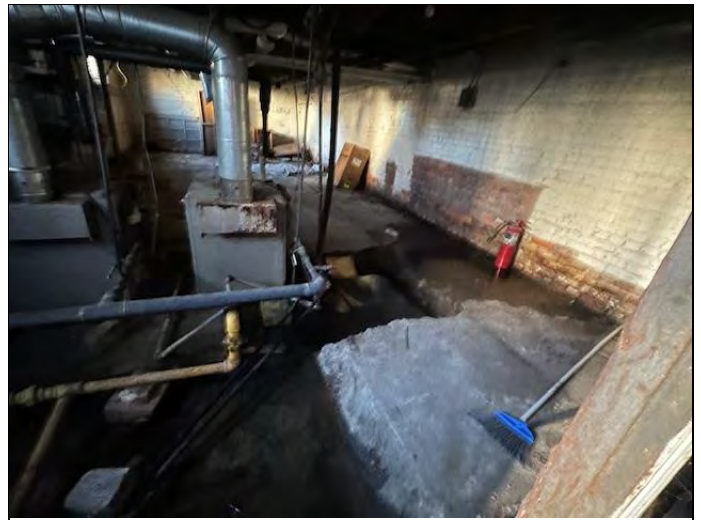
13. Vacant unit bedroom



14. Vacant unit restroom



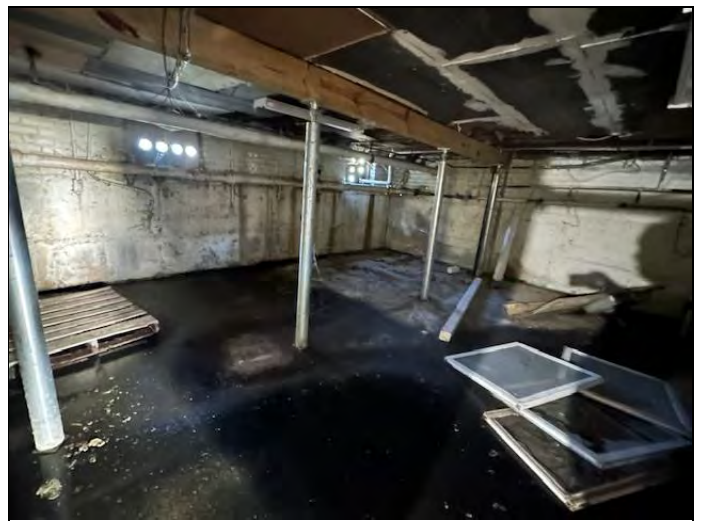
15. Laundry facilities



16. Building basement



17. Water heater



18. Water intrusion in Building 22



19. North adjoining tidal waters and undeveloped land



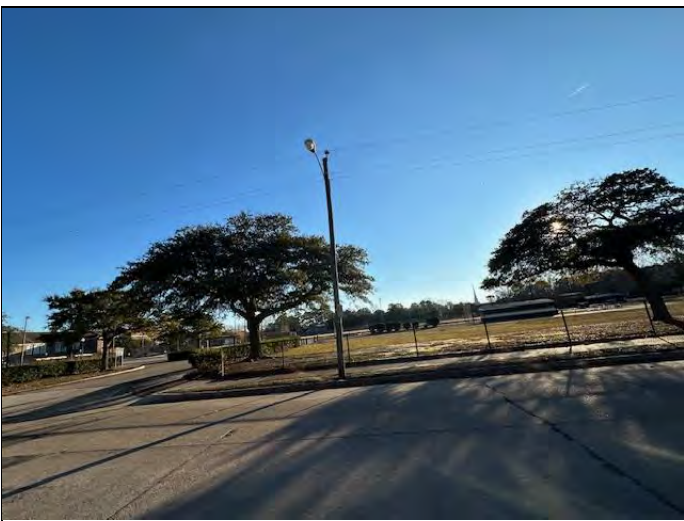
20. East adjoining residential property



21. East adjoining Temple Israel (7255 Granby Street)



22. East adjoining Commonwealth senior care center (7211 Ganby Street)



23. Adjoining Granby Highschool to the south (7101 Ganby Street)



24. Adjoining multi-family residential to the west

APPENDIX B: SUPPORTING DOCUMENTATION

500
Feet

**Subject
Property**



Year: 1937
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**



Year: 1949
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**

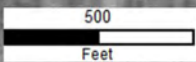


Year: 1959
Source: USAF
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER



**Subject
Property**



Year: 1963
Source: USGS
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**



Year: 1972
Source: NASA
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**



Year: 1978
Source: USGS
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**



Year: 1982
Source: USGS
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**



Year: 1990
Source: USGS
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**



Year: 1994
Source: USGS
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**

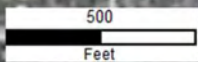


Year: 2003
Source: USDA
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER



**Subject
Property**



Year: 2004
Source: USDA
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**



Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**



Year: 2008
Source: USDA
Scale: 1" = 500'
Comment:

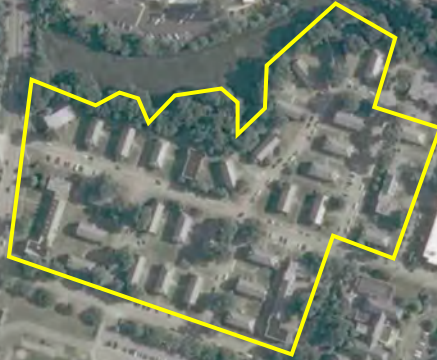
Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**



Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**

Year: 2011
Source: USDA
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**



Year: 2012
Source: USDA
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**

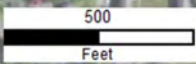


Year: 2014
Source: USDA
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER



**Subject
Property**



Year: 2016
Source: USDA
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**



Year: 2018
Source: USDA
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

**Subject
Property**



Year: 2021
Source: USDA
Scale: 1" = 500'
Comment:

Address: 118 Warren Street, NORFOLK, VA
Approx Center: -76.2774681,36.9096061

Order No: 24010300649

PARTNER

500
Feet

Subject
Property



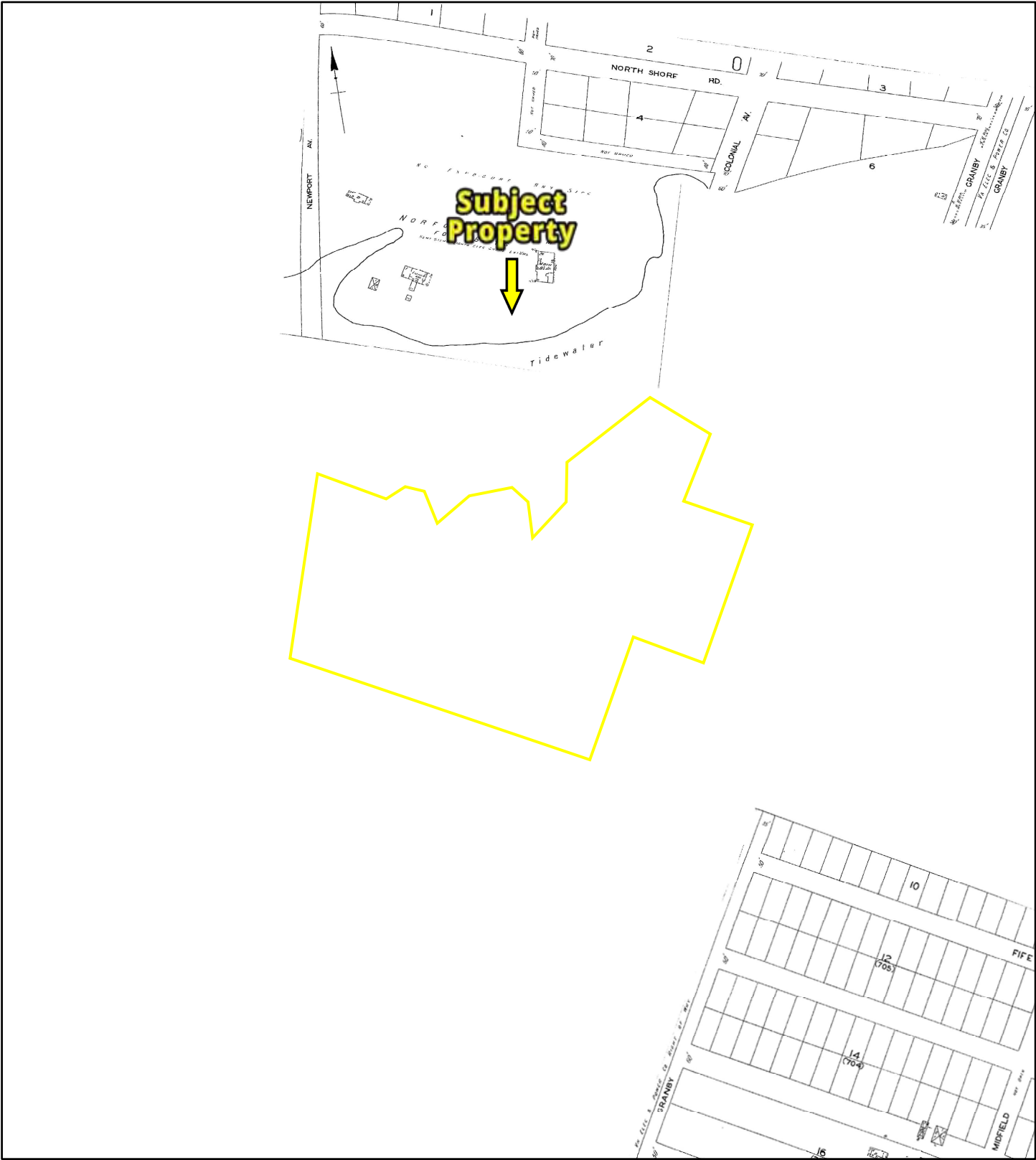
Year: 2022
Source: MAXAR
Scale: 1" = 500'
Comment:

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Order No: 24010300649

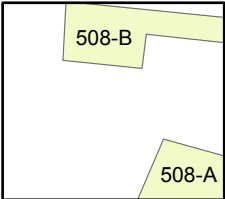
PARTNER

Fire Insurance Map



1928

Address: 118 Warren Street NORFOLK VA 23505

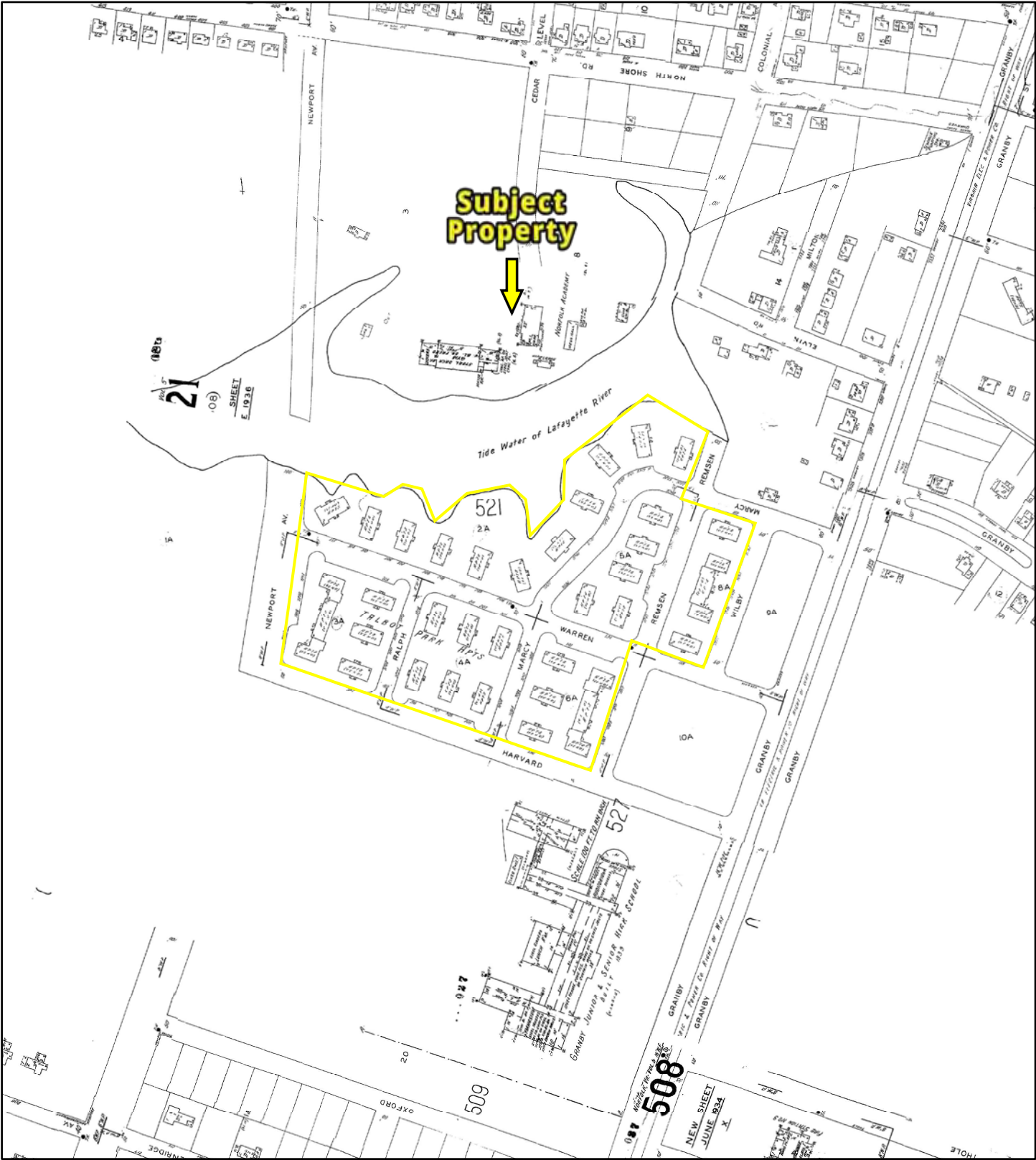


Map sheet(s):
Volume 2: 508;

Order Number 24010300649

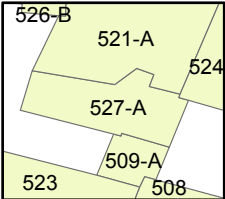


Fire Insurance Map



1950

Address: 118 Warren Street NORFOLK VA 23505

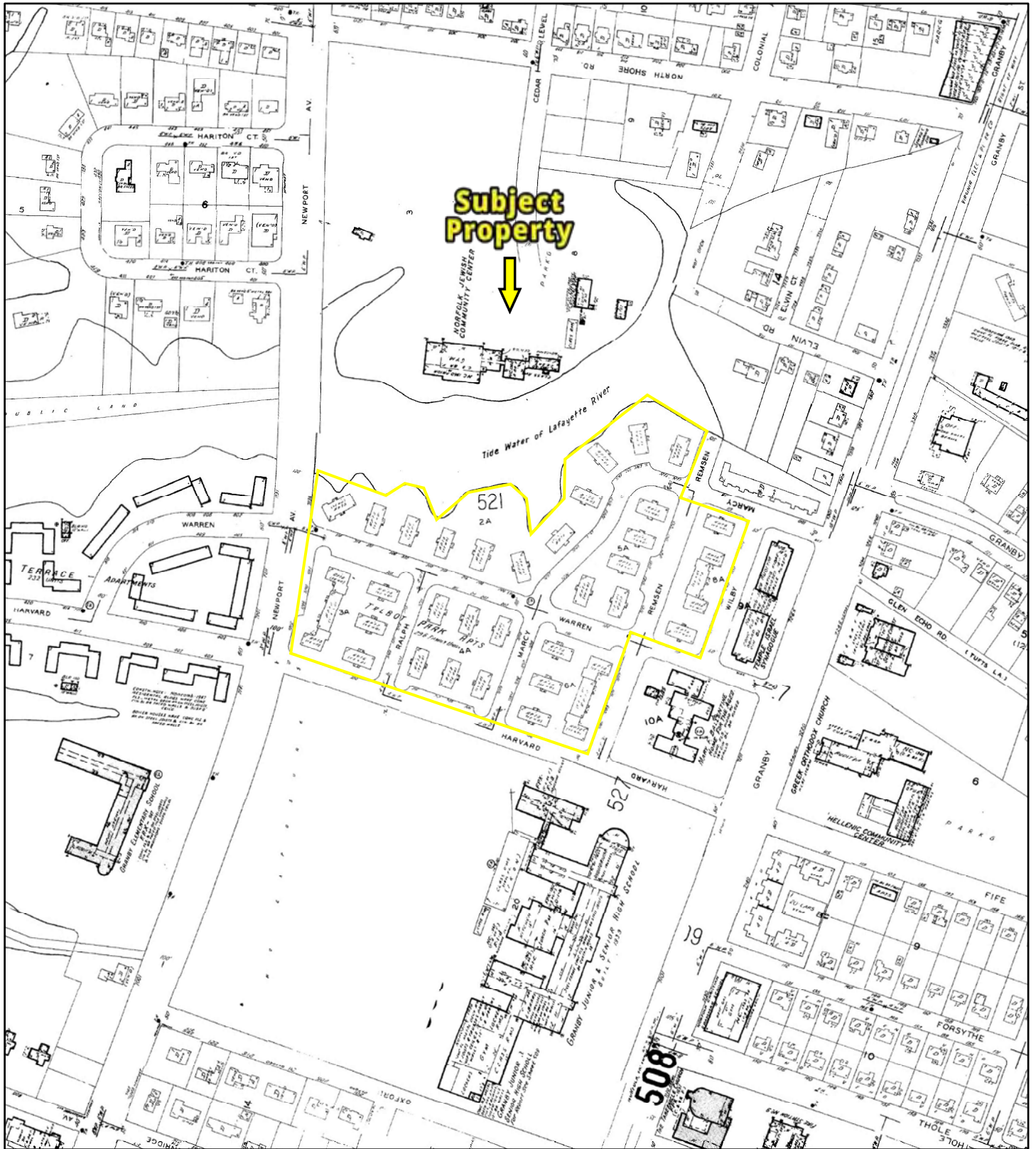


Map sheet(s):
Volume 5: 509,521,524,527;

Order Number 24010300649

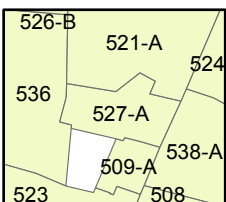
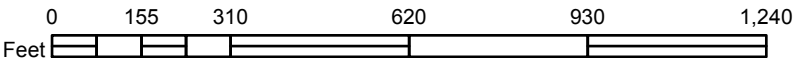


Fire Insurance Map



1968

Address: 118 Warren Street NORFOLK VA 23505



Map sheet(s):
Volume 5: 509,521,524,527,536,538;

Order Number 24010300649

PARTNER



CITY DIRECTORY

Project Property: *Talbot Park Apartments
118 Warren Street
NORFOLK, VA 23505*

Project No: *23-432832.1*

Requested By: *Partner Engineering and Science, Inc.*

Order No: *24010300649*

Date Completed: *January 05, 2024*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

January 05, 2024
RE: CITY DIRECTORY RESEARCH
118 Warren Street
NORFOLK,VA 23505

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

ALL of Elvin Rd
7000-7350 of Granby St
7000-7350 of Newport Ave
ALL of Warren St

Search Notes:

Granby St is also known as US 460 in NORFOLK.

Search Results Summary

Date	Source	Comment
2022	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2011	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1995	CITY PUBLISHING CO	
1990	CITY PUBLISHING CO	
1987-88	POLKS	
1983	POLKS	
1978	HILLS	
1972-73	HILLS	
1968	HILLS	
1964	HILLS	
1959	HILLS	
1955-56	HILLS	
1952	HILLS	
1949	POLKS	
1944	POLKS	
1939	HILLS	
1934	HILLS	
1930	HILLS	
1925	HILLS	

Environmental Risk Information Services

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1.866.517.5204 | info@erisinfo.com | erisinfo.com

100FRANCISCO ROSADO...RESIDENTIAL
100PAMELA CONCANNON...RESIDENTIAL
107STEPHEN REED...RESIDENTIAL
111FRED PITTMAN...RESIDENTIAL
115KATHLEEN FALKNER...RESIDENTIAL

7000NORFOLK CHRISTIAN SCHOOL...SCHOOLS
7000TABERNACLE CHURCH OF NORFOLK...CHURCHES
7000TABERNACLE CHURCH OF NORFOLK...MISSIONS
7001MASONIC TEMPLE...WEDDING SUPPLIES & SERVICES
7001MASONIC TEMPLE...BANQUET ROOMS
7001NORFOLK MASONIC TEMPLE...FRATERNAL ORGANIZATIONS
7001NORFOLK SCOTTISH RITE BODIES...NON-PROFIT ORGANIZATIONS
7001NORFOLK SCOTTISH RITE BODIES...FRATERNITIES & SORORITIES
7001WINDOW SON TRUST...CHARITABLE INSTITUTIONS
7101FONTAINE, RILEY NEAN...OFFICES-PHYSICAL, OCCPTNL/SPEECH
THRPSTS/AUDLGSTS
7101GRANBY HIGH SCHOOL...FEDERAL GOVERNMENT CONTRACTORS
7101GRANBY HIGH SCHOOL...SCHOOLS
7101GRANBY HIGH SCHOOL...SCHOOLSUNIVERSITIES & COLLEGES ACADEMIC
7101GRANBY HIGH SCHOOL...CONSTRUCTION COMPANIES
7120NORFOLK FIRE TRAINING & DEVMNT...FIRE DEPARTMENTS
7120NORFOLK FIRE TRAINING & DEVMNT...FEDERAL GOVERNMENT
CONTRACTORS
7130BETH MESSIAH SYNAGOGUE...SYNAGOGUES MESSIANIC
7130BETH MESSIAH SYNAGOGUE TDWTR...SYNAGOGUES
7211BALLENTINE...NURSING & CONVALESCENT HOMES
7211BALLENTINE...NONPROFIT ORGANIZATIONS
7211COMMONWEALTH ASSISTED LIVING...RESIDENTIAL CARE HOMES
7211MCAP BALLENTINE LLC...RESIDENTIAL CARE HOMES
7220ANNUNCIATION CATHEDRAL...CHURCHES
7220ORDER OF AHEPA 122...FRATERNAL ORGANIZATIONS
7255TEMPLE ISRAEL...SYNAGOGUES
7255TEMPLE ISRAEL...NONPROFIT ORGANIZATIONS
7312GRIFFEY & WHITELOCK EYE...OPTICAL GOODS-RETAIL
7336NORFOLK COLLEGIATE SCHOOL...SCHOOLSUNIVERSITIES & COLLEGES
ACADEMIC
7336NORFOLK COLLEGIATE SCHOOL...NON-PROFIT ORGANIZATIONS
7336NORFOLK COLLEGIATE SCHOOL...ASSOCIATIONS
7336NORFOLK COLLEGIATE SCHOOL...SCHOOLS

7000 GUY PUTMAN III...RESIDENTIAL
7001 TULLY CARR...RESIDENTIAL
7101 GRANBY ELEMENTARY SCHOOL...SCHOOLS
7101 GRANBY ELEMENTARY SCHOOL...SCHOOLSUNIVERSITIES & COLLEGES
7101 ACADEMIC
7101 PENSON, PAIGE E...SPEECH PATHOLOGISTS
7141 SHAUN JACKSON...RESIDENTIAL
7202 DEBORAH KWAN...RESIDENTIAL
7202 LORRAINE WINGATE...RESIDENTIAL
7202 MARK WINGATE...RESIDENTIAL
7206 JAZMIN GARCIA...RESIDENTIAL
7206 STEPHEN FERRER...RESIDENTIAL
7207 HELEN HINES...RESIDENTIAL
7210 JOSEPH HAROWITZ...RESIDENTIAL
7211 TODD NAPOLITANO...RESIDENTIAL
7214 ANGELA MC CORMACK...RESIDENTIAL
7214 SHARON REAMS...RESIDENTIAL
7214 VERONICA FLEMING...RESIDENTIAL
7221 WATERMARK AT TALBOT PARK...APARTMENTS
7231 BARBARA VASKO...RESIDENTIAL
7231 JON WASHKO...RESIDENTIAL
7231 MICHAEL DAGLEY...RESIDENTIAL
7231 OLLIE WILLIS...RESIDENTIAL
7300 ACCESS COLLEGE FOUNDATION...SCHOLARSHIP PROGRAMS
7300 ADULT DAY CARE NORFOLK SR CTR...DAY CARE CENTERS-ADULT
7300 BON SECOURS IN MOTION AT...NONCLASSIFIED ESTABLISHMENTS
7300 BON SECOURS PHYSICAL THERAPY...REHABILITATION SERVICES
7300 BON SECOURS PHYSICAL THERAPY...CRISIS INTERVENTION SERVICE
7300 IN MOTION PHYSICAL THERAPY...EXERCISE & PHYSICAL FITNESS PROGRAMS
7300 IN MOTION PHYSICAL THERAPY...PHYSICAL THERAPISTS
7300 NORFOLK FITNESS WELLNESS CTR...GOVERNMENT OFFICES-CITY, VILLAGE
7300 & TWP
7300 NORFOLK SENIOR CTR...ASSOCIATIONS
7300 NORFOLK SENIOR CTR...DAY CARE CENTERS-ADULT
7300 NORFOLK SENIOR CTR...NON-PROFIT ORGANIZATIONS
7300 NORFOLK SENIOR CTR...HOME HEALTH SERVICE
7300 TIDEWATER TWISTERS GYMNASTICS...GYMNASTIC INSTRUCTION
7300 URBAN LEAGUE OF HAMPTON ROADS...NON-PROFIT ORGANIZATIONS
7301 ROBERT LINDEMANN...RESIDENTIAL
7337 BARBARA ROSS...RESIDENTIAL
7337 ROBERT COHEN...RESIDENTIAL

118 TALBOT PARK APARTMENTS INC...APARTMENTS
118 TALBOT PARK APARTMENTS INC...FEDERAL GOVERNMENT CONTRACTORS
118 YORK REAL ESTATE...REAL ESTATE
134 TRENT BARRETT...RESIDENTIAL
134 WINSON HENRY...RESIDENTIAL
141 BRITTNEY FOSS...RESIDENTIAL
141 VENETIA JONES...RESIDENTIAL
208 UTONIA HARRIS...RESIDENTIAL
215 MALLORY EVANS...RESIDENTIAL
216 IRENE LOWERY...RESIDENTIAL
216 VISTA JOHNSON...RESIDENTIAL
302 MELISSA HICKLIN...RESIDENTIAL
402 CHARLES HARRIS...RESIDENTIAL
409 ANTHONY WALKER...RESIDENTIAL
410 MARY CHANG...RESIDENTIAL

100 CATHERINE SCHLOEMER...RESIDENTIAL
100 FRANCISCO ROSADO...RESIDENTIAL
100 PAMELA CONCANNON...RESIDENTIAL
107 JUDY REED...RESIDENTIAL
111 AUGUSTA PITTMAN...RESIDENTIAL
113 ANDREW FEKETE...RESIDENTIAL
115 KATHLEEN FALKNER...RESIDENTIAL
117 DEANNA BARLOW...RESIDENTIAL

7000 NORFOLK CHRISTIAN SCHOOL...SCHOOLS
7000 TABERNACLE CHURCH OF NORFOLK...CHURCHES
7000 TABERNACLE CHURCH OF NORFOLK...MISSIONS
7001 MASONIC TEMPLE...WEDDING SUPPLIES & SERVICES
7001 MASONIC TEMPLE...BANQUET ROOMS
7001 NORFOLK MASONIC TEMPLE...FRATERNAL ORGANIZATIONS
7001 NORFOLK SCOTTISH RITE BODIES...NON-PROFIT ORGANIZATIONS
7001 NORFOLK SCOTTISH RITE BODIES...FRATERNITIES & SORORITIES
7001 WINDOW SON TRUST...CHARITABLE INSTITUTIONS
7101 FONTAINE, RILEY NEAN...OFFICES-PHYSICAL, OCCPTNL/SPEECH
THRPSTS/AUDLGSTS
7101 GRANBY HIGH SCHOOL...SCHOOLS
7101 GRANBY HIGH SCHOOL...SCHOOLSUNIVERSITIES & COLLEGES ACADEMIC
7101 GRANBY HIGH SCHOOL...FEDERAL GOVERNMENT CONTRACTORS
7101 GRANBY HIGH SCHOOL...CONSTRUCTION COMPANIES
7120 NORFOLK FIRE TRAINING & DEVMNT...FIRE DEPARTMENTS
7120 NORFOLK FIRE TRAINING & DEVMNT...FEDERAL GOVERNMENT
CONTRACTORS
7130 BETH MESSIAH SYNAGOGUE...SYNAGOGUES MESSIANIC
7130 BETH MESSIAH SYNAGOGUE-TDWTR...SYNAGOGUES
7211 BALLENTINE...NONPROFIT ORGANIZATIONS
7211 BALLENTINE...NURSING & CONVALESCENT HOMES
7211 COMMONWEALTH ASSISTED LIVING...RESIDENTIAL CARE HOMES
7211 MCAP BALLENTINE LLC...RESIDENTIAL CARE HOMES
7220 ANNUNCIATION CATHEDRAL...CHURCHES
7220 ORDER OF AHEPA 122...FRATERNAL ORGANIZATIONS
7246 METROPOLITAN FUNERAL SVC...FUNERAL DIRECTORS
7255 TEMPLE ISRAEL...NONPROFIT ORGANIZATIONS
7255 TEMPLE ISRAEL...SYNAGOGUES
7312 GRIFFEY & WHITELOCK EYE...OPTICAL GOODS-RETAIL
7336 NORFOLK COLLEGIATE SCHOOL...SCHOOLS
7336 NORFOLK COLLEGIATE SCHOOL...SCHOOLSUNIVERSITIES & COLLEGES
ACADEMIC
7336 NORFOLK COLLEGIATE SCHOOL...ASSOCIATIONS
7336 NORFOLK COLLEGIATE SCHOOL...NON-PROFIT ORGANIZATIONS

7000 GUY PUTMAN III...RESIDENTIAL
7101 GRANBY ELEMENTARY SCHOOL...SCHOOLSUNIVERSITIES & COLLEGES
ACADEMIC
7101 GRANBY ELEMENTARY SCHOOL...SCHOOLS
7101 PENSON, PAIGE E...SPEECH PATHOLOGISTS
7141 SHAUN JACKSON...RESIDENTIAL
7202 DEBORAH KWAN...RESIDENTIAL
7202 LORRAINE WINGATE...RESIDENTIAL
7202 MARK WINGATE...RESIDENTIAL
7206 JAZMIN GARCIA...RESIDENTIAL
7207 HELEN HINES...RESIDENTIAL
7210 JOSEPH HAROWITZ...RESIDENTIAL
7211 TODD NAPOLITANO...RESIDENTIAL
7214 ANGELA MC CORMACK...RESIDENTIAL
7214 SHARON REAMS...RESIDENTIAL
7214 VERONICA FLEMING...RESIDENTIAL
7221 WATERMARK AT TALBOT PARK...APARTMENTS
7231 BARBARA VASKO...RESIDENTIAL
7231 JON WASHKO...RESIDENTIAL
7231 MICHAEL DAGLEY...RESIDENTIAL
7231 OLLIE WILLIS...RESIDENTIAL
7300 ACCESS COLLEGE FOUNDATION...SCHOLARSHIP PROGRAMS
7300 ADULT DAY CARE-NORFOLK SR CTR...DAY CARE CENTERS-ADULT
7300 BON SECOURS IN MOTION AT...NONCLASSIFIED ESTABLISHMENTS
7300 BON SECOURS PHYSICAL THERAPY...CRISIS INTERVENTION SERVICE
7300 BON SECOURS PHYSICAL THERAPY...REHABILITATION SERVICES
7300 IN MOTION PHYSICAL THERAPY...PHYSICAL THERAPISTS
7300 IN MOTION PHYSICAL THERAPY...EXERCISE & PHYSICAL FITNESS PROGRAMS
7300 NORFOLK FITNESS WELLNESS CTR...GOVERNMENT OFFICES-CITY, VILLAGE
& TWP
7300 NORFOLK SENIOR CTR...DAY CARE CENTERS-ADULT
7300 NORFOLK SENIOR CTR...NON-PROFIT ORGANIZATIONS
7300 NORFOLK SENIOR CTR...ASSOCIATIONS
7300 NORFOLK SENIOR CTR...HOME HEALTH SERVICE
7300 TIDEWATER TWISTERS GYMNASTICS...GYMNASTIC INSTRUCTION
7301 PATRICIA LINDEMANN...RESIDENTIAL
7337 BARBARA ROSS...RESIDENTIAL
7337 ROBERT COHEN...RESIDENTIAL

118 TALBOT PARK APARTMENTS INC...FEDERAL GOVERNMENT CONTRACTORS
118 TALBOT PARK APARTMENTS INC...APARTMENTS
118 YORK REAL ESTATE...REAL ESTATE
134 TRENT BARRETT...RESIDENTIAL
134 WINSON HENRY...RESIDENTIAL
141 ANDRAY JONES...RESIDENTIAL
141 BRITTNEY FOSS...RESIDENTIAL
208 UTONIA HARRIS...RESIDENTIAL
215 MALLORY EVANS...RESIDENTIAL
216 VISTA JOHNSON...RESIDENTIAL
300 SHANITA MORGAN...RESIDENTIAL
302 MELISSA HICKLIN...RESIDENTIAL
402 CHARLES HARRIS...RESIDENTIAL
409 ANTHONY WALKER...RESIDENTIAL
410 MARY CHANG...RESIDENTIAL

100 FRANCISCO ROSADO...RESIDENTIAL
100 PAMELA CONCANNON...RESIDENTIAL
107 JUDY REED...RESIDENTIAL
107 STEPHEN REED...RESIDENTIAL
111 AUGUSTUS PITTMAN II...RESIDENTIAL
111 FRED PITTMAN...RESIDENTIAL
111 JANICE PITTMAN...RESIDENTIAL
113 ANDREW FEKETE...RESIDENTIAL
113 RUTH FEKETE...RESIDENTIAL
115 KATHLEEN FALKNER...RESIDENTIAL
115 MICHAEL FALKNER...RESIDENTIAL

7000 NORFOLK CHRISTIAN SCHOOL...SCHOOLS
7000 TABERNACLE CHURCH OF NORFOLK...CHURCHES
7001 MASONIC TEMPLE...WEDDING SUPPLIES & SERVICES
7001 MASONIC TEMPLE...BANQUET ROOMS
7001 NORFOLK SCOTTISH RITE BODIES...NON-PROFIT ORGANIZATIONS
7001 NORFOLK SCOTTISH RITE BODIES...FRATERNITIES & SORORITIES
7001 WINDOW SON TRUST...CHARITABLE INSTITUTIONS
7101 FONTAINE, RILEY NEAN...OFFICES-PHYSICAL, OCCPTNL/SPEECH
THRPSTS/AUDLGSTS
7101 GRANBY HIGH SCHOOL...SCHOOLS
7101 GRANBY HIGH SCHOOL...FEDERAL GOVERNMENT CONTRACTORS
7120 NORFOLK FIRE TRAINING & DEVMNT...FIRE DEPARTMENTS
7130 BETH MESSIAH SYNAGOGUE...SYNAGOGUES MESSIANIC
7211 BALLENTINE...NURSING & CONVALESCENT HOMES
7211 COMMONWEALTH ASSISTED LIVING...RESIDENTIAL CARE HOMES
7211 MCAP BALLENTINE LLC...RESIDENTIAL CARE HOMES
7220 ANNUNCIATION CATHEDRAL...CHURCHES
7220 GREEK ORTHODOX...CHURCHES
7246 METROPOLITAN FUNERAL SVC...FUNERAL DIRECTORS
7255 TEMPLE ISRAEL...SYNAGOGUES
7312 GRIFFEY & WHITELOCK EYE...OPTICAL GOODS-RETAIL
7336 NORFOLK COLLEGIATE SCHOOL...SCHOOLS
7336 NORFOLK COLLEGIATE SCHOOL...NON-PROFIT ORGANIZATIONS
7336 NORFOLK LOWER SCHOOL...SCHOOLS

7000 GUY PUTMAN III...RESIDENTIAL
7001 STEPHEN JOLLY...RESIDENTIAL
7101 GRANBY ELEMENTARY SCHOOL...SCHOOLS
7141 SHAUN JACKSON...RESIDENTIAL
7202 DEBORAH KWAN...RESIDENTIAL
7202 LORRAINE WINGATE...RESIDENTIAL
7202 MARK WINGATE...RESIDENTIAL
7206 JAZMIN GARCIA...RESIDENTIAL
7207 HELEN HINES...RESIDENTIAL
7210 JOSEPH HAROWITZ...RESIDENTIAL
7211 MEEKIN PLUMBING INC...PLUMBING CONTRACTORS
7211 RIVERSIDE TERRACE APARTMENTS...APARTMENTS
7211 TODD NAPOLITANO...RESIDENTIAL
7214 SHARON REAMS...RESIDENTIAL
7214 VERONICA FLEMING...RESIDENTIAL
7231 BARBARA VASKO...RESIDENTIAL
7300 ACCESS COLLEGE FOUNDATION...FEDERAL GOVERNMENT CONTRACTORS
7300 ACCESS COLLEGE FOUNDATION...SCHOLARSHIP PROGRAMS
7300 ADULT DAY CARE-NORFOLK SR CTR...DAY CARE CENTERS-ADULT
7300 IN MOTION PHYSICAL THERAPY...PHYSICAL THERAPISTS
7300 NORFOLK FITNESS WELLNESS CTR...GOVERNMENT OFFICES-CITY, VILLAGE
& TWP
7300 NORFOLK FITNESS & WELLNESS CTR...GOVERNMENT OFFICES-CITY,
VILLAGE & TWP
7300 NORFOLK SENIOR CTR...NON-PROFIT ORGANIZATIONS
7300 NORFOLK SENIOR CTR...DAY CARE CENTERS-ADULT
7300 SENTARA SENIOR WELL CARE...NONCLASSIFIED ESTABLISHMENTS
7300 TIDEWATER TWISTERS GYMNASTICS...GYMNASTIC INSTRUCTION
7300 UNITED JEWISH FEDERATION...NONCLASSIFIED ESTABLISHMENTS
7301 PATRICIA LINDEMANN...RESIDENTIAL
7301 ROBERT LINDEMANN...RESIDENTIAL
7337 BARBARA ROSS...RESIDENTIAL
7337 ROBERT COHEN...RESIDENTIAL

118 SHARON JAMES...RESIDENTIAL
118 TALBOT PARK APARTMENTS INC...APARTMENTS
134 TRENT BARRETT...RESIDENTIAL
134 WINSON HENRY...RESIDENTIAL
141 ANDRAY JONES...RESIDENTIAL
141 VENETIA JONES...RESIDENTIAL
208 UTONIA HARRIS...RESIDENTIAL
215 MALLORY EVANS...RESIDENTIAL
216 VISTA JOHNSON...RESIDENTIAL
302 MELISSA HICKLIN...RESIDENTIAL
310 DIANE WRIGHT...RESIDENTIAL
402 CHARLES HARRIS...RESIDENTIAL
403 HALIMA RABIU...RESIDENTIAL
409 ANTHONY WALKER...RESIDENTIAL
409 RACHAEL PARRISH...RESIDENTIAL
410 MARY CHANG...RESIDENTIAL
411 ELIZABETH CAMPBELL...RESIDENTIAL
411 JAZMIN CAMPBELL...RESIDENTIAL

100 FRANCISCO ROSADO...RESIDENTIAL
111 AUGUSTUS PITTMAN...RESIDENTIAL
113 EDITH COHEN...RESIDENTIAL
115 CATHEE FAULKNER...RESIDENTIAL
117 MARY DUBAY...RESIDENTIAL

7000 NORFOLK CHRISTIAN SCHOOL...ELEMENTARY & SECONDARY SCHOOLS
7000 TABERNACLE CHURCH OF NORFOLK...RELIGIOUS ORGANIZATION
7001 MASONIC TEMPLE...FOOD SVC CONTRS
7001 NORFOLK SCOTTISH RITE BODIES...CIVIL & SOCIAL ORGANIZATIONS
7001 WINDOW SON TRUST...HUMAN RIGHTS ORGANIZATIONS
7101 GRANBY HIGH SCHOOL...ELEMENTARY & SECONDARY SCHOOLS
7120 NORFOLK FIRE TRAINING & DEV...FIRE PROTECTION
7130 BETH MESSIAH SYNAGOGUE...RELIGIOUS ORGANIZATION
7211 BALLENTINE...HOMES FOR THE ELDERLY
7211 BELTONE AUDIOLOGY & HEARING...ALL OTHER HEALTH & PERSONAL CARE
STORES
7220 GREEK ORTHODOX CATHEDRAL...RELIGIOUS ORGANIZATION
7220 ORDER OF AHEPA 122...CIVIL & SOCIAL ORGANIZATIONS
7246 METROPOLITAN FUNERAL SVC...FUNERAL HOMES & FUNERAL SVCS
7246 REPRESENTATIVE KC ALEXANDER...LEGISLATIVE BODIES
7254 PENS & THINGS...MAIL-ORDER HOUSES
7255 TEMPLE ISRAEL...RELIGIOUS ORGANIZATION
7312 CHESAPEAKE EYE PHYSICIANS...FREESTANDING EMERGENCY MEDICAL
CENTERS
7312 GRIFFEY & WHITELOCK EYE SPEC...OFFICES OF PHYSICIANS, EXCEPT
MENTAL HEALTH
7312 GRIFFEY, PAUL M MD...OFFICES OF PHYSICIANS, EXCEPT MENTAL HEALTH
7312 GRIFFEY, R THOMAS MD...OFFICES OF PHYSICIANS, EXCEPT MENTAL HEALTH
7312 LEDERMAN, IRA MD...OFFICES OF PHYSICIANS, EXCEPT MENTAL HEALTH
7312 VERDI EYE SPECIALISTS...OFFICES OF PHYSICIANS, EXCEPT MENTAL HEALTH
7312 VERDI, VINCENT J MD...OFFICES OF PHYSICIANS, EXCEPT MENTAL HEALTH
7316 PHYSICIANS OPTICAL...OPTICAL GOODS STORES
7336 NORFOLK COLLEGIATE SCHOOL...ELEMENTARY & SECONDARY SCHOOLS

7001 DONNA JOLLY...RESIDENTIAL
7101 GRANBY SCHOOLS...ELEMENTARY & SECONDARY SCHOOLS
7202 LORRAINE WALKER...RESIDENTIAL
7206 CRYSTAL PORTER...RESIDENTIAL
7207 DARYL SMITH...RESIDENTIAL
7207 E SMITH...RESIDENTIAL
7211 REZA BLAZARAN...RESIDENTIAL
7211 RIVERSIDE TERRACE APARTMENTS...LESSORS OF RESIDENTIAL BUILDINGS
7214 LINDA UPHOLD...RESIDENTIAL
7231 RAJESH KAUSHAL...RESIDENTIAL
7300 ACCESS COLLEGE FOUNDATION...GRANTMAKING FOUNDATIONS
7300 AQUATIC THERAPY OF VIRGINIA...OFFICES OF SPECIALTY THERAPISTS
7300 BON SECOURS REHABCARE...OFFICES OF SPECIALTY THERAPISTS
7300 IN MOTION PHYSICAL THERAPY...OFFICES OF SPECIALTY THERAPISTS
7300 NORFOLK FITNESS & WELLNESS CTR...LEGISLATIVE BODIES
7300 SENTARA SENIOR WELLCARE
7300 TIDEWATER TWISTERS GYMNASTICS...SPORTS & RECREATION INSTRUCTION
7300 UNITED JEWISH FEDERATION
7337 BARI COHEN...RESIDENTIAL

118 TALBOT PARK APARTMENTS INC...LESSORS OF RESIDENTIAL BUILDINGS
207 JANICE WALLACE...RESIDENTIAL
211 BRAD PRICE...RESIDENTIAL
215 ISAAC JOHNSON...RESIDENTIAL
302 ZA CUNZ...RESIDENTIAL
305 LATOYA HILL...RESIDENTIAL
310 CALISE PENN-GREENAWAY...RESIDENTIAL
310 CARLA PENN...RESIDENTIAL
318 RITCHE CHIU...RESIDENTIAL
402 HARRIS CARRIS...RESIDENTIAL
408 MARION GOLDMAN...RESIDENTIAL
408 MILTON GOLDMAN...RESIDENTIAL
409 BRIDGETTE JENKINS...RESIDENTIAL
410 MARY CHANG...RESIDENTIAL
411 D CAMPBELL...RESIDENTIAL

100 C L MILLS...RESIDENTIAL
100 P K CONCANNON...RESIDENTIAL
107 STEPHEN D REED...RESIDENTIAL
111 F & J PITTMAN...RESIDENTIAL
115 FELIX & KATHLEEN FALKNER...RESIDENTIAL
117 M DUBAY...RESIDENTIAL

7000 NORFOLK LOWER SCHOOL...SCHOOLS
7000 NORFOLK LOWER SCHOOL...ELEMENT, SECON SCHL
7000 TABERNACLE CHURCH OF NORFOLK...RELIGIOUS ORGANIZATION
7000 TABERNACLE CHURCH OF NORFOLK...RELIGIOUS ORGANIZ
7001 INTERNATIONAL ORDER OF JO...CIVIC/SOCIAL ASSOCIATION
7001 MASONIC TEMPLE...WEDDING SUPP/SERV
7001 MASONIC TEMPLE...ASSOCIATIONS
7001 MASONIC TEMPLE CORP NORFOLK...CIVIC/SOCIAL ASSOCIATION
7001 NORFOLK SCOTTISH RITE BODIES...FRATERNAL ORG
7001 NORFOLK SCOTTISH RITE BODIES...FRATERNITIES & SORORITIES
7001 WIDOWS SON TRUST...SOCIAL SERVICES NEC
7001 WIDOWS SON TRUST...NON-PROFIT ORGANIZATIONS
7001 WIDOWS SON TRUST MASONIC...CIVIC/SOCIAL ASSOCIATION
7101 GRANBY HIGH SCHOOL...ELEMENTARY/SECONDARY SCHOOL
7101 GRANBY HIGH SCHOOL...ELEMENT, SECON SCHL
7120 NORFOLK FIRE TRAINING & DEV...FIRE DEPARTMENTS
7120 NORFOLK FIRE TRAINING & DEV...FIRE PROTECTION
7130 BETH MESSIAH SYNAGOGUE...SYNAGOGUE
7130 BETH MESSIAH SYNAGOGUE...RELIGIOUS ORGANIZATION
7211 BALLENTINE...NURSING/PERSONAL CARE INTERMEDIATE CARE FACILITY
7211 BALLENTINE...RESIDENTIAL CARE
7211 BELTONE AUDIOLOGY & HEARING...HEARING AID STORES
7220 GREEK ORTHODOX CATHEDRAL...CHURCHES
7220 GREEK ORTHODOX CATHEDRAL...RELIGIOUS ORGANIZ
7220 GREEK ORTHODOX CHURCH...RELIGIOUS ORGANIZATION
7220 ORDER OF AHEPA 122...FRATERNAL ORG
7246 METROPOLITAN FUNERAL SVC...FUNERAL DIRECTORS
7246 METROPOLITAN FUNERAL SVC...FUNERAL SERVICES
7246 REPRESENTATIVE KC ALEXANDER...GOV'T OFFICES-ST
7246 REPRESENTATIVE KC ALEXANDER...GOVERNMENT OFFICES-STATE
7246 VIRGINIA FUNERAL...FUNERAL SERVICE/CREMATORY
7254 PENS & THINGS...MAIL ORDER & CATALOG SHOPPING
7254 PENS & THINGS...CATALOG,MAIL-ORDER
7255 TEMPLE ISRAEL...RELIGIOUS ORGANIZATION
7255 TEMPLE ISRAEL...RELIGIOUS ORGANIZ
7312 CHESAPEAKE EYE PHYSICIANS...PHYSICIANS & SURGEONS
7312 CHESAPEAKE EYE PHYSICIANS...MEDICAL GRPS & CLNCS
7312 GRANBY PROFESSIONAL GROUP LLC...BUSINESS SERVICES
7312 GRIFFEY & THITELOCK EYE SPCLST...OPHTHALMOLOGY
7312 LEDERMAN & RESHEFSKY...PHYSICIANS & SURGEONS
7312 PHYSICIANS OPTICAL...RET OPTICAL GOODS
7316 ALLAN S ZENO DDS...DENTISTS OFFICE
7316 PHYSICIANS OPTICAL...OPTICAL GOODS STRS
7336 NORFOLK COLLEGIATE SCHOOL...ELEMENTARY/SECONDARY SCHOOL
7336 NORFOLK COLLEGIATE SCHOOL...ELEMENT, SECON SCHL

7000 GUY III PUTMAN...RESIDENTIAL
7001 DONALD J DUNLAP...RESIDENTIAL
7101 GRANBY ELEMENTARY SCHOOL...ELEMENTARY/SECONDARY SCHOOL
7101 GRANBY SCHOOLS...SCHOOLS
7101 GRANBY SCHOOLS...ELEMENT, SECON SCHL
7141 EUGENIU RAILYAN...RESIDENTIAL
7141 PEARL C BRENNEMAN...RESIDENTIAL
7141 PEARL C BRENNER...RESIDENTIAL
7202 BELLA DOLGUSHEVA...RESIDENTIAL
7202 L M OLIVENBAUM...RESIDENTIAL
7202 LASHAWN HUNT...RESIDENTIAL
7202 P L SIMMS...RESIDENTIAL
7202 SHAYNE GREENAWAY...RESIDENTIAL
7206 C VYTLACIL...RESIDENTIAL
7206 CHARLES PURNELL...RESIDENTIAL
7206 J L PORTER...RESIDENTIAL
7206 JOSEPH P HAROWITZ...RESIDENTIAL
7206 PASSION L SULLIVAN...RESIDENTIAL
7207 CHAD C PARKER...RESIDENTIAL
7207 DONALD NETHERY...RESIDENTIAL
7207 R MCQUEARY...RESIDENTIAL
7211 B EFFNER...RESIDENTIAL
7211 BORIS RAYS...RESIDENTIAL
7211 BRENT EFFNER...RESIDENTIAL
7211 D CAMPBELL...RESIDENTIAL
7211 JOY WARREN...RESIDENTIAL
7211 RIVERSIDE TERRACE APARTMENTS...APARTMENTS
7211 RIVERSIDE TERRACE APARTMENTS...APARTMENT BLD OPERS
7211 SCOTT C LASTRAPES...RESIDENTIAL
7211 SUSAN REW...RESIDENTIAL
7214 C REEVES...RESIDENTIAL
7214 G A BLAIR...RESIDENTIAL
7214 HERMAN M JR MCCOY...RESIDENTIAL
7214 L S UPHOLD...RESIDENTIAL
7214 SEQUOIA JENKINS...RESIDENTIAL
7214 VERONICA V FLEMING...RESIDENTIAL
7231 J N JOHNSON...RESIDENTIAL
7231 V H WARE...RESIDENTIAL
7236 C JENKINS...RESIDENTIAL
7236 LAKISHAH WHITE...RESIDENTIAL
7236 THOMAS D GILLENWATER...RESIDENTIAL
7300 ACCESS COLLEGE FOUNDATION...EDUCTL,RELIG TRUSTS
7300 BON SECOURS REHABCARE...MEDICAL GRPS & CLNCS
7300 DIANA G RUCHELMAN...RESIDENTIAL
7300 ELLEN W ASHBURN...RESIDENTIAL
7300 IN MOTION PHYSICAL THERAPY...MEDICAL DOCTORS OFF
7300 JEWISH COMMUNITY CTR-TIDEWATER...HEALTH CLUBS STUDIOS &
GYMNASIUMS
7300 JEWISH FAMILY SVC OF TIDEWATER...HOME HEALTH SERVICE
7300 LAURA M KANTER...RESIDENTIAL
7300 NORFOLK FITNESS & WELLNESS CTR...EXEC OFFS,STATE-LOCAL
7301 ROBERT B ATTY LINDEMANN...RESIDENTIAL
7305 STEVEN M LEGUM...RESIDENTIAL

103 total records. Part 1 of 2

118 JAMIE MCCLAIN...RESIDENTIAL
118 NEWPORT ONE INVESTMENT LC...APARTMENT BUILDING OPERATOR
118 TALBOT PARK APARTMENTS INC...APARTMENTS
118 TALBOT PARK APTS...APARTMENT BLD OPERS
118 WATER MALCOLM VAN DE...RESIDENTIAL
118 YORK REAL ESTATE...REAL ESTATE
118 YORK REAL ESTATE INC...REAL ESTATE AGENT/MANAGER
134 CHARLES AIKEN...RESIDENTIAL
134 LONNIE GUNTER...RESIDENTIAL
134 TRENT BARRETT...RESIDENTIAL
136 AHREN A LONGO...RESIDENTIAL
136 KENNETH JUMPER...RESIDENTIAL
141 BEAUTIFUL GIFTS INC...RET GIFTS/NOVELTIES
141 DIEREK EVERETT...RESIDENTIAL
141 WILLIAM A KOWBA...RESIDENTIAL
141 XIANG YUAN...RESIDENTIAL
203 ADRIAN ROWLAND...RESIDENTIAL
203 C M HARPER...RESIDENTIAL
203 MEEKA THOMAS...RESIDENTIAL
206 BOBBIE ATTAWAY...RESIDENTIAL
206 DUSTIN P SALOMON...RESIDENTIAL
206 IVON K ESPINOSA...RESIDENTIAL
206 LETTIA ARNOLD...RESIDENTIAL
206 M B TERPENING...RESIDENTIAL
206 TEQUILLA WHITE...RESIDENTIAL
207 JENNIFER SALTER...RESIDENTIAL
207 NAMDOR LAZAR...RESIDENTIAL
208 A SAUNDERS...RESIDENTIAL
208 MARSHAYLA HIGHTOWER...RESIDENTIAL
208 S AUERSWALD...RESIDENTIAL
208 WILL BROOKS...RESIDENTIAL
211 JACQUELINE BEASLEY...RESIDENTIAL
211 R ENRICH...RESIDENTIAL
215 DEVIE K MORGAN...RESIDENTIAL
215 DEVIE MORGAN...RESIDENTIAL
215 ISAAC JR JOHNSON...RESIDENTIAL
215 S OLIVER...RESIDENTIAL
215 SHIREE WARREN...RESIDENTIAL
216 A BELTON...RESIDENTIAL
216 C J BLINDENHOFER...RESIDENTIAL
216 DOUGLAS REESER...RESIDENTIAL
216 L POTTER...RESIDENTIAL
216 NATHAN WORCESTER...RESIDENTIAL
216 WEI LI...RESIDENTIAL
218 K L JONES...RESIDENTIAL
218 NATHAN KENNEDY...RESIDENTIAL
218 TRAVIS J ROSS...RESIDENTIAL
300 STEPHANIE L DIXON...RESIDENTIAL
302 C ELLIS...RESIDENTIAL
302 GAY HILL...RESIDENTIAL
302 LYDIA TURNER...RESIDENTIAL
305 E S ROSE...RESIDENTIAL
305 GLEN B JR YONKERS...RESIDENTIAL
305 T CHAVEZ...RESIDENTIAL
306 CONSTANCE J JONES...RESIDENTIAL
306 EDWARD SIMMS...RESIDENTIAL
306 ROBERT SANCHEZ...RESIDENTIAL
310 A R HENKEL...RESIDENTIAL
310 ARLEY OLIVER...RESIDENTIAL
310 REGINALD FORD...RESIDENTIAL
314 J MORRIS...RESIDENTIAL
314 JAMAR E SUMMERS...RESIDENTIAL
314 MICHAEL GIFFORD...RESIDENTIAL
314 TIFFANIE T JOHNSON...RESIDENTIAL
318 BARKESHA MITCHELL...RESIDENTIAL
318 C GASTON...RESIDENTIAL
402 CLAUDE J JR DAVIS...RESIDENTIAL
402 DORA JASSO...RESIDENTIAL
402 F T WALL...RESIDENTIAL

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402 GREG GILCHRIST...RESIDENTIAL
402 JOHN P BARNES...RESIDENTIAL
402 M GIBBS...RESIDENTIAL
402 SCOTT M PETRY...RESIDENTIAL
403 ABRAM ABRAMOV...RESIDENTIAL
403 EDITHER HYMAN...RESIDENTIAL
403 JEAN KENDALL...RESIDENTIAL
403 K A ROSTOV...RESIDENTIAL
406 JAMES HILDERBRAND...RESIDENTIAL
406 M A BAKER...RESIDENTIAL
406 M GLASGOW...RESIDENTIAL
406 T FICORILLI...RESIDENTIAL
406 TRANNIE J WATFORD...RESIDENTIAL
408 C B ROSS...RESIDENTIAL
408 TORNETTE COFFEY...RESIDENTIAL
408 Y I EVERSON...RESIDENTIAL
409 IRINA NOVAK...RESIDENTIAL
409 L GELMAN...RESIDENTIAL
409 SAVELITY GELMAN...RESIDENTIAL
409 V P SHARPE...RESIDENTIAL
410 N D CARTER...RESIDENTIAL
411 MOLLY M TAYLOR...RESIDENTIAL
411 SEMEN SHITVELMAN...RESIDENTIAL
411 URIEL RHYMER...RESIDENTIAL
414 ALEKSANDR BENDERSKIY...RESIDENTIAL
416 H B BARRETT...RESIDENTIAL
416 HAROLD KERMAN...RESIDENTIAL
416 JEFFREY MYERS...RESIDENTIAL
416 M F MUNDY...RESIDENTIAL
416 SHANNON GLENN...RESIDENTIAL
421 DORSEY L PERKINS...RESIDENTIAL
421 J L TUCKER...RESIDENTIAL
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100 C L (PETER) MILLS...RESIDENTIAL
100 PAMELA K CONCANNON...RESIDENTIAL
107 EDWARD H PAHL...RESIDENTIAL
111 F & J PITTMAN...RESIDENTIAL
115 FELIX & KATHL FALKNER...RESIDENTIAL
117 JOEL J III FARNELL...RESIDENTIAL

7000	NORFOLK CHRISTIAN SCHOOLS...PUBLIC ELEMENTARY AND SECONDARY SCHOOLS
7000	NORFOLK LOWER SCHOOL...PUBLIC ELEMENTARY AND SECONDARY SCHOOLS
7000	TABERNACLE CHURCH OF NORFOLK
7001	MASONIC LODGE...GROWERS' ASSOCIATIONS
7001	NORFOLK SCOTTISH RITE BODIES
7001	WIDOWS SON TRUST
7101	GRANBY HIGH SCHOOL...PUBLIC ELEMENTARY AND SECONDARY SCHOOLS
7120	NORFOLK FIRE TRAINING & DEV...FIRE PROTECTION, LEVEL OF GOVERNMENT
7130	BETH MESSIAH SYNAGOGUE
7211	BALLENTINE
7220	GREEK ORTHODOX CATHEDRAL
7246	METROPOLITAN FUNERAL SVC
7254	PENS & THINGS...COMPUTER EQUIPMENT AND ELECTRONICS, MAIL ORDER
7255	TEMPLE ISRAEL
7312	LEDERMAN IRA MD...INTERNAL MEDICINE PRACTITIONERS
7312	PEARLMAN LEDERMAN & RESHEFSKY...INTERNAL MEDICINE PRACTITIONERS
7312	PHYSICIAN'S OPTICAL
7312	RESHEFSKY BONNIE L MD...INTERNAL MEDICINE PRACTITIONERS
7312	VA EYE CARE NETWORK...INTERNAL MEDICINE PRACTITIONERS
7316	WARDS CORNER FAMILY PRACTICE...INTERNAL MEDICINE PRACTITIONERS
7316	WINSTEAD SAUNDRA E MD...INTERNAL MEDICINE PRACTITIONERS
7316	ZENO ALLAN S DDS...SPECIALIZED DENTAL PRACTITIONERS
7336	LIGHTHOUSE ASSEMBLY OF GOD
7336	NORFOLK COLLEGIATE SCHOOL...PUBLIC ELEMENTARY AND SECONDARY SCHOOLS

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7300	BROWNING GARY M MD...INTERNAL MEDICINE PRACTITIONERS
7300	FONTANARES ARLENE J MD...INTERNAL MEDICINE PRACTITIONERS
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7300	JEWISH COMMUNITY CTR
7300	JEWISH FAMILY SVC OF TIDEWATER
7300	MORGAN JR FRANKLIN G MD...INTERNAL MEDICINE PRACTITIONERS
7300	MUHLENDORF KENNETH MD...INTERNAL MEDICINE PRACTITIONERS
7300	TIDEWATER PHYSICIANS FOR WOMEN...INTERNAL MEDICINE PRACTITIONERS
7300	WILKES CHARLES A MD...INTERNAL MEDICINE PRACTITIONERS
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7246 METROPOLITAN FUNERAL SVC
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7316 WINSTEAD SAUNDRA E MD...INTERNAL MEDICINE PRACTITIONERS
7316 ZENO ALLAN S DDS...SPECIALIZED DENTAL PRACTITIONERS
7336 LIGHTHOUSE ASSEMBLY OF GOD
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206 M DAVIS...RESIDENTIAL
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302 IRA W MARKHAM...RESIDENTIAL
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306 LAURA P LAW...RESIDENTIAL
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314 BRIDGET L WATROUS...RESIDENTIAL
318 JOSE PANAGSAGAN...RESIDENTIAL
402 F T WALL...RESIDENTIAL
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403 JOHN MCCLOSKEY...RESIDENTIAL
406 DARRIN JONES...RESIDENTIAL
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414 J T ESTEVES...RESIDENTIAL
416 H B BARRETT...RESIDENTIAL
416 HAROLD KERMAN...RESIDENTIAL
416 M F MUNDY...RESIDENTIAL
416 NORRIS E MCCLAIN...RESIDENTIAL
421 DORSEY L PERKINS...RESIDENTIAL
421 E M STEPPE...RESIDENTIAL
421 M DESGAIN...RESIDENTIAL

100 CONCANNON P K
100 MILLS C L
107 PAHL EDWARD H
111 PITTMAN F
115 FALKNER FELIX
117 FARNELL JOEL J III

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 7001 MASONIC TEMPLE
 7001 NORFOLK SCOTTISH RITE BODIES
 7001 WIDOW'S SON TRUST
 7010 JESUS CHRIST CHARITY'S FAITH TEMPLE CHURCH THE
 7101 GRANBY HIGH ATHLETIC OFC
 7101 GRANBY HIGH SCHLOFC
 7101 GRANBY HIGH SCHOOL NJROTC
 7101 NORFOLK SCHLS - PUBLIC GRANBY HIGH SCHOOL GYM OFC & LIBRARY
 7120 TABERNACLE CHURCH OF NORFOLK OFC
 7130 NFK CHRISTN LOWER SCH
 7140 -48 GRANBY PLAZA APARTMENTS
 7140 OBER LEROY M
 7140 PEACOCK CHARLES E
 7144 LOFT JESSE P CDR
 7144 MULTI TENANT RESIDENTIAL
 7148 MULTI TENANT RESIDENTIAL
 7211 BALLENTINE THE
 7211 MERONEY ALTA A MRS
 7220 GREEK ORTHODOX CH ANNUNCIATION BUS OFC
 7220 HELLENIC CENTER
 7246 FIRST CHURCH OF CHRIST SCIENTIST
 7254 WINDSOR DENISE
 7255 PANITZ MICHAEL RABBI STUDY
 7255 TEMPLE ISRAEL
 7258 HAND GEORGE P
 7260 NORTON KEITH
 7305 PACE 8 A
 7308 EMERGENCY PHYSICIANS OF NORFOLK PC
 7308 HAMPTON ROADS RADIOLOGY ASSOCS PC BILLING OFC
 7309 CRAIG SIEVE
 7312 -16 GRANBY PROF BLDG
 7312 LEDERMAN IRA R MD OFC
 7312 MAYO C VAUGHAN DR ENDODONTIST
 7312 PEARLMAN EDWIN MD OFC
 7312 RESHEFSKY B L MD OFC
 7315 KORBET M M
 7315 SINGLETON BYRON L
 7316 KONIKOFF STEPHEN DDS
 7316 ZENO ALLAN S DR DNTST
 7319 MORRIS L G DR
 7333 WILSON PAT
 7336 NORFOLK COLLEGIATE MIDDLE - UPPER SCHOOL
 7336 NORFOLK COLLEGIATE SCHOOL - ADMN OFC
 7336 NORFOLK COLLEGIATE SCHOOL - ATHLETIC OFC
 7336 NORFOLK COLLEGIATE SCHOOL - BUSINESS OFC
 7337 HARRIS L J
 7341 WEST MAYNARD D
 7400 GRANBY MEDICAL BLDG

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 7000 PUTMAN GUY III
 7001 DUNLAP DONALD J DR
 7101 GRANBY ELEM SCHL
 7141 MULTI TENANT RESIDENTIAL
 7141 RIVERSIDE TERRACE APTS
 7202 -36 TALBOT PARK APARTMENTS
 7202 MULTI TENANT RESIDENTIAL
 7206 HAROWITZ JOSEPH P
 7207 DAVIS JAMES R
 7207 FRATE MICHAEL D
 7207 PARKER C C
 7207 RIVERSIDE TERRACE APTS
 7210 BABICHENKO LOSIF
 7210 BOOTH A
 7210 YAKOBSON GARRI
 7211 MEWBORN G G
 7211 THOMAS J A
 7214 MULTI TENANT RESIDENTIAL
 7231 MULTI TENANT RESIDENTIAL
 7236 GILLENWATER THOMAS D
 7236 LE HUONG
 7300 JEWISH COMMUNITY CTR OF TIDEWATER
 7300 JEWISH COMNTY CLR OF TIDEWATER TEMPLE EMANUEL PRESCHOOL
 7300 JEWISH FAMILY SVC OF TIDEWATER INC
 7300 NORFOLK SENIOR CENTER ADULT DAY - HITH CARE RESTMERE CENTER THE
 7300 SENIOR CITIZENS NORFOLK SR CENTER RESTMERE CENTER THE
 7300 SHALOM CHILDREN'S CTR OF THE JEWISH COMMUNITY CENTER
 7300 TIDEWATER JEWISH FOUNDATION
 7300 TIDEWATER TWISTERS GYMNASICS OF JEWISH COMMUNITY CENTER
 7300 UJF VIRGINIA NEWS
 7300 UNITED JEWISH FEDERATION OF TIDEWATER
 7300 UNITED JEWISH FEDERATION OF TIDEWATER
 7301 LINDEMANN ROBERT B
 7305 LEGUM SLEVEN M
 7337 COHEN ROBT S
 7601 -29 SEWELLS PARK APARTMENTS

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118	-318 TALBOT PARK APARTMENTS
118	MULTI TENANT RESIDENTIAL
118	SUBURBAN PARK APTS
118	TALBOT PARK APTS OFC
121	COPELAND S C
134	BARRETT TRENT
134	NEWTON EDMOND
134	WILLIAMS ERNEST L
136	JOYNER DARLENE D
136	LINHART B
136	ROBERSON JAMES C
141	SOSO K
203	ADAMS ROGER
206	DAVIS M
206	TERPENING M B
207	LAZAR NAMDOR
208	BLOUNT JACQUELINE K
208	NOVAK LEV
211	HINTON MELANIE
215	ENRICH R
215	KARSTEN JOHN
215	QUIGLEY MARK E
216	BAILEY S G
218	ANDREWS J D
300	CLARK GALEN
300	MIKHALEV ALEKSANDR
300	ROBINSON JOHN H
302	BAILEY T
302	ELLIS C
302	MARKHAM IRA W
305	TAYLOR C L
306	GRAY D
306	LAW L P
306	SIMMS EDWARD
310	ISAAC T
310	WATERFIELD ANNETTE M 04
310	WESTRY SEAN K
314	WATROUS BRIDGET L
318	PANAGSAGAN JOSE
402	MULTI TENANT RESIDENTIAL
402	RIVERSIDE TERRACE APTS
403	ABRAMOV ABRAM
403	MCCLOSKEY JOHN
403	RICE J L
406	BAKER KEITH
406	HILDERBRAND JAMES
406	JONES DARRIN
408	MULTI TENANT RESIDENTIAL
409	MULTI TENANT RESIDENTIAL
410	BERGMAN CARL G
410	ESKRIDGE BLAKE
410	GUYER EUGENE D
411	BLACKKEY KIMBERLY
411	HENLEY M E
411	MCMAMARA R E
414	CLUVERIUS H M
414	ESTEVEZ J T
414	JOHNSON E L
416	MULTI TENANT RESIDENTIAL
421	DESGAIN M
421	PERKINS DORSEY L
421	STEPPE E M
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107	PAHL EDWARD H
111	PITTMAN F
115	GUIDA FRANK B
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 7001 MASONIC TEMPLE
 7001 NORFOLK SCOTTISH RITE BODIES
 7001 WIDOW'S SON TRUST
 7006 WHICHARD E
 7006 WILLIAMS ESTELL MRS
 7008 BROWN JOHN A
 7120 CHRISTIAN COUNSIG SVC OF TIDEWATER
 7120 GARRICK H GENE REV
 7120 HARDISON RICH H REV
 7120 TABERNACLE CHURCH OF NORFOLK OFC
 7130 NIK CHRISTN LOWER SCH
 7140 -48 GRANBY PLAZA APARTMENTS
 7140 MULTI TENANT RESIDENTIAL
 7144 MULTI TENANT RESIDENTIAL
 7148 MULTI TENANT RESIDENTIAL
 7211 BALLENTINE THE
 7220 GREEK ORTHODOX CH ANNUNCIATION BUS OFC
 7220 GREEK ORTHODOX CHURCH HELLENIC CNTR
 7246 FIRST CHURCH OF CHRIST SCIENTIST
 7254 BALL M L JR
 7255 HYMAN SAUL Z RABBI SLUDY
 7255 TEMPLE ISRAEL
 7258 HAND GEORGE P
 7260 UHLER E C
 7305 PACE BA
 7308 ALLEN HARRY A MD
 7308 CRAMER MARK S MD
 7308 DE LA TORRE RICH D MD
 7308 DEPAUL RADIOLOGICAL SERVICES
 7308 DISANTIS DAVID J MD
 7308 EIKMAN EDWARD A MD
 7308 KLEIN JEFFREY A MD
 7308 MARSTELLER LUISA P MD
 7308 MEDICAL DATA SERVICES
 7308 SCATARIGE JOHN MD
 7308 SIDDIKY M A MD
 7308 STITIK FREDERICK P MD
 7308 WYCLIFFE N D MD BUSINESS OFFICE
 7309 KIM MAN HYONG MD
 7309 PARKEY THOMAS
 7312 -16 GRANBY PROF BLDG
 7312 BLANCHARD RICH D E DR PERIODONTIST
 7312 KONIKOFF ALBERT B DR PERIODONTIST NORFOLK
 7312 LEDERMAN IRA R MD OFC
 7312 MAYO C VAUGHAN DR ENDODONTIST NORFOLK
 7312 PEARLMAN EDWIN MD OFC
 7312 RESHELKY B L MD OFC
 7315 EMMETT THOMAS W
 7316 EPSLEIN H A DNTST
 7316 KONIKOFF S E DR DNTST
 7316 ZENO ALLAN S DR DNIST
 7319 MORRIS L G DR
 7333 WILSON PAT
 7336 NORFOLK COLLEGIATE SCHOOL - ADMN OFC
 7336 NORFOLK COLLEGIATE SCHOOL - ATHLETIC OFC
 7336 NORFOLK COLLEGIATE SCHOOL BUSINESS OFC
 7336 NORFOLK COLLEGIATE UPPER SCHOOL
 7337 HARRIS NORMAN J
 7341 WEST MAYNARD D
 7400 ACKERMAN ANN D LPC

6901 HARRIS MONION JR
 7000 PULMAN GUY III
 7001 DUNLAP DONALD J DR
 7101 GRANBY ELEM SCHL
 7141 MULTI TENANT RESIDENTIAL
 7141 RIVERSIDE TERRACE APTS
 7202 -06 TALBOT PARK APARTMENTS
 7202 MULTI TENANT RESIDENTIAL
 7206 MULTI TENANT RESIDENTIAL
 7207 MULTI TENANT RESIDENTIAL
 7210 BOOTH A
 7210 RIPLEY VALENTINE
 7210 TIFFANY B A
 7211 FRASER A W
 7211 NASH ELECTRIC
 7211 TALLEY JEROME L JR
 7214 ADLER HARRY
 7214 BLAIR G A
 7214 UPHOLD L S
 7214 WICKER E M
 7231 CSOMAY HERBERT WEBB
 7231 GRAVES GEORGE W
 7231 SHANNON JOSEPH M
 7231 TURNER JOHN A
 7236 MULTI TENANT RESIDENTIAL
 7236 TALBOT PARK APARTMENTS
 7300 JEWISH COMMUNITY CTR OF TIDEWATER
 7300 JEWISH FAMILY SVC OF TIDEWATER INC
 7300 NORFOLK SENIOR CENTER ADULT DAY - HLTH CARE RESTMERE
 7300 CENTER THE
 7300 SENIOR CITIZENS NORFOLK SR CENTER RESIMERE CENTER THE
 7300 SHALOM CHILDREN'S CTR OF THE JEWISH COMMUNITY CENTER
 7300 TIDEWATER TWISTERS GYMNASIUMS OF JEWISH COMMUNITY
 7300 CENTER
 7300 UJF VIRGINIA NEWS
 7300 UNITED JEWISH FEDERATION OF TIDEWATER
 7301 LINDEMANN ROBERT B
 7305 LEGUM STEVEN M
 7337 COHEN ROBT S
 7601 -27 SEWELLS PARK APARTMENTS

1990 WARREN ST

SOURCE: CITY PUBLISHING CO

109	HORTON DILLARD H SR
118	-318 TALBOT PARK APARTMENTS
118	MULTI TENANT RESIDENTIAL
118	SUBURBAN PARK APTS
118	TALBOT PARK APTS OFC
134	HARRIS L
134	WILLIAMS ERNEST
136	JONES A M
136	JUREN W
141	MULTI TENANT RESIDENTIAL
203	BONDS F
203	HIERS JAMES M
206	BRADSHAW SCOTT D
207	BROWN WILBERT
207	LAZAR NAMDOR
208	BLOUNT JACQUELINE K
208	CHEEKS E T
211	MULTI TENANT RESIDENTIAL
215	MULTI TENANT RESIDENTIAL
216	MULTI TENANT RESIDENTIAL
218	ANDREWS J D
218	HALLOWELL DONALD
300	RENTZ FRANK III
300	WOODLEY K
302	MARKHAM IRA W
305	MCDANIEL EARL
305	SHELTON A S
306	MULTI TENANT RESIDENTIAL
314	MULTI TENANT RESIDENTIAL
318	MULTI TENANT RESIDENTIAL
402	-21 RIVERSIDE TERRACE APTS
402	MULTI TENANT RESIDENTIAL
403	MULTI TENANT RESIDENTIAL
406	MULTI TENANT RESIDENTIAL
408	JORDAN O
408	ROSS C B
409	MULTI TENANT RESIDENTIAL
410	BERGMAN CARL G
410	BOOGADES P A
411	MULTI TENANT RESIDENTIAL
414	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
421	MULTI TENANT RESIDENTIAL
422	RIVERSIDE TER APT OFC

1987-88 ELVIN RD

SOURCE: POLKS

100	SCHLOEMER PAMELA
107	PAHL EDW H
111	PITTMAN F
113	FEKETE ANDREW M
115	GUIDA FRANK B
117	NO RETURN

6926 WINN NURSERY OF VIRGINIA INC PLANTS
 7001 ATLANTIC MASONIC LODGE NO 2 (AF & AM)
 7001 BETHEL NO 33 ORDER OF JOB'S DAUGHTERS
 7001 BETHEL NO 46 ORDER OF JOB'S DAUGHTERS
 7001 ELIZABETH CHAPTER NO 45 (O E S) ORG
 7001 ELIZABETH MASONIC LODGE NO 34 (A F & M)
 7001 GRICE COMMANDERY OF KNIGHTS OF TEMPLE NO 16 ORG-BENEVOLENT
 7001 MACE COURT NO 9 ORDER AMARANTH ORG BENEVOLENT
 7001 MASONIC TEMPLE HALL
 7001 MASTERS & WARDENS ASSN 35TH MASONIC DIST ORG-BENEVOLENT
 7001 MORTON CHARLES T LODGE 232 (A F & A M)
 7001 NAOMI MASONIC LODGE NO 87 (A F & A M)
 7001 NORFOLK ASSEMBLY NO 235 SOCIAL ORDER BEAUCEANT
 7001 NORFOLK MASONIC LODGE NO 1 (A F & A M)
 7001 NORFOLK SCOTTISH RITE BODIES
 7001 NORFOLK UNITED ROYAL ARCH CHAPTER NO 1
 7001 OLD DOMINION CHAPTER NO 100 (O E S)
 7001 OWENS MASONIC LODGE NO 164 (A F & A M)
 7001 ROYAL ARCH CHAPTER NUMBER ONE ORG-BENEVOLENT
 7001 RUTH MASONIC LODGE NO 89 (A F & A M)ORG-BENEVOLENT
 7001 VIRGINIA CHAPTER NO 22 (O E S) ORG
 7001 WALTERS JOHN ROYAL ARCH CHAPTER NO 68
 7001 WATERS MARSHALL
 7001 WESTMINSTER CHAPTER NO 99 (O E S)
 7001 WIDOW'S SON TRUST
 7001 WRIGHT GEORGE W LODGE NO 346
 7006 WILLIAMS ESTELLE G MRS
 7008 BROWN JOHN B
 7012 BIBLE WAY CHURCH OF GOD THE GREEN R REV
 7100 NORFOLK CHRISTIAN SCHOOL (DISCOVERY CENTER)
 7101 GRANBY HIGH SCHOOL
 7120 TABERNACLE BOOK ROOM
 7120 TABERNACLE CHURCH OF NORFOLK
 7130 NORFOLK CHRISTIAN LOWER SCHOOL
 7140 MULTI TENANT RESIDENTIAL
 7144 MULTI TENANT RESIDENTIAL
 7148 MULTI TENANT RESIDENTIAL
 7211 BALLENTINE MARY F HOME
 7220 ANNUNCIATION GREEK ORTHODOX CHURCH
 7220 HELLENIC COMMUNITY CENTER
 7246 FIRST CHURCH OF CHRIST SCIENTIST
 7254 BALL MARVIN L JR
 7255 TEMPLE ISRAEL
 7258 HAND LILLIAN L MRS
 7260 THOMAS JANE O MRS (B)
 7260 UHLER ELIZ C MRS (A)
 7305 PACE ELIZ A
 7308 NORFOLK COLLEGIATE SCHOOL
 7309 EDWARDS C OTIS
 7312 BLANCHARD RICH D E DENTIST
 7312 GRANBY PROFESSIONAL BUILDING
 7312 KONIKOFF ALBERT B DENTIST
 7312 LEDERMAN IRA R PHYS
 7312 PEARLMAN EDWIN PHYS
 7312 RESHEFSKY BONNIE L PHYS
 7312 VAUGHN MAYO C DENTIST
 7314 WEST ADA B
 7315 SAUNDERS DAVID J
 7316 EPSTEIN HAROLD A DENTIST
 7316 KONIKOFF STEPH E DENTIST
 7316 ZENO ALLAN S DENTIST
 7319 MORRIS LAURA G
 7333 WILSON PATRICIA C
 7336 NORFOLK COLLEGIATE SCHOOL UPPER
 7337 HARRIS LUCY J MRS
 7400 BONNIE BONNIE & HOROWITZ DENTISTS

6901 ROYSTER MEMORIAL PRESBYTERIAN CHURCH
 7000 PUTMAN GUY H III
 7001 NO RETURN
 7101 GRANBY ELEMENTARY SCHOOL
 7141 MULTI TENANT RESIDENTIAL
 7141 RIVERSIDE TERRACE APARTMENTS
 7202 MULTI TENANT RESIDENTIAL
 7202 TALBOT PARK APARTMENTS
 7206 MULTI TENANT RESIDENTIAL
 7207 MULTI TENANT RESIDENTIAL
 7207 RIVERSIDE TERRACE APARTMENTS
 7210 MULTI TENANT RESIDENTIAL
 7211 MULTI TENANT RESIDENTIAL
 7214 MULTI TENANT RESIDENTIAL
 7231 MULTI TENANT RESIDENTIAL
 7236 MULTI TENANT RESIDENTIAL
 7300 JEWISH COMMUNITY SERVICE CENTER
 7300 UNITED JEWISH FEDERATION INC OF TIDEWATER
 7301 LINDEMANN ROBT B
 7305 LEGUM STEVEN M
 7337 COHEN ROBT S
 7601 MULTI TENANT RESIDENTIAL

118	MULTI TENANT RESIDENTIAL
118	TALBOT PARK APARTMENTS
118	TALBOT PARK APARTMENTS (OFC) (2)
134	MULTI TENANT RESIDENTIAL
136	MULTI TENANT RESIDENTIAL
141	MULTI TENANT RESIDENTIAL
203	MULTI TENANT RESIDENTIAL
206	MULTI TENANT RESIDENTIAL
207	MULTI TENANT RESIDENTIAL
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409	MULTI TENANT RESIDENTIAL
410	MULTI TENANT RESIDENTIAL
411	MULTI TENANT RESIDENTIAL
414	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
421	MULTI TENANT RESIDENTIAL

100	NO RETURN
107	PAHL EDW H
111	NO RETURN
113	FEKETE ANDREW M
115	GUIDA FRANK B

74 total records. Part 1 of 2

6926 WINN NURSERY INC PLANTS
 7001 ATLANTIC MASONIC LODGE NO 2 (AF & AM)
 7001 BETHEL NO 33 ORDER OF JOB'S DAUGHTERS
 7001 BETHEL NO 46 ORDER OF JOB'S DAUGHTERS
 7001 CORINTHIAN MASONIC LODGE NO 266 (A F & A M)
 7001 ELIZABETH CHAPTER NO 45 (O E S) ORG
 7001 ELIZABETH MASONIC LODGE (A F & A M)
 7001 FILER THOS W
 7001 GRICE COMMANDERY OF KNIGHTS OF TEMPLE NO 16 ORG-
 BENEVOLENT
 7001 MACE COURT NO 9 ORDER AMARANTH ORG BENEVOLENT
 7001 MASONIC TEMPLE HALLS
 7001 MASTERS & WARDENS ASSN 35TH MASONIC DIST ORG -
 BENEVOLENT
 7001 MORTON CHARLES T LODGE 232 (A F & A M)
 7001 NAOMI MASONIC LODGE NO 87 (A F & A M)
 7001 NORFOLK ASSEMBLY NO 235 SOCIAL ORDER BEAUCEANT
 7001 NORFOLK MASONIC LODGE NO 1 (A F & A M)
 7001 NORFOLK SCOTTISH RITE BODIES
 7001 NORFOLK UNITED ROYAL ARCH CHAPTER NO 1
 7001 OLD DOMINION CHAPTER NO 100 (O E S)
 7001 OWENS MASONIC LODGE NO 164 (A F & A M)
 7001 ROYAL ARCH COUNCIL 2D DISTRICT ORG BENEVOLENT
 7001 RUTH MASONIC LODGE NO 89 (A F & A M) ORG - BENEVOLENT
 7001 VIRGINIA CHAPTER NO 22 (O E S) ORG
 7001 WALTERS JOHN ROYAL ARCH CHAPTER NO 68
 7001 WESTMINSTER CHAPTER NO 99 (O E S)
 7001 WIDOWS SON TRUST
 7001 WRIGHT GEORGE W LODGE NO 346
 7002 VACANT
 7006 WILLIAMS ESTELLE G MRS
 7008 NO RETURN
 7012 BIBLE WAY CHURCH OF GOD THE
 7012 GREEN R REV
 7100 NORFOLK CHRISTIAN SCHOOL (DISCOVERY CENTER)
 7101 GRANBY HIGH SCHOOL
 7120 TABERNACLE BOOK ROOM
 7120 TABERNACLE CHURCH OF NORFOLK
 7130 NORFOLK CHRISTIAN LOWER SCHOOL
 7140 MULTI TENANT RESIDENTIAL
 7144 MULTI TENANT RESIDENTIAL
 7148 MULTI TENANT RESIDENTIAL
 7211 BALLENTINE MARY F HOME
 7220 ANNUNCIATION GREEK ORTHODOX CHURCH
 7220 HELLENIC COMMUNITY CENTER
 7246 FIRST CHURCH OF CHRIST SCIENTIST
 7254 BALL MARVIN L JR
 7255 TEMPLE ISRAEL
 7258 HAND LILLIAN L MRS
 7260 THOMAS JANE O MRS
 7260 UHLER ELIZ C MRS
 7305 PACE ELIZ A
 7308 NO RETURN (A)
 7308 VACANT (B)
 7309 DEWEY BRIAN E
 7312 BLANCHARD RICHD E DENTIST
 7312 GRANBY PROFESSIONAL BUILDING
 7312 KONIKOFF ALBERT B DENTIST
 7312 LEDERMAN IRA R PHYS
 7312 LIEBERMAN ROGER PHYS
 7312 PEARLMAN EDWIN PHYS
 7312 SAINSBURY JAMES W DENTIST
 7315 MATTHIAS CARL D
 7316 BONNIE HERBERT H DENTIST
 7316 BONNIE MARSHALL S DENTIST
 7316 EPSTEIN HAROLD A DENTIST
 7316 HOROWITZ ANDREW DENTIST
 7316 KONIKOFF STEPH E DENTIST
 7316 OWENS R GLENN JR DENTIST
 7316 ZENO ALLAN S DENTIST

Part 2 of 2

7319 COLLINGWOOD IDA A MRS
 7333 WILSON PATRICIA C
 7336 NORFOLK COLLEGIATE SCHOOL
 7337 HARRIS LUCY J MRS
 7341 WEST ADABELLE S MRS
 7401 HOLIDAY HEALTH & FITNESS CENTER

6901	ROYSTER MEMORIAL PRESBYTERIAN CHURCH
7000	DAILEY MYRTLE M MRS
7001	WILSON WM L REV
7101	GRANBY ELEMENTARY SCHOOL
7141	MULTI TENANT RESIDENTIAL
7141	RIVERSIDE TERRACE APARTMENTS
7202	MULTI TENANT RESIDENTIAL
7206	MULTI TENANT RESIDENTIAL
7207	MULTI TENANT RESIDENTIAL
7210	MULTI TENANT RESIDENTIAL
7211	MULTI TENANT RESIDENTIAL
7214	MULTI TENANT RESIDENTIAL
7231	MULTI TENANT RESIDENTIAL
7236	MULTI TENANT RESIDENTIAL
7300	UNITED JEWISH FEDERATION INC OF NFK & VA BCH
7301	LINDEMANN ROBT B
7305	LEGUM STEVEN M
7337	COHEN ROBT S
7601	MULTI TENANT RESIDENTIAL

118	MULTI TENANT RESIDENTIAL
118	TALBOT PARK APARTMENTS
118	TALBOT PARK APARTMENTS (OFC) (2)
134	MULTI TENANT RESIDENTIAL
136	MULTI TENANT RESIDENTIAL
141	MULTI TENANT RESIDENTIAL
203	MULTI TENANT RESIDENTIAL
206	MULTI TENANT RESIDENTIAL
207	MULTI TENANT RESIDENTIAL
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408	MULTI TENANT RESIDENTIAL
409	MULTI TENANT RESIDENTIAL
410	MULTI TENANT RESIDENTIAL
411	MULTI TENANT RESIDENTIAL
414	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
421	MULTI TENANT RESIDENTIAL
422	RIVERSIDE TERRACE APARTMENTS (OFC)

100 VACANT
 107 PAHL EDW H
 111 FONTAIN ARMAND E
 113 FEKETE ANDREW M
 115 VACANT

73 total records. Part 1 of 2

6926 WINN NURSERY INC
 7001 ATLANTIC MASONIC LODGE NO 2 (A F & A M)
 7001 BETHEL NO 33 ORDER OF JOB'S DAUGHTERS
 7001 BETHEL NO 46 ORDER OF JOB'S DAUGHTERS
 7001 CAVALIER MASONIC LODGE NO 80 (A F & A M)
 7001 CORINTHIAN MASONIC LODGE NO 266 (A F & A M)
 7001 ELIZABETH CHAPTER NO 45 (O E S)
 7001 ELIZABETH MASONIC LODGE NO 34 (A F & A M)
 7001 GRICE COMMANDERY OF KNIGHTS OF TEMPLE NO 16 ORG -
 BENEVOLENT
 7001 MACE COURT NO 9 ORDER AMARANTH ORG BENEVOLENT
 7001 MASONIC TEMPLE HALLS
 7001 MASTERS & WARDENS ASSN 35TH MASONIC DIST ORG -
 BENEVOLENT
 7001 MORTON CHARLES T LODGE 232 (A F & A M)
 7001 NAOMI MASONIC LODGE NO 87 (A F & A M)
 7001 NORFOLK ASSMEBLY NO 235 SOCIAL ORDER BEAUCEANT
 7001 NORFOLK MASONIC LODGE NO 1 (A F & A M)
 7001 NORFOLK SCOTTISH RITE BODIES
 7001 NORFOLK UNITED ROYAL ARCH CHAPTER NO 1
 7001 OLD DOMINION CHAPTER NO 100 (O E S)
 7001 ORDER OF DE MOLAY NORFOLK CHAPTER NO 1
 7001 OWENS MASONIC LODGE NO 164 (A F & A M)
 7001 ROYAL ARCH COUNCIL 2D DISTRICT ORG BENEVOLENT
 7001 RUTH MASONIC LODGE NO 89 (A F & A M) ORG - BENEVOLENT
 7001 VIRGINIA CHAPTER NO 22 (O E S) ORG
 7001 WALTERS JOHN ROYAL ARCH CHAPTER NO 68
 7001 WESTMINSTER CHAPTER NO 99 (O E S)
 7001 WIDOWS SON TRUST
 7002 VACANT
 7006 WILLIAMS ESTELLE G MRS
 7008 BROOKS MC COY
 7100 NORFOLK CHRISTIAN SCHOOL (DISCOVERY CENTER)
 7101 GRANBY HIGH SCHOOL
 7120 TABERNACLE BOOK ROOM
 7120 TABERNACLE CHURCH OF NORFOLK
 7130 NORFOLK CHRISTIAN LOWER SCHOOL
 7140 MULTI TENANT RESIDENTIAL
 7144 MULTI TENANT RESIDENTIAL
 7148 MULTI TENANT RESIDENTIAL
 7211 BALLENTINE MARY F HOME
 7211 SMITH EVELYN G
 7220 ANNUNCIATION GREEK ORTHODOX CHURCH
 7220 HELLENIC COMMUNITY CENTER
 7246 FIRST CHURCH OF CHRIST SCIENTIST
 7254 BALL MARVIN L
 7255 TEMPLE ISRAEL
 7258 HAND LILLIAN L MRS
 7260 ETHERIDGE MYRTLE C MRS (B)
 7260 UHLER ELIZ C MRS (A)
 7305 PACE ELIZ A
 7308 HOUSTON PHELTON C MRS (A)
 7308 WILLIAMSON NANCY (B)
 7309 PRITCHARD DAVID W
 7312 ARMISTEAD R LEWIS DENTIST
 7312 BLANCHARD RICH D E DENTIST
 7312 BUSSEY WM F DENTIST
 7312 CLARKE JERRY C DENTIST
 7312 GRANBY PROFESSIONAL BUILDING
 7312 KONIKOFF ALBERT B DENTIST
 7312 LEDERMAN IRA R PHYS
 7312 PEARLMAN EDWIN PHYS
 7312 SAINSBURY JAMES W DENTIST
 7315 MATTHIAS CARL D
 7316 BONNIE HERBERT H DENTIST
 7316 BONNIE MARSHALL S DENTIST
 7316 EPSTEIN HAROLD A DENTIST
 7316 KONIKOFF STEPH E DENTIST
 7316 OWENS R GLENN JR DENTIST
 7316 ZENO ALLAN S DENTIST

Part 2 of 2

7319 ANDER ROBT K
7336 NORFOLK COLLEGIATE SCHOOL
7337 HARRIS LUCY J MRS
7341 WEST ADA B MRS
7401 EUROPEAN HEALTH SPA

6900 ROYSTER MEMORIAL PRESBYTERIAN CHURCH
7000 DAILEY MYRTLE M MRS
7001 WILSON WM L REV
7101 GRANBY ELEMENTARY SCHOOL
7141 MULTI TENANT RESIDENTIAL
7141 RIVERSIDE TERRACE APARTMENTS
7202 MULTI TENANT RESIDENTIAL
7206 MULTI TENANT RESIDENTIAL
7207 MULTI TENANT RESIDENTIAL
7210 MULTI TENANT RESIDENTIAL
7211 MULTI TENANT RESIDENTIAL
7214 MULTI TENANT RESIDENTIAL
7231 MULTI TENANT RESIDENTIAL
7236 MULTI TENANT RESIDENTIAL
7300 UNITED JEWISH FEDERATION INC OF NFK & VA BCH
7601 MULTI TENANT RESIDENTIAL

118	MULTI TENANT RESIDENTIAL
118	TALBOT PARK APARTMENTS
118	TALBOT PARK APARTMENTS (OFC)
134	MULTI TENANT RESIDENTIAL
136	MULTI TENANT RESIDENTIAL
141	MULTI TENANT RESIDENTIAL
203	MULTI TENANT RESIDENTIAL
206	MULTI TENANT RESIDENTIAL
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408	MULTI TENANT RESIDENTIAL
409	MULTI TENANT RESIDENTIAL
410	MULTI TENANT RESIDENTIAL
411	MULTI TENANT RESIDENTIAL
414	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
421	MULTI TENANT RESIDENTIAL
422	RIVERSIDE TERRACE APARTMENTS OFC

100	BENSON ROBT E
100	SAWYER BLAKE
107	SEIDEN PAUL A
111	GRIFFITS JOSEPH P REV
113	FEKETE ANDREW M

72 total records. Part 1 of 2

6926 WINN NURSERY INC
 7001 ATLANTIC MASONIC LODGE NO 2 (A F & A M)
 7001 BETHEL NO 33 ORDER OF JOB'S DAUGHTERS
 7001 BETHEL NO 46 ORDER OF JOB'S DAUGHTERS
 7001 BURNHAM HARRY S
 7001 CAVALIER MASONIC LODGE NO 80 (A F & A M)
 7001 CORINTHIAN MASONIC LODGE NO 266 (A F & A M)
 7001 ELIZABETH CHAPTER NO 45 (O E S)
 7001 ELIZABETH MASONIC LODGE NO 34 (A F & A M)
 7001 GRICE COMMANDERY OF KNIGHTS OF TEMPLE NO 16
 7001 MASONIC TEMPLE
 7001 MASTERS & WARDENS ASSN 35TH MASONIC DIST
 7001 MORTON CHARLES T LODGE 232 (A F & A M)
 7001 NAOMI MASONIC LODGE NO 87 (A F & A M)
 7001 NORFOLK MASONIC LODGE NO 1 (A F & A M)
 7001 NORFOLK SCOTTISH RITE BODIES
 7001 NORFOLK UNITED ROYAL ARCH CHAPTER NO 1
 7001 OLD DOMINION CHAPTER NO 100 (O E S)
 7001 ORDER OF DE MOLAY NORFOLK CHAPTER NO 1
 7001 OWENS MASONIC LODGE NO 164 (A F & A M)
 7001 POLICE & FIRE SQUARE CLUB OF NORFOLK
 7001 ROYAL ARCH COUNCIL 2D DISTRICT
 7001 RUTH MASONIC LODGE NO 89 (A F & A M)
 7001 SOJOURNERS HAMPTON ROADS CHAPTER NO 6
 7001 VIRGINIA CHAPTER NO 22 (O E S)
 7001 WALTERS JOHN ROYAL ARCH CHAPTER NO 68
 7001 WESTMINSTER CHAPTER NO 99 (O E S)
 7001 WIDOW'S SON TRUST
 7002 RUTH'S GRILL
 7006 WHICHARD EDW LANDSCAPE GDNR
 7006 WILLIAMS ESTELLE G MRS
 7008 BROOKS MC COY
 7101 GRANBY HIGH SCHOOL
 7120 TABERNACLE BOOK ROOM
 7120 TABERNACLE CHURCH OF NORFOLK
 7130 NORFOLK CHRISTIAN LOWER SCHOOL
 7140 MULTI TENANT RESIDENTIAL
 7144 MULTI TENANT RESIDENTIAL
 7148 MULTI TENANT RESIDENTIAL
 7211 BALLENTINE MARY F HOME FOR THE AGED
 7211 SMITH EVELYN G
 7220 ANNUNCIATION GREEK ORTHODOX CHURCH
 7220 HELLENIC COMMUNITY CENTER
 7246 FIRST CHURCH OF CHRIST SCIENTIST
 7254 TIETGEN CHARLES A
 7255 TEMPLE ISRAEL
 7255 TEMPLE ISRAEL HEBREW SCHOOL
 7255 TEMPLE ISRAEL KINDERGARTEN
 7258 HAND LILLIAN L MRS
 7260 LASSITER HAZEL
 7260 STONE BELLE P MRS
 7305 PACE ELIZ A
 7308 HOUSTON PHELTON C MRS
 7309 PHILLIPS MARY R MRS
 7312 ARMISTEAD R LEWIS DENTIST
 7312 BATLEMAN BERNARD B DENTIST
 7312 BLANCHARD RICH D E DENTIST
 7312 BUSSEY WM F DENTIST
 7312 GRANBY PROFESSIONAL BUILDING
 7312 LEDERMAN IRA R PHYS
 7312 OWENS R GLENN JR DENTIST
 7312 PEARLMAN EDWIN PHYS
 7315 MATTHIAS CARL D
 7316 BONNIE HERBERT H DENTIST
 7316 EPSTEIN HAROLD A DENTIST
 7316 FEKETE ANDREW M PHYS
 7316 ZENO ALLAN S DENTIST
 7319 ANDER ROBT K
 7336 CAROLTON OAKS SCHOOL

Part 2 of 2

7337 HARRIS LUCY J MRS
 7341 WEST ADA B MRS
 7401 EUROPEAN HEALTH SPA

6900	ROYSTER MEMORIAL PRESBYTERIAN CHURCH
7000	DAILEY MYRTLE M
7001	WILSON WM L REV
7101	GRANBY ELEMENTARY SCHOOL
7141	MULTI TENANT RESIDENTIAL
7202	MULTI TENANT RESIDENTIAL
7206	MULTI TENANT RESIDENTIAL
7207	MULTI TENANT RESIDENTIAL
7210	MULTI TENANT RESIDENTIAL
7211	MULTI TENANT RESIDENTIAL
7214	MULTI TENANT RESIDENTIAL
7231	MULTI TENANT RESIDENTIAL
7236	MULTI TENANT RESIDENTIAL
7330	UNITED JEWISH FEDERATION INC OF MFK & VA BCH
7601	MULTI TENANT RESIDENTIAL

118	MULTI TENANT RESIDENTIAL
118	TALBOT PARK APARTMENTS
118	TALBOT PARK APARTMENTS (OFC) (2)
134	MULTI TENANT RESIDENTIAL
136	MULTI TENANT RESIDENTIAL
141	MULTI TENANT RESIDENTIAL
203	MULTI TENANT RESIDENTIAL
206	MULTI TENANT RESIDENTIAL
207	MULTI TENANT RESIDENTIAL
208	MULTI TENANT RESIDENTIAL
211	MULTI TENANT RESIDENTIAL
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302	MULTI TENANT RESIDENTIAL
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318	MULTI TENANT RESIDENTIAL
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409	MULTI TENANT RESIDENTIAL
410	MULTI TENANT RESIDENTIAL
411	MULTI TENANT RESIDENTIAL
414	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
421	MULTI TENANT RESIDENTIAL
422	RIVERSIDE TERRECE APARTMENTS

1968 ELVIN RD

SOURCE: HILLS

100 NO RETURN
107 FRIEDMAN MARTIN JR
111 SHEPPARD DAVID E
113 FEKETE ANDREW M

1968 GRANBY ST

SOURCE: HILLS

6926 WINN NURSERY INC
7002 RUTH'S GRILL
7006 WHICHARD EDW LANDSCAPE GDNR
7006 WILLIAMS ESTELLA G MRS
7008 BROOKS MC COY
7009 VACANT
7101 GRANBY HIGH SCHOOL
7102 GRANBY GROCERY
7120 TABERNACLE CHURCH OF NORFOLK
7130 NORFOLK CHRISTIAN GRAMMAR SCHOOL
7140 MULTI TENANT RESIDENTIAL
7144 MULTI TENANT RESIDENTIAL
7148 MULTI TENANT RESIDENTIAL
7211 BALLENTINE MARY F HOME FOR THE AGED
7220 HELLENIC GREEK ORTHODOX CHURCH
7220 HELLENIC COMMUNITY CENTER
7246 FIRST CHURCH OF CHRIST SCIENTIST
7254 BENNETT HATTIE P MRS
7255 TEMPLE ISRAEL
7255 TEMPLE ISRAEL HEBREW SCHOOL
7255 TEMPLE ISRAEL KINDERGARTEN
7258 HAND LILLIAN L MRS
7260 DOVELL EVELYN F MRS
7305 KUNDTZ RAYMOND J
7308 HOUSTON RICHD H
7309 PHILLIPS MARY R MRS
7312 BATLEMAN BERNARD B DENTIST
7312 BLANCHARD, RICHD E DENTIST
7312 BUILDING
7312 EINHORN BERNARD I DENTIST
7312 EPSTEIN HAROLD A DENTIST
7312 GRANBY PROFESSIONAL
7312 OWENS R GLENN JR DENTIST
7312 PEARLMAN EDWIN PHYS
7315 MATTHIAS CARL D
7316 BONNIE HERBERT H DENTIST
7316 FEKETE ANDREW M PHYS
7316 ZENO ALLAN S DENTIST
7319 SCHLOSS BERT
7336 CAROLTON OAKS SCHOOL
7337 HARRIS LUCY J MRS
7341 WEST ADA B MRS
7401 INTERNATIONAL HEALTH

6900	ROYSTER MEMORIAL PRESBYTERIAN CHURCH
7000	DAILEY GEO W
7001	WILSON WM L REV
7101	GRANBY ELEMENTARY SCHOOL
7141	MULTI TENANT RESIDENTIAL
7202	MULTI TENANT RESIDENTIAL
7206	MULTI TENANT RESIDENTIAL
7207	MULTI TENANT RESIDENTIAL
7210	MULTI TENANT RESIDENTIAL
7211	MULTI TENANT RESIDENTIAL
7214	MULTI TENANT RESIDENTIAL
7231	MULTI TENANT RESIDENTIAL
7236	MULTI TENANT RESIDENTIAL
7601	MULTI TENANT RESIDENTIAL

100	EXECUTIVE WEST APARTMENTS
118	MULTI TENANT RESIDENTIAL
118	TALBOT PARK APARTMENTS
118	TALBOT PARK APARTMENTS (OFC) (2)
134	MULTI TENANT RESIDENTIAL
136	MULTI TENANT RESIDENTIAL
141	MULTI TENANT RESIDENTIAL
203	MULTI TENANT RESIDENTIAL
206	MULTI TENANT RESIDENTIAL
207	MULTI TENANT RESIDENTIAL
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211	MULTI TENANT RESIDENTIAL
215	MULTI TENANT RESIDENTIAL
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410	MULTI TENANT RESIDENTIAL
411	MULTI TENANT RESIDENTIAL
414	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
421	MULTI TENANT RESIDENTIAL
422	RIVERSIDE TERRACE APARTMENTS (OFC)

1964 ELVIN RD

SOURCE: HILLS

100 COHEN IRVING
107 FRIEDMAN MARTIN JR
111 DA SILVA ANTINO C
111 DA SILVA MATILDA J NURSE
115 VACANT

1964 GRANBY ST

SOURCE: HILLS

6926 WINN NURSERY INC
7002 RUTH'S GRILL RESTR
7006 WILLIAMS ESTELLA G MRS
7008 BROOKS M C COY
7101 GRANBY HIGH SCHOOL
7102 GRANBY GROCERY
7120 TABERNACLE CHURCH OF NORFOLK
7130 NORFOLK CHRISTIAN GRAMMAR SCHOOL
7136 UNDER CONSTN
7140 MULTI TENANT RESIDENTIAL
7144 MULTI TENANT RESIDENTIAL
7148 MULTI TENANT RESIDENTIAL
7211 BALLENTINE MARY F HOME FOR THE AGED
7220 HELLENIC GREEK ORTHODOX CHURCH
7220 HELLENIC COMMUNITY CENTER
7246 FIRST CHURCH OF CHRIST SCIENTIST
7254 BENNETT HATTIE P MRS
7255 TEMPLE ISRAEL
7258 HAND GEO P
7260 DOVELL EVELYN F MRS
7305 PACE NELLIE M MRS
7308 HOUSTON RICHD H
7309 PHILLIPS ROLAND R
7312 BATLEMAN BERNARD B DENTIST
7312 EINHORN BERNARD I DENTIST
7312 EPSTEIN HAROLC A DENTIST
7312 GRANBY PROFESSIONAL BUILDING
7312 HILL NORMAN N JR PHYS
7312 PEARLMAN EDWIN PHYS
7315 MC NEIL JAMES H
7316 FEKETE ANDREW M PHYS
7316 MOFFETT BROOKE M PHYS
7319 SCHLOSS BERT
7336 CAROLTON OAKS SCHOOL
7337 HARRIS NORMAN J
7341 NO RETURN
7401 INTERNATIONAL HEALTH STUDIOS

6900	ROYSTER MEMCRIAL PRESBYTERIAN CHURCH
7000	DAILEY GEO W
7101	GRANBY ELEMENTARY SCHOOL
7141	MULTI TENANT RESIDENTIAL
7202	MULTI TENANT RESIDENTIAL
7206	MULTI TENANT RESIDENTIAL
7207	MULTI TENANT RESIDENTIAL
7210	MULTI TENANT RESIDENTIAL
7211	MULTI TENANT RESIDENTIAL
7214	MULTI TENANT RESIDENTIAL
7231	MULTI TENANT RESIDENTIAL
7236	MULTI TENANT RESIDENTIAL
7601	MULTI TENANT RESIDENTIAL

118	MULTI TENANT RESIDENTIAL
118	TALBOT PARK APARTMENTS
118	TALBOT PARK APARTMENTS (OFC) (2)
134	MULTI TENANT RESIDENTIAL
136	MULTI TENANT RESIDENTIAL
141	MULTI TENANT RESIDENTIAL
203	MULTI TENANT RESIDENTIAL
206	MULTI TENANT RESIDENTIAL
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410	MULTI TENANT RESIDENTIAL
411	MULTI TENANT RESIDENTIAL
414	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
421	MULTI TENANT RESIDENTIAL
422	RIVERSIDE TERRACE APARTMENTS (OFC)

1959 ELVIN RD

SOURCE: HILLS

100 CUFF WM A
107 FRIEDMAN MARTIN IR
111 SMALL ROBT H
115 CROMWELL ELVIN

1959 GRANBY ST

SOURCE: HILLS

6926 WINN NURSERY INC
7002 RUTH'S CONFY
7006 WILLIAMS JAS H
7008 BROOKS MCCOY
7012 -14 VACANT
7101 GRANBY HI SCH
7102 TALBOT PARK DELICATESSEN
7120 TABERNACLE CH OF NKF
7130 NFK CHRISTIAN GRAMMAR SCH
7200 HELLENIC GREEK ORTHODOX CH
7211 BALLENTINE MARY F HOME FOR THE AGED
7246 FIRST CH OF CHRIST SCIENTIST
7254 BENNETT H FRANK
7255 TEMPLE ISRAEL
7258 HAND GOO P
7260 BURG PAUL
7260 DOVELL EVELYN F
7301 KELLER GOE H
7305 PACE NELLIE M MRS
7308 HOUSTON RICHD H
7309 PHILLIPS ROLAND R
7315 MCNEIL JAS H
7319 BCHLOSS BERT
7336 CAROLTON OAKS DAY SCH
7337 HARRIS NORMAN J
7341 WEST MAYNARD D
7420 NFK FED SAV & LOAN ASAN (BR)

6900	ROYSTER MEMORIAL PRESBY CH
7000	DAILEY GEO W
7101	GRANBY ELEMENARY SCH
7141	MULTI TENANT RESIDENTIAL
7202	MULTI TENANT RESIDENTIAL
7206	MULTI TENANT RESIDENTIAL
7207	MULTI TENANT RESIDENTIAL
7210	MULTI TENANT RESIDENTIAL
7211	MULTI TENANT RESIDENTIAL
7214	MULTI TENANT RESIDENTIAL
7231	MULTI TENANT RESIDENTIAL
7236	MULTI TENANT RESIDENTIAL
7601	MULTI TENANT RESIDENTIAL

118	-421 TALBOT PARK APTS
118	MULTI TENANT RESIDENTIAL
118	TALBOT PARK APTS (OFC) (2)
134	MULTI TENANT RESIDENTIAL
136	MULTI TENANT RESIDENTIAL
141	MULTI TENANT RESIDENTIAL
203	MULTI TENANT RESIDENTIAL
206	MULTI TENANT RESIDENTIAL
207	MULTI TENANT RESIDENTIAL
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409	MULTI TENANT RESIDENTIAL
410	MULTI TENANT RESIDENTIAL
411	MULTI TENANT RESIDENTIAL
414	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
421	MULTI TENANT RESIDENTIAL
422	RIVERSIDE TER APTS (OFC)

1955-56 ELVIN RD

SOURCE: HILLS

100 CUFF WM A
107 FRIEDMAN MARTIN JR
111 VACANT
115 CROMWELL ELVIN

1955-56 GRANBY ST

SOURCE: HILLS

6926 WINN NURSERY INC
7002 HOLMES GROCERY
7006 WILLIAMS JAS H
7008 BROOKS MCCOY
7012 HOLMES CONFY
7014 TATUM WALLACE
7102 TALBOL PARK DELICATESSEN
7120 TABERNACLE CH OF NFK
7130 NFK CHRISTIAN GRAMMAR SCH
7200 HELLENIC CREEK ORTHODOX CH
7211 BALLENTINE MARY F HOME FOR THE AGED
7234 BENNETT HENRY F
7235 TEMPLE ISRAEL
7246 FIRST CH OF CHRIST SCIENTIST
7258 HAND GEO P
7260 CARR GEO
7260 STAHLMAN WM D
7301 GRANBY HIGH SCHOOL
7305 PACE NELLLE M MRS
7308 HOUSTON RICHD H
7309 PHILLIPS ROLAND R
7315 MCNEIL JAS H
7319 SCHLOSS BERT
7324 IVES ROBERTA H MRS
7336 CAROLTON OAKS DAY SCH (BR)
7337 HARRIS NORMAN J
7337 QUAYLE ISABELLE J MRS
7341 WEST MAYNARD D
7500 PERRY'S CAMERA SHOP

6917	ROYST MEMORIAL PRESBY CH
7000	DAILEY GEO W
7101	GRANBY ELEMENTARY BCH
7141	MULTI TENANT RESIDENTIAL
7202	MULTI TENANT RESIDENTIAL
7206	MULTI TENANT RESIDENTIAL
7207	MULTI TENANT RESIDENTIAL
7210	MULTI TENANT RESIDENTIAL
7211	MULTI TENANT RESIDENTIAL
7214	MULTI TENANT RESIDENTIAL
7231	MULTI TENANT RESIDENTIAL
7236	MULTI TENANT RESIDENTIAL
7601	MULTI TENANT RESIDENTIAL

118	-421 TALBOT PARK APTS
118	MULTI TENANT RESIDENTIAL
118	TALBOT PARK APTS (OFC) (2)
134	MULTI TENANT RESIDENTIAL
136	MULTI TENANT RESIDENTIAL
141	MULTI TENANT RESIDENTIAL
203	MULTI TENANT RESIDENTIAL
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409	MULTI TENANT RESIDENTIAL
410	MULTI TENANT RESIDENTIAL
411	MULTI TENANT RESIDENTIAL
414	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
421	MULTI TENANT RESIDENTIAL
422	RIVERSIDE TER APTS (OFC)

1952 ELVIN RD

SOURCE: HILLS

100	LONG JOHN H
107	FRIEDMANN MARTIN JR
111	VIPOND AMAND C
115	CROMWELL ELVIN E

1952 GRANBY ST

SOURCE: HILLS

6926	WINN NURSERY INC
7002	HOLMES JAS T GRO
7008	BROOKS MCCOY CONFR
7010	WILLIAMS JAS H
7102	TALBOT PARK DELICATESSEN
7246	FIRST CH OF CHRIST SCIENTIST
7254	BENNETT HENRY F
7258	UNDER CONSTRUCTION
7260	RAMSEY SALLLE I MRS
7301	GRANBY HIGH SCHOOL
7301	KELLER GEO H
7305	PACE NELLIE M MRS
7308	HOUSTON RICH D
7309	PHILLIPS ROLAND R
7315	MCCARTNEY WM J
7319	SCHLOSS BERT
7324	CAROLTON OAKS SCH THE
7337	HARRIS NORMAN J
7341	WEST MAYNARD D
7500	PERRY'S CAMERA SHOP

6421	UNDER CONSTRUCTION
7000	DALLEY GEO W
7101	GRANBY ELEMENTARY SCH
7141	MULTI TENANT RESIDENTIAL
7202	MULTI TENANT RESIDENTIAL
7206	MULTI TENANT RESIDENTIAL
7207	MULTI TENANT RESIDENTIAL
7210	MULTI TENANT RESIDENTIAL
7211	MULTI TENANT RESIDENTIAL
7214	MULTI TENANT RESIDENTIAL
7231	MULTI TENANT RESIDENTIAL
7236	MULTI TENANT RESIDENTIAL
7601	MULTI TENANT RESIDENTIAL

118	MULTI TENANT RESIDENTIAL
118	TALBOT PARK APTS (OFC) (2)
134	MULTI TENANT RESIDENTIAL
136	MULTI TENANT RESIDENTIAL
141	MULTI TENANT RESIDENTIAL
203	MULTI TENANT RESIDENTIAL
206	MULTI TENANT RESIDENTIAL
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409	MULTI TENANT RESIDENTIAL
410	MULTI TENANT RESIDENTIAL
411	MULTI TENANT RESIDENTIAL
414	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
421	MULTI TENANT RESIDENTIAL
422	RIVERSIDE TER APT (OFC)

1949 ELVIN RD

SOURCE: POLKS

100 ELLINGTON RUSSEL O
111 VIPOND AMANDA C
115 CROMWELL ELVIN MRS

1949 GRANBY ST

SOURCE: POLKS

6818 WINN NURSERY INC. GREENHOUSE
7002 HOLMES JAS T C GRO
7006 BROOKS MCCOY C CONFR
7010 WILLIAMS JAS H C
7102 TALBOT PARK DELICATESSEN
7242 UNDER CONSTRUCTION
7254 BENNETT HENRY F
7301 AKELLER GEO H (2)
7301 GRANBY ST HIGH SCHOOL
7305 PACE NELLIE N MRS
7308 HOUSTON RICHD H
7309 PHILLIPS ROLAND R
7313 UNDER CONSTRUCTION
7319 SCHLOSS BERT
7324 LUSHER AARON
7337 HARRIS NORMAN J
7341 WEST MAYNARD D
7400 PERKINS RAYMOND E
7501 WEST'S PHARMACY

6415	RIVERPOINT APTS CORP
7101	GRANBY ELEMENTARY SCH
7141	MULTI TENANT RESIDENTIAL
7202	MULTI TENANT RESIDENTIAL
7206	MULTI TENANT RESIDENTIAL
7207	MULTI TENANT RESIDENTIAL
7210	MULTI TENANT RESIDENTIAL
7211	MULTI TENANT RESIDENTIAL
7214	MULTI TENANT RESIDENTIAL
7231	MULTI TENANT RESIDENTIAL
7236	MULTI TENANT RESIDENTIAL
7601	MULTI TENANT RESIDENTIAL

118	MULTI TENANT RESIDENTIAL
118	TALBOT PARK APTS (OFC) (2)
134	MULTI TENANT RESIDENTIAL
136	MULTI TENANT RESIDENTIAL
141	MULTI TENANT RESIDENTIAL
203	MULTI TENANT RESIDENTIAL
206	MULTI TENANT RESIDENTIAL
207	MULTI TENANT RESIDENTIAL
208	MULTI TENANT RESIDENTIAL
211	MULTI TENANT RESIDENTIAL
215	MULTI TENANT RESIDENTIAL
216	MULTI TENANT RESIDENTIAL
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410	MULTI TENANT RESIDENTIAL
411	MULTI TENANT RESIDENTIAL
414	MULTI TENANT RESIDENTIAL
416	MULTI TENANT RESIDENTIAL
421	MULTI TENANT RESIDENTIAL
422	RIVERSIDE TER APTS (OFC)

1944 ELVIN RD

SOURCE: POLKS

100	MCCREERY WM J
111	VIPOND AMAND C
115	CROMWELL ELVIN

1944 GRANBY ST

SOURCE: POLKS

6926	WINN NURSERY INC GREENHOUSE
7002	HOLMES RUTH GRO
7006	BROOKS MCCOY CONFR
7008	BROOKS MCCOY
7010	WILLIAMS JAS H
7016	HICKS GLADYS
7102	RALPH WM B GRO
7231	BENNETT HENRY F
7250	MILTEER CHAS E
7301	GRANBY ST HIGH SCHOOL
7305	FENK WM
7308	HOUSTON RICHD H
7309	PHILLIPS ROLAND R
7324	MILLER WALKER B
7337	HARRIS NORMAN J
7341	RHODES JERRY M
7400	ADELMAN HARRY

7202	MULTI TENANT RESIDENTIAL
7206	MULTI TENANT RESIDENTIAL
7210	MULTI TENANT RESIDENTIAL
7214	MULTI TENANT RESIDENTIAL
7236	MULTI TENANT RESIDENTIAL

115	MULTI TENANT RESIDENTIAL
131	MULTI TENANT RESIDENTIAL
136	MULTI TENANT RESIDENTIAL
141	MULTI TENANT RESIDENTIAL
203	MULTI TENANT RESIDENTIAL
206	MULTI TENANT RESIDENTIAL
207	MULTI TENANT RESIDENTIAL
208	MULTI TENANT RESIDENTIAL
211	MULTI TENANT RESIDENTIAL
215	MULTI TENANT RESIDENTIAL
216	MULTI TENANT RESIDENTIAL
218	MULTI TENANT RESIDENTIAL
300	MULTI TENANT RESIDENTIAL
302	MULTI TENANT RESIDENTIAL
304	MULTI TENANT RESIDENTIAL
306	MULTI TENANT RESIDENTIAL
310	MULTI TENANT RESIDENTIAL
311	MULTI TENANT RESIDENTIAL
318	MULTI TENANT RESIDENTIAL

STREET NOT LISTED

6900	WINN NURSERY INC GREENHOUSE
7006	BROOKS MCCOY RESTR
7008	BROOKS MCCOY
7010	WILLIAMS JAS H
7012	VACANT
7014	MCCOY EMANUEL GRO
7016	HICKS GLADYS
7102	MIDGETTE'S MARKET GROS
7201	VACANT
7203	VACANT
7205	VACANT
7401	KELLER GEO H

5159 SEE 5159 MAYFLOWER DR
7330 HARTLEY DANL M

STREET NOT LISTED

STREET NOT LISTED

6900	WINN NURSERY INC
7008	BROOKS MCCOY
7010	WILLIAMS JAS H
7012	TATUM LONNIE
7014	GRIFFIN RICHD
7102	KELLER SAML T GROCERY
7300	KELLER GEO W
7400	VACANT

5108 HOLMAN BERRY N

STREET NOT LISTED

STREET NOT LISTED

5503	ANDERSON JOHN A
5503	BARTCHER ARTH B
5503	ORCHARD CROMWELL BENTON L (COR)
7008	BROOKS MCCOY
7010	WILLIAMS JAS H
7012	VACANT
7016	BROWN RICHD
7300	KELLER GEO W
7400	MIDWAY SERVICE STA

RANGE NOT LISTED

STREET NOT LISTED

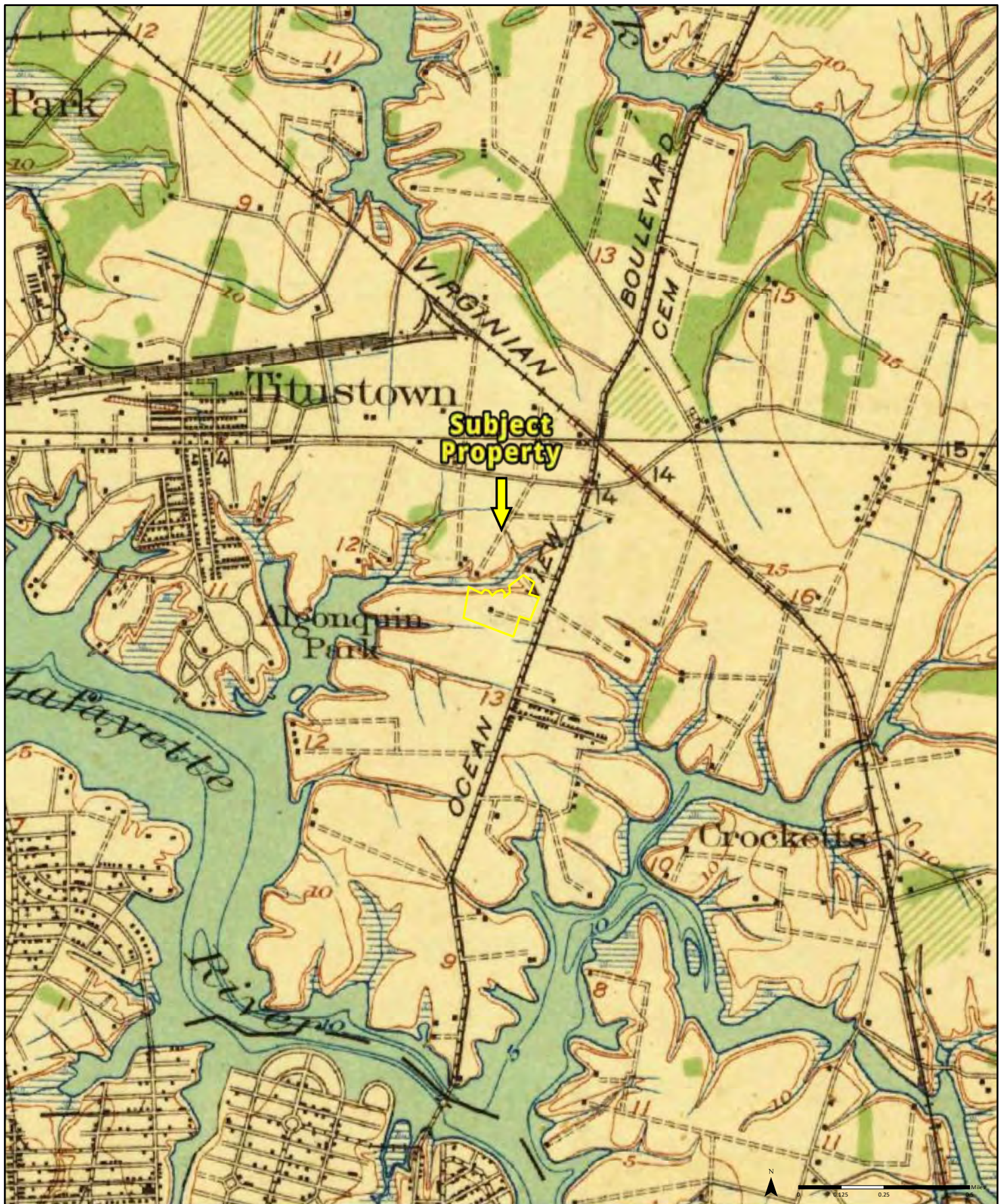
STREET NOT LISTED

4210
7600

VACANT
BRYANT N B

RANGE NOT LISTED

STREET NOT LISTED



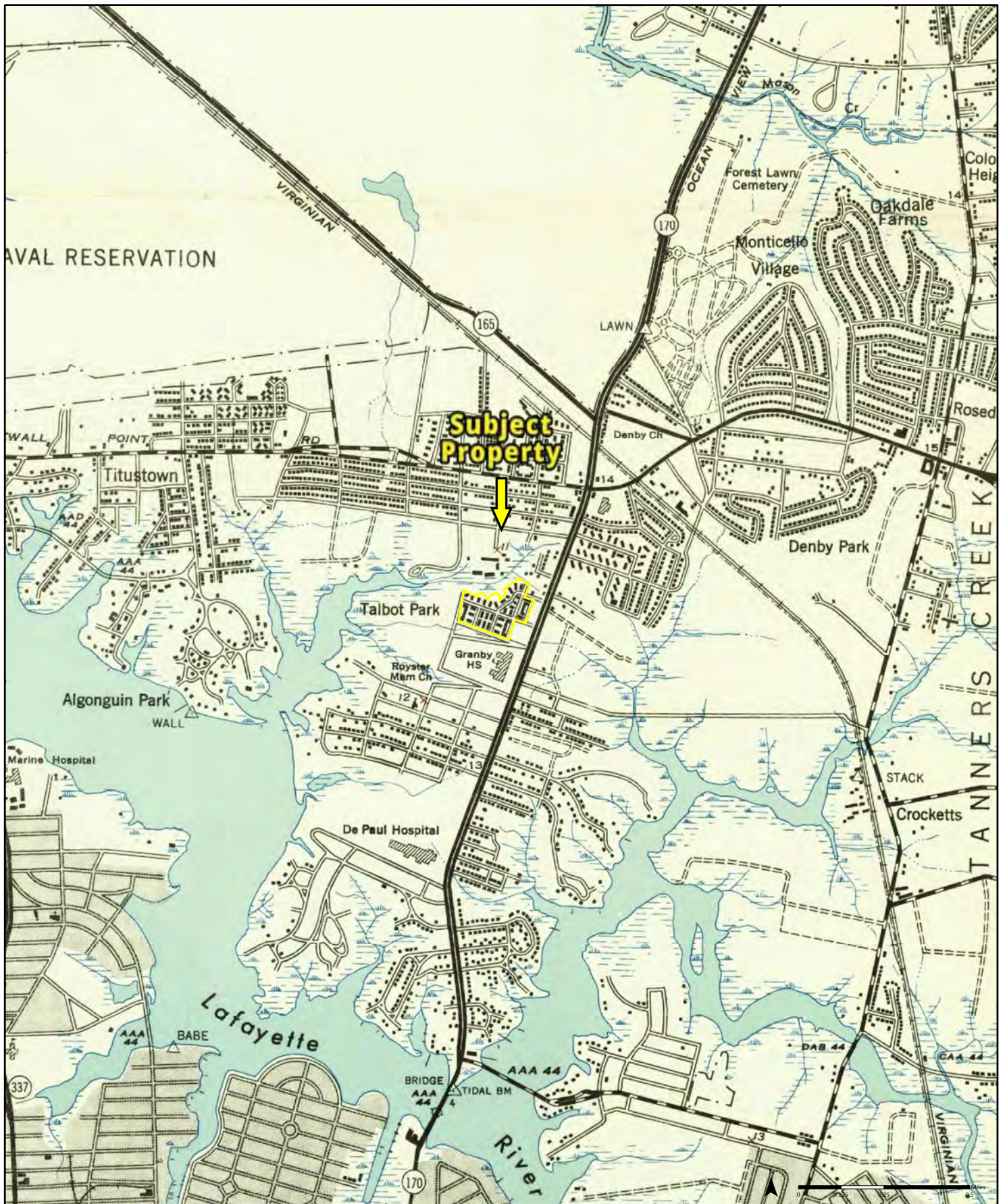
1921

Quadrangle(s): Newport News, VA

Order No. 24010300649

Source: USGS 15 Minute Topographic Map

PARTNER



1948

(1-1948)
Aerial Photo Year: 1942

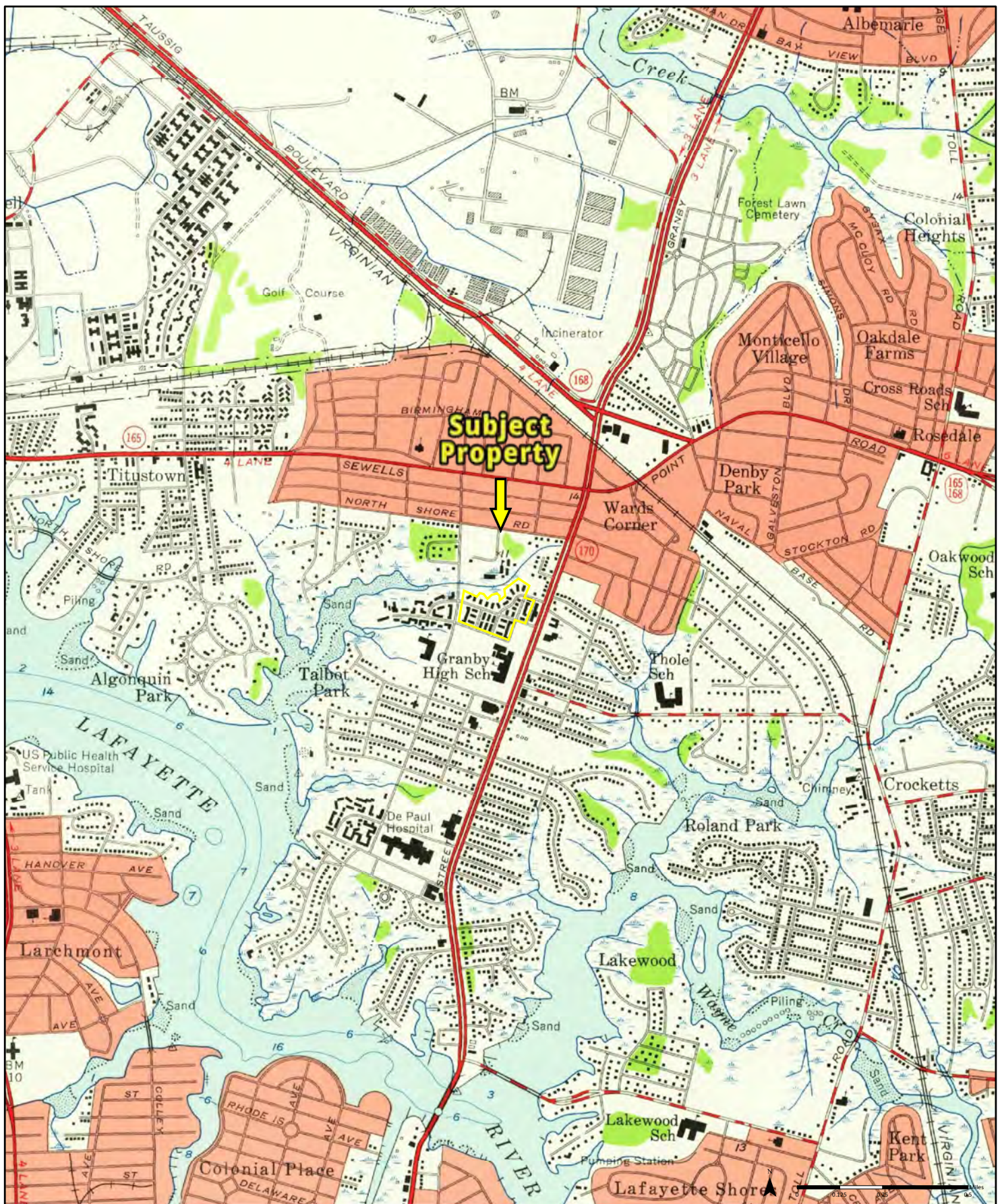
(2-1948)
Aerial Photo Year: 1942

Quadrangle(s): Norfolk North, VA(1-1948)
Ocean View, VA(2-1948)

Order No. 24010300649

Source: USGS 7.5 Minute Topographic Map

PARTNER



1955

(1-1955)

Aerial Photo Year: 1952

(2-1948)

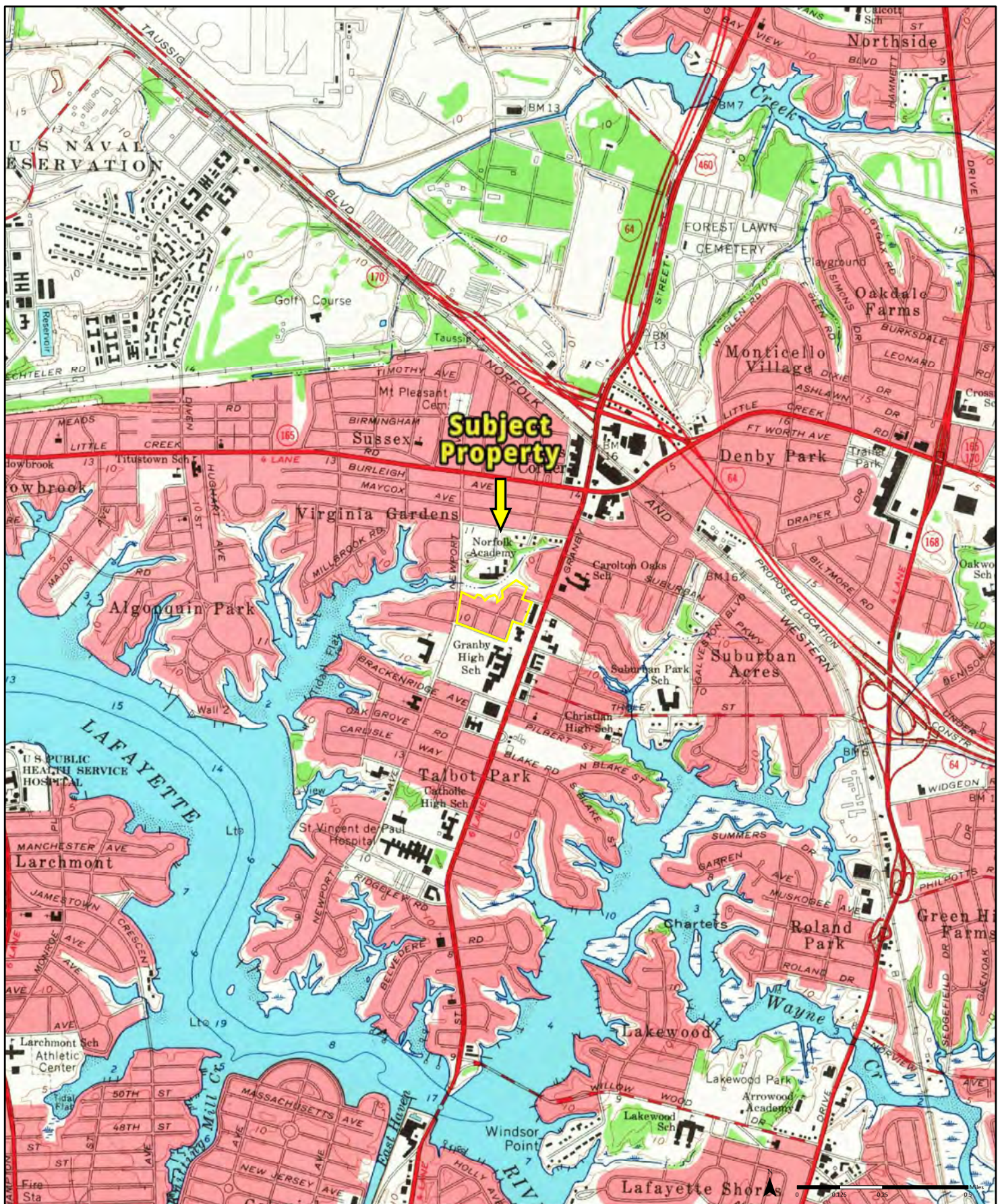
Aerial Photo Year: 1942

Quadrangle(s): Norfolk North, VA(1-1955)
Ocean View, VA(2-1948)

Order No. 24010300649

Source: USGS 7.5 Minute Topographic Map

PARTNER



1965

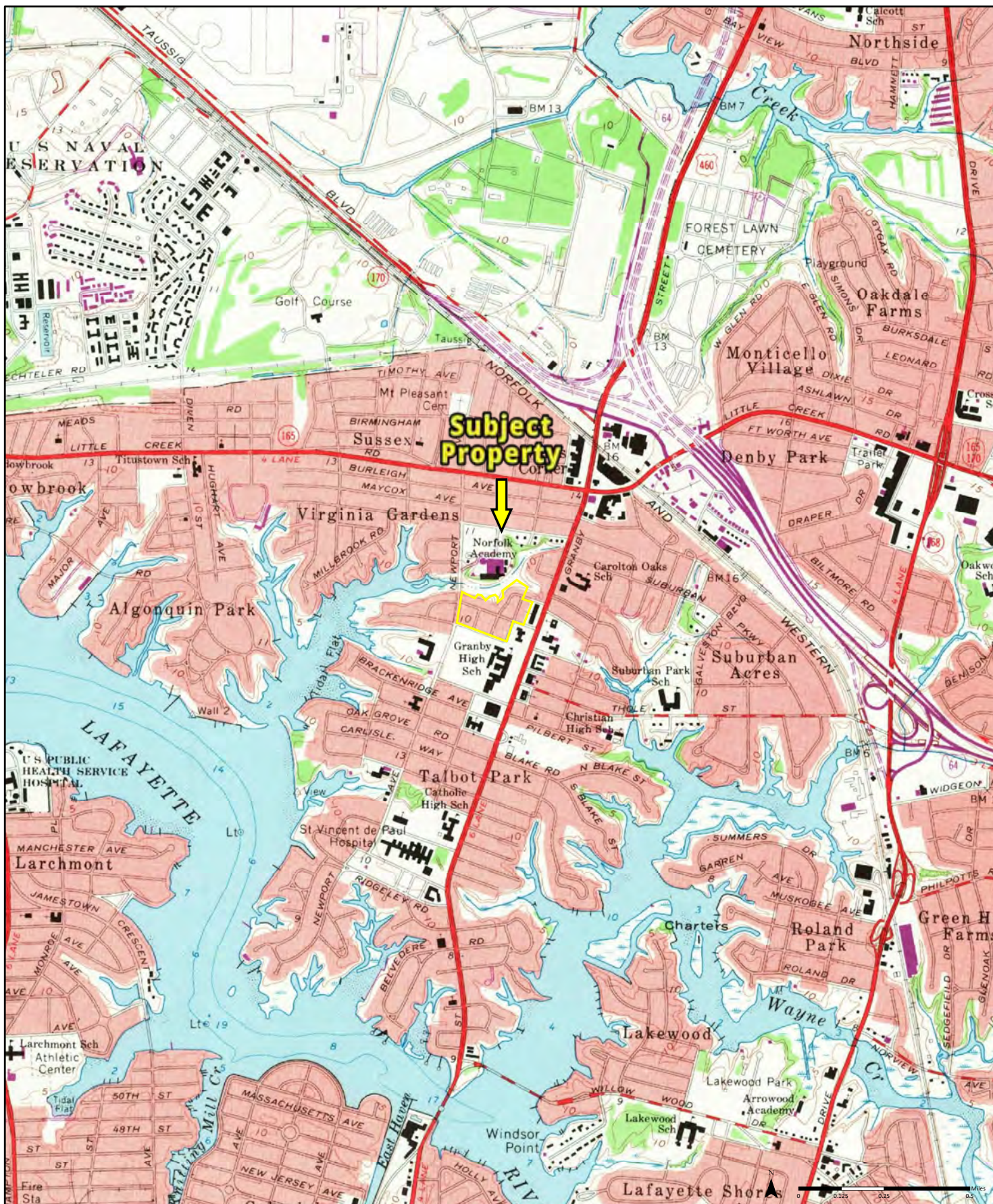
(1-1965) Aerial Photo Year: 1963 (2-1948) Aerial Photo Year: 1942

Quadrangle(s): Norfolk North, VA(1-1965)
Ocean View, VA(2-1948)

Order No. 24010300649

Source: USGS 7.5 Minute Topographic Map

PARTNER



1970

(1-1970) Aerial Photo Year: 1970
Photo Revision Year: 1970

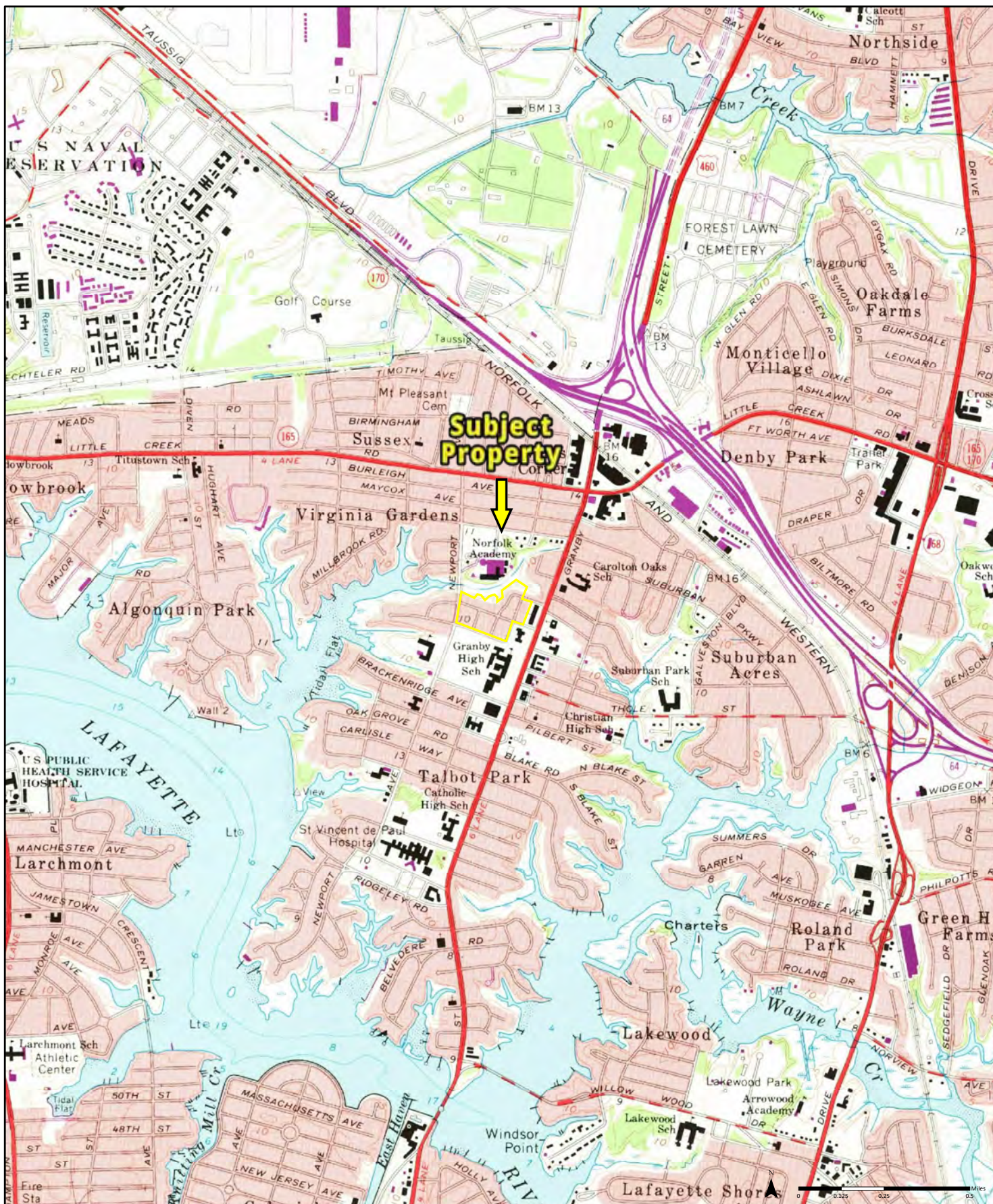
(2-1970) Aerial Photo Year: 1970
Photo Revision Year: 1970

Quadrangle(s): Norfolk North, VA(2-1970)
Little Creek, VA(1-1970)

Order No. 24010300649

Source: USGS 7.5 Minute Topographic Map

PARTNER



1973

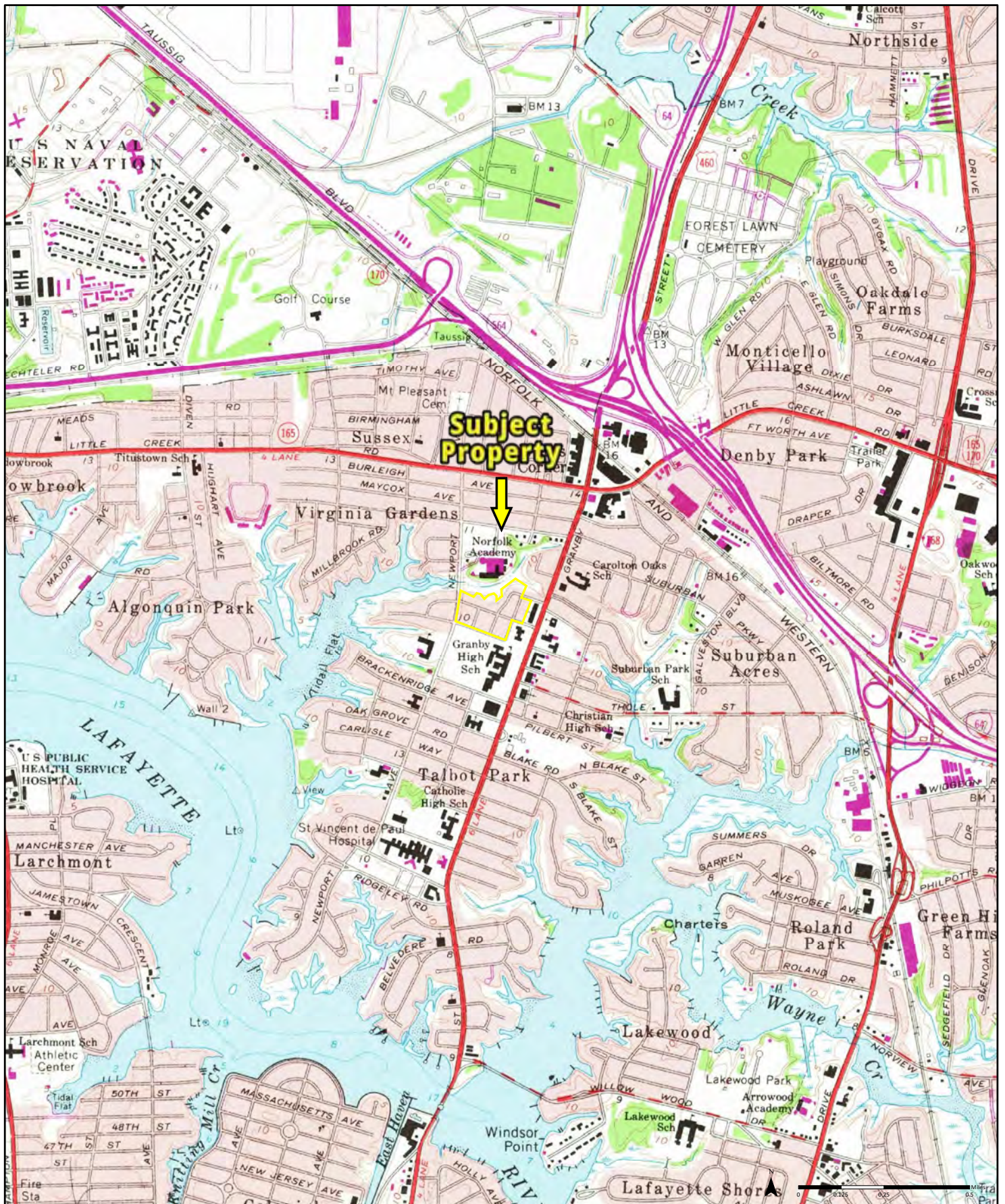
(1-1970) Aerial Photo Year: 1970
Photo Revision Year: 1970
(2-1973) Aerial Photo Year: 1973
Photo Revision Year: 1973

Quadrangle(s): Norfolk North, VA(2-1973)
Little Creek, VA(1-1970)

Order No. 24010300649

Source: USGS 7.5 Minute Topographic Map

PARTNER



1980

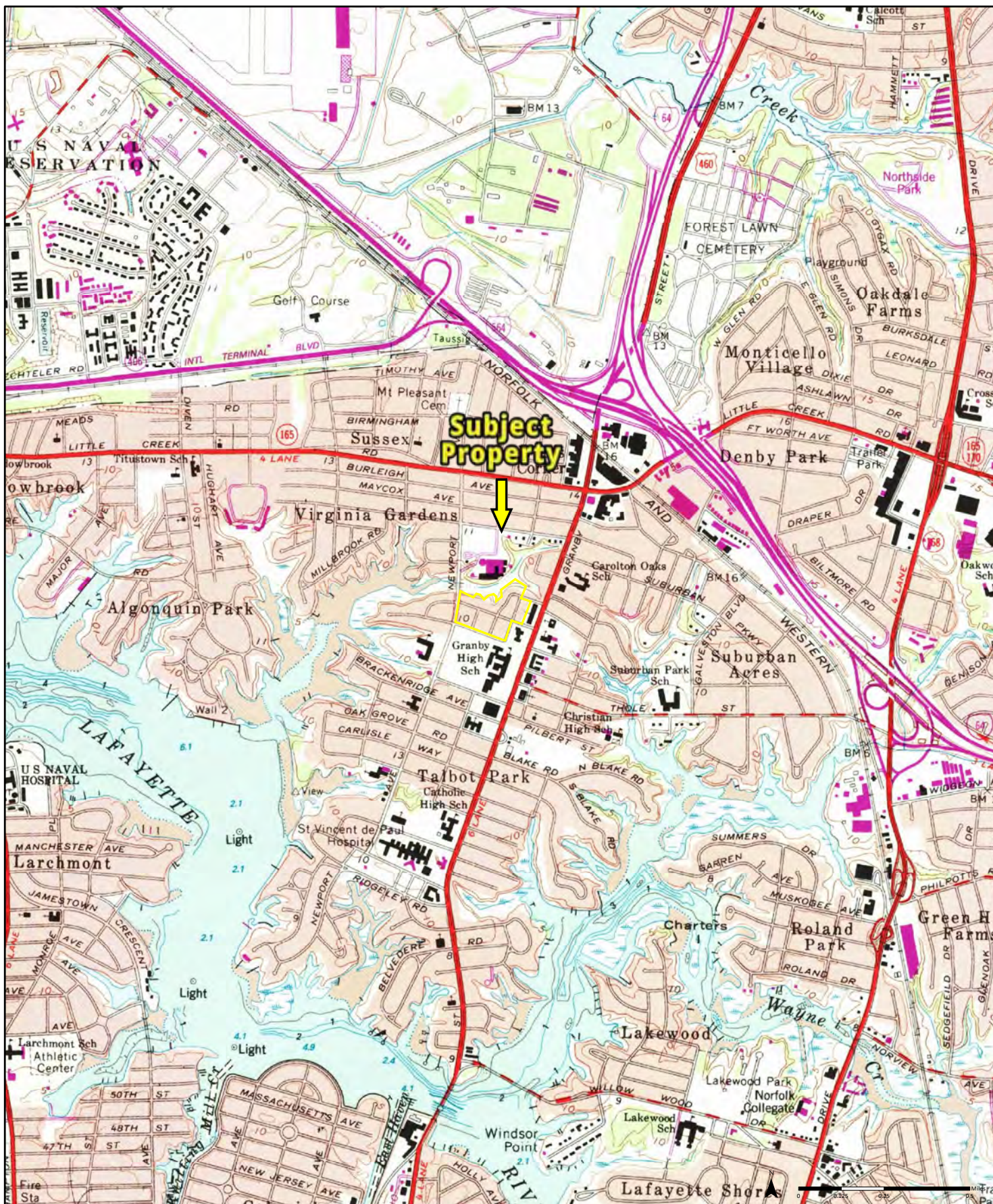
(1-1970) Aerial Photo Year: 1970
Photo Revision Year: 1970
(2-1980) Aerial Photo Year: 1978
Photo Revision Year: 1980

Quadrangle(s): Norfolk North, VA(2-1980)
Little Creek, VA(1-1970)

Order No. 24010300649

Source: USGS 7.5 Minute Topographic Map

PARTNER



1986

(1-1986) Aerial Photo Year: 1981
Photo Revision Year: 1986

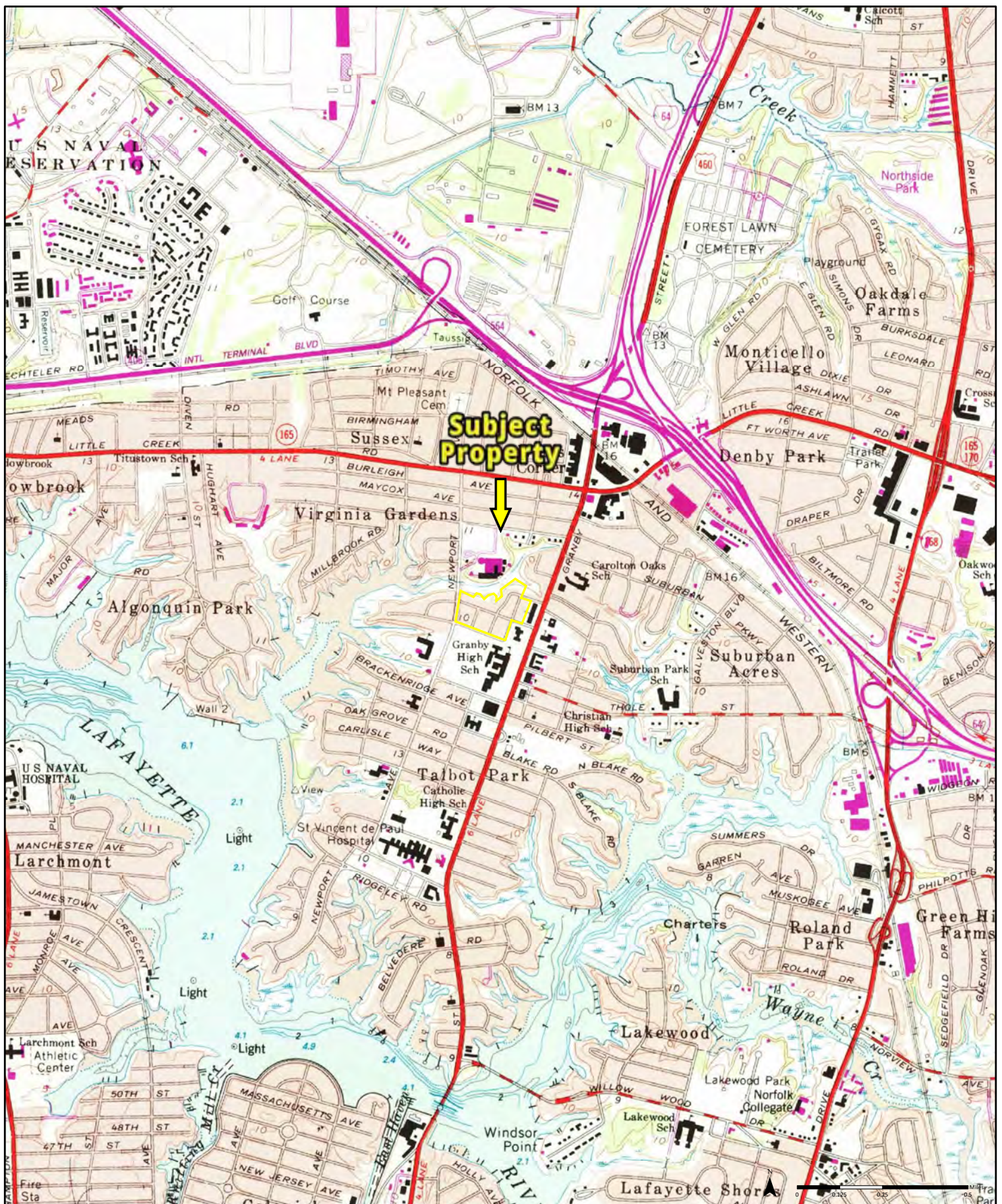
(2-1986) Aerial Photo Year: 1981
Photo Revision Year: 1986

Quadrangle(s): Norfolk North, VA(2-1986)
Little Creek, VA(1-1986)

Order No. 24010300649

Source: USGS 7.5 Minute Topographic Map

PARTNER



1989

(1-1989) Aerial Photo Year: 1981
Photo Revision Year: 1986

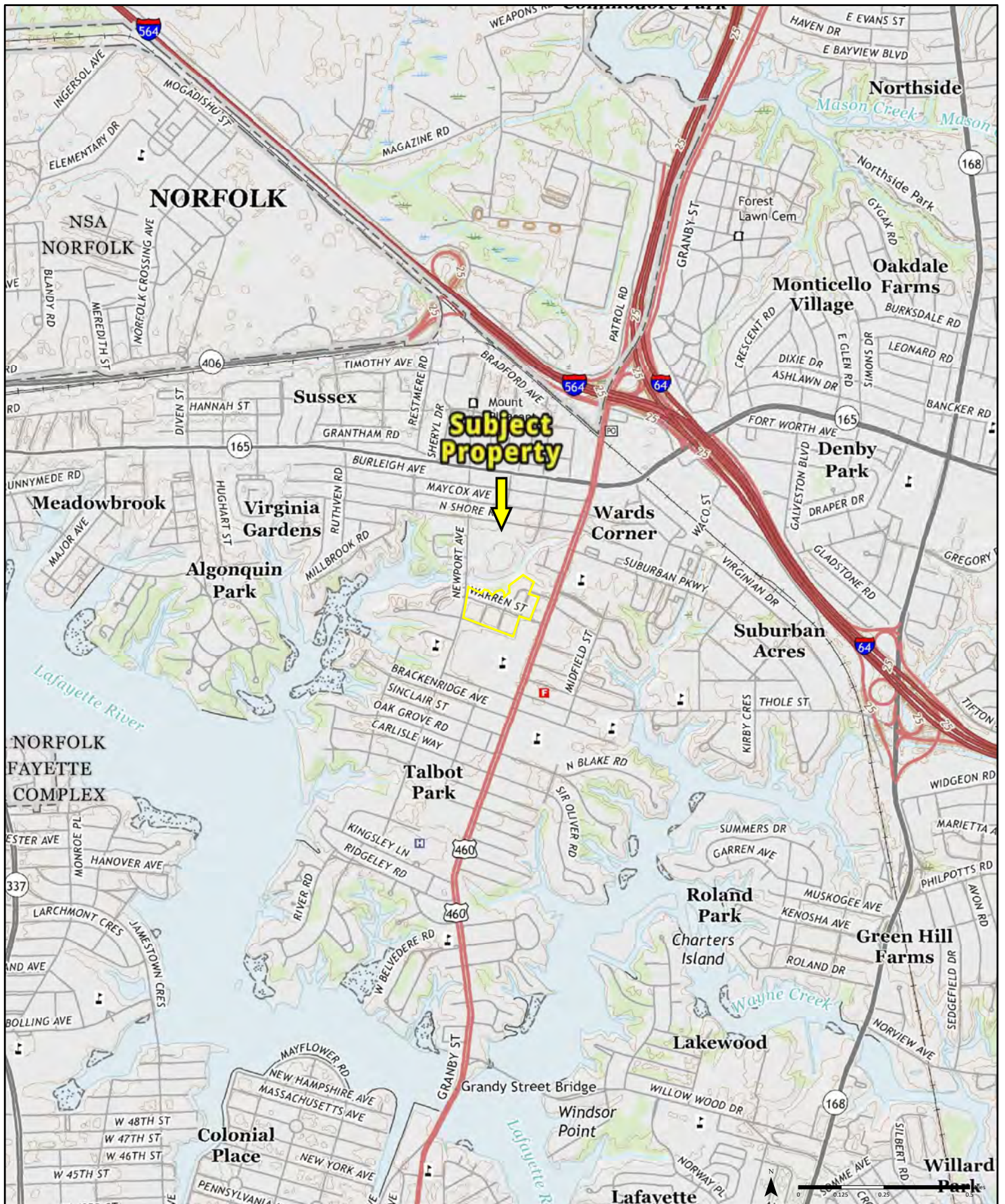
(2-1989) Aerial Photo Year: 1981
Photo Revision Year: 1986

Quadrangle(s): Norfolk North, VA(2-1989)
Little Creek, VA(1-1989)

Order No. 24010300649

Source: USGS 7.5 Minute Topographic Map

PARTNER



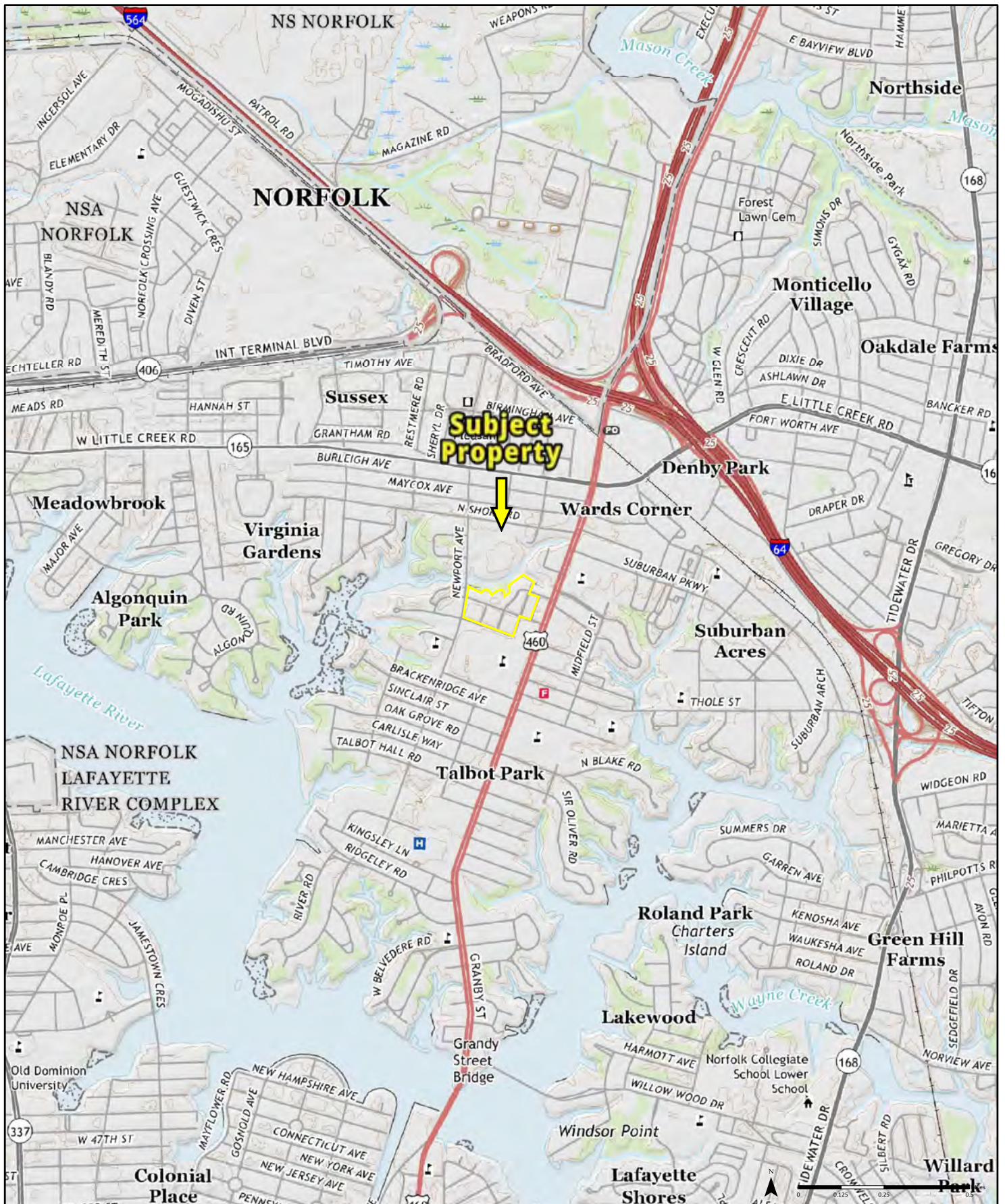
2016

Quadrangle(s): Norfolk North, VA
Little Creek, VA

Order No. 24010300649

Source: USGS 7.5 Minute Topographic Map

PARTNER



2019

Quadrangle(s): Norfolk North, VA
Little Creek, VA

Order No. 24010300649

Source: USGS 7.5 Minute Topographic Map

PARTNER

NRPP 105011 AL
NRSB ARL0007

EPA Method #402-R-92-004
Charcoal Canister
NRPP Device Code 6048
NRSB Device Code 10317

Laboratory Report for:

Property Tested: Project # 23-432832.1

Partner Engineering & Science Inc.
2154 Torrance Blvd Suite 200
Torrance CA 90501

Talbot Park Apartments
118 Warren Street
Norfolk VA 23505

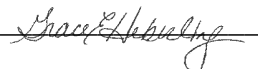
Log Number	Device Number	Test Exposure Duration:				Area Tested	Result pCi/L
3602653	7264142	01/02/2024	1:20 pm	01/04/2024	1:46 pm	Building 1 Unit Leasing Floor 1 Office Stand	0.5
3602654	7264143	01/02/2024	1:23 pm	01/04/2024	1:50 pm	Building 1 Unit 6 Floor 1 Room Living space Stand	0.4
3602655	7264144	01/02/2024	1:25 pm	01/04/2024	1:55 pm	Building 2 Unit 2 Floor 1 Room Living space Stand	< 0.4
3602656	7264145	01/02/2024	1:29 pm	01/04/2024	2:00 pm	Building 2 Unit 5 Floor 1 Room Living space Stand	< 0.4
3602657	7264146	01/02/2024	1:32 pm	01/04/2024	2:04 pm	Building 2 Unit 6 Floor 1 Room Living space Stand	
3602658	7264147	01/02/2024	1:36 pm	01/04/2024	2:06 pm	Building 3 Unit 6 Floor 1 Room Living space Stand	< 0.4
3602659	7264163	01/02/2024	1:40 pm	01/04/2024	2:10 pm	Building 4 Unit 2 Floor 1 Room Living space Stand	0.5
3602660	7264149	01/02/2024	1:45 pm	01/04/2024	2:13 pm	Building 5 Unit 2 Floor 1 Room Living space Stand	< 0.4
3602661	7264150	01/02/2024	1:49 pm	01/04/2024	2:16 pm	Building 6 Unit 1 Floor 1 Room Living space Stand	< 0.4
3602662	7264154	01/02/2024	1:54 pm	01/04/2024	2:19 pm	Building 7 Unit 1 Floor 1 Bedroom Stand	< 0.4
3602663	7264155	01/02/2024	1:59 pm	01/04/2024	2:21 pm	Building 8 Unit 2 Floor 1 Room Living space Stand	< 0.4

Comment: No result 7264146 - note on coc "canister was closed upon pick up" A copy of this report was emailed to smithmaren06@gmail.com; mjones@partneresi.com.

Test Performed By: Placed: Maren Smith 113578-RMP and PA3625 Retrieved: Maren Smith 113578-RMP and PA3625

Distributed by: Partner Engineering & Science Inc.

Date Received: 01/08/2024 Date Logged: 01/08/2024 Date Analyzed: 01/08/2024 Date Reported: 01/09/2024

Report Reviewed By: 

Report Approved By: 

Disclaimer:

The counting uncertainty of this radon measurement is +/- 10 %. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Laboratory personnel were not involved in the placement or retrieval of the samples. Analytical results relate to the samples as received by the laboratory. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.

NRPP 105011 AL
NRSB ARL0007

EPA Method #402-R-92-004
Charcoal Canister
NRPP Device Code 6048
NRSB Device Code 10317

Laboratory Report for:

Property Tested: Project # 23-432832.1

Partner Engineering & Science Inc.
2154 Torrance Blvd Suite 200
Torrance CA 90501

Talbot Park Apartments
118 Warren Street
Norfolk VA 23505

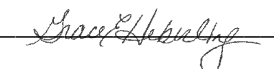
Log Number	Device Number	Test Exposure Duration:				Area Tested	Result pCi/L
3602664	7264156	01/02/2024	2:02 pm	01/04/2024	2:25 pm	Building 9 Unit 1 Floor 1 Room Living space Stand	0.4
3602665	7264157	01/02/2024	2:06 pm	01/04/2024	2:27 pm	Building 9 Unit 5 Floor 1 Room Living space Stand	< 0.4
3602666	7264158	01/02/2024	2:12 pm	01/04/2024	2:30 pm	Bldg 9 Unit 10 Flr 1 Rm Living space Stand	< 0.4
3602667	7264159	01/02/2024	2:16 pm	01/04/2024	2:33 pm	Bldg 10 Unit 1 Flr 1 Rm Living space Stand	< 0.4
3602668	7264160	01/02/2024	2:19 pm	01/04/2024	2:35 pm	Bldg 11 Unit 1 Flr 1 Rm Living space Stand	< 0.4
3602669	7264161	01/02/2024	2:23 pm	01/04/2024	2:38 pm	Bldg 12 Unit 2 Flr 1 Rm Living space Stand	< 0.4
3602670	7264162	01/02/2024	2:26 pm	01/04/2024	2:41 pm	Bldg 13 Unit 2 Flr 1 Rm Living space Stand	0.4
3602671	7264148	01/02/2024	2:32 pm	01/04/2024	2:44 pm	Bldg 14 Unit 2 Flr 1 Rm Living space Stand	< 0.4
3602672	7264164	01/02/2024	2:38 pm	01/04/2024	2:46 pm	Bldg 15 Unit 2 Flr 1 Rm Living space Stand	< 0.4
3602673	7264165	01/02/2024	2:41 pm	01/04/2024	2:50 pm	Bldg 16 Unit 2 Flr 1 Rm Living space Stand Dup	0.6
3602674	7264166	01/02/2024	2:41 pm	01/04/2024	2:53 pm	Bldg 16 Unit 2 Flr 1 Rm Living space Stand Dup	0.4

Comment: No result 7264146 - note on coc "canister was closed upon pick up" A copy of this report was emailed to smithmaren06@gmail.com; mjones@partneresi.com.

Test Performed By: Placed: Maren Smith 113578-RMP and PA3625 Retrieved: Maren Smith 113578-RMP and PA3625

Distributed by: Partner Engineering & Science Inc.

Date Received: 01/08/2024 Date Logged: 01/08/2024 Date Analyzed: 01/08/2024 Date Reported: 01/09/2024

Report Reviewed By: 

Report Approved By: 

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NRPP 105011 AL
NRSB ARL0007

EPA Method #402-R-92-004
Charcoal Canister
NRPP Device Code 6048
NRSB Device Code 10317

Laboratory Report for:

Property Tested: Project # 23-432832.1

Partner Engineering & Science Inc.
2154 Torrance Blvd Suite 200
Torrance CA 90501

Talbot Park Apartments
118 Warren Street
Norfolk VA 23505

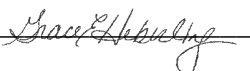
Log Number	Device Number	Test Exposure Duration:				Area Tested	Result pCi/L
3602675	7264167	01/02/2024	2:46 pm	01/04/2024	2:59 pm	Bldg 17 Unit 1 Flr 1 Rm Living space Stand	< 0.4
3602676	7264168	01/02/2024	2:52 pm	01/04/2024	3:02 pm	Bldg 18 Unit 1 Flr 1 Rm Living space Stand	< 0.4
3602677	7264169	01/02/2024	2:58 pm	01/04/2024	3:05 pm	Bldg 19 Unit 1 Flr 1 Rm Living space Stand	0.5
3602678	7264170	01/02/2024	3:01 pm	01/04/2024	3:07 pm	Bldg 20 Unit 2 Flr 1 Rm Living space Stand	0.5
3602679	7264171	01/02/2024	3:05 pm	01/04/2024	3:10 pm	Bldg 21 Unit 1 Flr 1 Rm Living space Stand	0.9
3602680	7264172	01/02/2024	3:07 pm	01/04/2024	3:15 pm	Bldg 22 Unit 10 Flr 1 Rm Living space Stand	< 0.4
3602681	7264173	01/02/2024	3:10 pm	01/04/2024	3:18 pm	Bldg 22 Unit 7 Flr 1 Rm Living space Stand	< 0.4
3602682	7264174	01/02/2024	3:15 pm	01/04/2024	3:22 pm	Bldg 22 Unit 5 Flr 1 Rm Living space Stand	0.4
3602683	7264175	01/02/2024	3:19 pm	01/04/2024	3:28 pm	Bldg 22 Unit 2 Flr 1 Rm Living space Stand	< 0.4
3602684	7264176	01/02/2024	3:22 pm	01/04/2024	3:34 pm	Bldg 23 Unit 1 Flr 1 Rm Living space Stand	< 0.4
3602685	7264177	01/02/2024	3:26 pm	01/04/2024	3:38 pm	Bldg 24 Unit 1 Flr 1 Rm Living space Stand	< 0.4

Comment: No result 7264146 - note on coc "canister was closed upon pick up" A copy of this report was emailed to smithmaren06@gmail.com; mjones@partneresi.com.

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NRPP 105011 AL
NRSB ARL0007

EPA Method #402-R-92-004
Charcoal Canister
NRPP Device Code 6048
NRSB Device Code 10317

Laboratory Report for:

Property Tested: Project # 23-432832.1

Partner Engineering & Science Inc.
2154 Torrance Blvd Suite 200
Torrance CA 90501

Talbot Park Apartments
118 Warren Street
Norfolk VA 23505

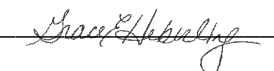
Log Number	Device Number	Test Exposure Duration:				Area Tested	Result pCi/L
3602686	7264178	01/02/2024	3:31 pm	01/04/2024	3:42 pm	Bldg 25 Unit 2 Flr 1 Rm Living space Stand	< 0.4
3602687	7264179	01/02/2024	3:33 pm	01/04/2024	3:46 pm	Bldg 26 Unit 1 Flr 1 Rm Living space Stand	0.4
3602688	7264180	01/02/2024	3:36 pm	01/04/2024	3:50 pm	Bldg 27 Unit 2 Flr 1 Rm Living space Stand	0.4
3602689	7264181	01/02/2024	3:40 pm	01/04/2024	3:54 pm	Bldg 28 Unit 2 Flr 1 Rm Living space Stand	0.6
3602690	7264182	01/02/2024	3:42 pm	01/04/2024	3:58 pm	Bldg 29 Unit 6 Flr 1 Rm Living space Stand	< 0.4
3602691	7264183	01/02/2024	3:44 pm	01/04/2024	4:02 pm	Bldg 30 Unit 1 Flr 1 Rm Living space Stand	< 0.4
3602692	7264184	01/02/2024	3:48 pm	01/04/2024	4:06 pm	Bldg 31 Unit 2 Flr 1 Rm Living space Stand	< 0.4
3602693	7264185	01/02/2024	3:52 pm	01/04/2024	4:10 pm	Bldg 32 Unit 2 Flr 1 Rm Living space Stand	< 0.4
3602694	7264186	01/02/2024	3:54 pm	01/04/2024	4:12 pm	Bldg 33 Unit 2 Flr 1 Rm Living space Stand	0.9
3602695	7264187	01/02/2024	3:54 pm	01/04/2024	4:12 pm	Unit x Field Blank	< 0.4

Comment: No result 7264146 - note on coc "canister was closed upon pick up" A copy of this report was emailed to smithmaren06@gmail.com; mjones@partneresi.com.

Test Performed By: Placed: Maren Smith 113578-RMP and PA3625 Retrieved: Maren Smith 113578-RMP and PA3625

Distributed by: Partner Engineering & Science Inc.

Date Received: 01/08/2024 Date Logged: 01/08/2024 Date Analyzed: 01/08/2024 Date Reported: 01/09/2024

Report Reviewed By: 

Report Approved By: 

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Report for:

Partner Engineering and Science
611 Industrial Way Suite A
Eatontown New Jersey 7724

ReportEmail: smithmaren06@gmail.com and mjones@partneresi.com

Property Tested

Talbot Park Apartments
118 Warren Street
Norfolk VA 23505
TestCounty
TestMunicipality

Project 23-432832.1

Date Downloaded:

Source: emailed_spreadsheet

GroupNumber 20240105.7264142

DateReceived:

Received by

Tracking Number

Tech Placed	Maren Smith	113578-RMP and PA362	School Code/Cert		Wind_Severe	<input type="checkbox"/>
Tech Retrieved	Maren Smith	113578-RMP and PA362	Building_Type		Precipitation_Severe	<input type="checkbox"/>
Homeowner Placed	<input type="checkbox"/>	ClosedHouse_Start	Structure		Mitigation_Installed	<input type="checkbox"/>
Homeowner Retrieved	<input type="checkbox"/>	ClosedHouse_End	Test_Purpose	Not Indicated	Project Format	<input type="checkbox"/>

Stories_Num:	Build_Age:	Cooling_System:	Cool_in_use:	Attached:	False
Stories_Occ:	Build_Tested:	Heating_System:	Heat_in_use:		False

Log Number Test Start -Test End

Area Tested

Device Number	1/2/2024 1:20 pm	1/4/2024 1:46 pm	3602653	Temp F 68
7264142	Building 1 Unit Leasing Floor 1 Office Stand			% RH 45
Comment				Duplicate Blank <input type="checkbox"/>
7264143	1/2/2024 1:23 pm	1/4/2024 1:50 pm	3602654	Temp F 68
Comment	Building 1 Unit 6 Floor 1 Room Living space Stand			% RH 45
7264144	1/2/2024 1:25 pm	1/4/2024 1:55 pm	3602655	Temp F 68
Comment	Building 2 Unit 2 Floor 1 Room Living space Stand			% RH 45
7264145	1/2/2024 1:29 pm	1/4/2024 2:00 pm	3602656	Temp F 68
Comment	Building 2 Unit 5 Floor 1 Room Living space Stand			% RH 45
7264146	1/2/2024 1:32 pm	1/4/2024 2:04 pm	3602657	Temp F 68
Comment	Building 2 Unit 6 Floor 1 Room Living space Stand			% RH 45
	canister was closed upon pick up			Duplicate Blank <input type="checkbox"/>
7264147	1/2/2024 1:36 pm	1/4/2024 2:06 pm	3602658	Temp F 68
Comment	Building 3 Unit 6 Floor 1 Room Living space Stand			% RH 45
7264163	1/2/2024 1:40 pm	1/4/2024 2:10 pm	3602659	Temp F 68
Comment	Building 4 Unit 2 Floor 1 Room Living space Stand			% RH 45
7264149	1/2/2024 1:45 pm	1/4/2024 2:13 pm	3602660	Temp F 68
Comment	Building 5 Unit 2 Floor 1 Room Living space Stand			% RH 45
7264150	1/2/2024 1:49 pm	1/4/2024 2:16 pm	3602661	Temp F 68
Comment	Building 6 Unit 1 Floor 1 Room Living space Stand			% RH 45
7264154	1/2/2024 1:54 pm	1/4/2024 2:19 pm	3602662	Temp F 68
Comment	Building 7 Unit 1 Floor 1 Bedroom Stand			% RH 45
				Duplicate Blank <input type="checkbox"/>

RECEIVED

JAN 08 2024

BY: 

Report for:

Partner Engineering and Science
611 Industrial Way Suite A
Eatontown New Jersey 7724

ReportEmail: smithmaren06@gmail.com and mjones@partneresi.com

Property Tested

Talbot Park Apartments
118 Warren Street
Norfolk VA 23505
TestCounty
TestMunicipality

Project 23-432832.1

Date Downloaded:

Source: emailed_spreadsheet

GroupNumber 20240105.7264142

DateReceived:

Received by

Tracking Number

Tech Placed	Maren Smith	113578-RMP and PA362	School Code/Cert		Wind_Severe	<input type="checkbox"/>
Tech Retrieved	Maren Smith	113578-RMP and PA362	Building_Type		Precipitation_Severe	<input type="checkbox"/>
Homeowner Placed	<input type="checkbox"/>	ClosedHouse_Start	Structure		Mitigation_Installed	<input type="checkbox"/>
Homeowner Retrieved	<input type="checkbox"/>	ClosedHouse_End	Test_Purpose	Not Indicated	Project Format	<input type="checkbox"/>

Stories_Num:

Build_Age:

Cooling_System:

Cool_in_use: False

Attached: False

Stories_Occ:

Build_Tested:

Heating_System:

Heat_in_use: False

Log Number

Test Start -Test End

Area Tested

7264155	1/2/2024 1:59 pm	1/4/2024 2:21 pm	3602663	Temp F 68 % RH 45 Duplicate Blank
Comment	Building 8 Unit 2 Floor 1 Room Living space Stand			
7264156	1/2/2024 2:02 pm	1/4/2024 2:25 pm	3602664	Temp F 68 % RH 45 Duplicate Blank
Comment	Building 9 Unit 1 Floor 1 Room Living space Stand			
7264157	1/2/2024 2:06 pm	1/4/2024 2:27 pm	3602665	Temp F 68 % RH 45 Duplicate Blank
Comment	Building 9 Unit 5 Floor 1 Room Living space Stand			
7264158	1/2/2024 2:12 pm	1/4/2024 2:30 pm	3602666	Temp F 68 % RH 45 Duplicate Blank
Comment	Bldg 9 Unit 10 Flr 1 Rm Living space Stand			
7264159	1/2/2024 2:16 pm	1/4/2024 2:33 pm	3602667	Temp F 68 % RH 45 Duplicate Blank
Comment	Bldg 10 Unit 1 Flr 1 Rm Living space Stand			
7264160	1/2/2024 2:19 pm	1/4/2024 2:35 pm	3602668	Temp F 68 % RH 45 Duplicate Blank
Comment	Bldg 11 Unit 1 Flr 1 Rm Living space Stand			
7264161	1/2/2024 2:23 pm	1/4/2024 2:38 pm	3602669	Temp F 68 % RH 45 Duplicate Blank
Comment	Bldg 12 Unit 2 Flr 1 Rm Living space Stand			
7264162	1/2/2024 2:26 pm	1/4/2024 2:41 pm	3602670	Temp F 68 % RH 45 Duplicate Blank
Comment	Bldg 13 Unit 2 Flr 1 Rm Living space Stand			
7264148	1/2/2024 2:32 pm	1/4/2024 2:44 pm	3602671	Temp F 68 % RH 45 Duplicate Blank
Comment	Bldg 14 Unit 2 Flr 1 Rm Living space Stand			
7264164	1/2/2024 2:38 pm	1/4/2024 2:46 pm	3602672	Temp F 68 % RH 45 Duplicate Blank
Comment	Bldg 15 Unit 2 Flr 1 Rm Living space Stand			

RECEIVED

JAN 08 2024

BY: 

Report for:

Partner Engineering and Science
611 Industrial Way Suite A
Eatontown New Jersey 7724

ReportEmail: smithmaren06@gmail.com and mjones@partneresi.com

Property Tested

Talbot Park Apartments
118 Warren Street
Norfolk VA 23505
TestCounty
TestMunicipality

Project 23-432832.1

Date Downloaded:

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GroupNumber 20240105.7264142

DateReceived:

Received by

Tracking Number

Tech Placed	Maren Smith	113578-RMP and PA362	School Code/Cert	
Tech Retrieved	Maren Smith	113578-RMP and PA362	Building_Type	
Homeowner Placed	<input type="checkbox"/>	ClosedHouse_Start	Structure	
Homeowner Retrieved	<input type="checkbox"/>	ClosedHouse_End	Test_Purpose	Not Indicated

Wind_Severe	<input type="checkbox"/>
Precipitation_Severe	<input type="checkbox"/>
Mitigation_Installed	<input type="checkbox"/>
Project Format	<input type="checkbox"/>

Stories_Num:

Build_Age:

Cooling_System:

Cool_in_use: False

Attached: False

Stories_Occ:

Build_Tested:

Heating_System:

Heat_in_use: False

Log Number

Test Start -Test End

Area Tested

1/2/2024 2:41 pm 1/4/2024 2:50 pm

Bldg 16 Unit 2 Flr 1 Rm Living space Stand Dup

3602673

Temp F	68
% RH	45
Duplicate	<input checked="" type="checkbox"/>
Blank	<input type="checkbox"/>

Comment

1/2/2024 2:41 pm 1/4/2024 2:53 pm

Bldg 16 Unit 2 Flr 1 Rm Living space Stand Dup

3602674

Temp F	68
% RH	45
Duplicate	<input checked="" type="checkbox"/>
Blank	<input type="checkbox"/>

Comment

1/2/2024 2:46 pm 1/4/2024 2:59 pm

Bldg 17 Unit 1 Flr 1 Rm Living space Stand

3602675

Temp F	68
% RH	45
Duplicate	<input type="checkbox"/>
Blank	<input type="checkbox"/>

Comment

1/2/2024 2:52 pm 1/4/2024 3:02 pm

Bldg 18 Unit 1 Flr 1 Rm Living space Stand

3602676

Temp F	68
% RH	45
Duplicate	<input type="checkbox"/>
Blank	<input type="checkbox"/>

Comment

1/2/2024 2:58 pm 1/4/2024 3:05 pm

Bldg 19 Unit 1 Flr 1 Rm Living space Stand

3602677

Temp F	68
% RH	45
Duplicate	<input type="checkbox"/>
Blank	<input type="checkbox"/>

Comment

1/2/2024 3:01 pm 1/4/2024 3:07 pm

Bldg 20 Unit 2 Flr 1 Rm Living space Stand

3602678

Temp F	68
% RH	45
Duplicate	<input type="checkbox"/>
Blank	<input type="checkbox"/>

Comment

1/2/2024 3:05 pm 1/4/2024 3:10 pm

Bldg 21 Unit 1 Flr 1 Rm Living space Stand

3602679

Temp F	68
% RH	45
Duplicate	<input type="checkbox"/>
Blank	<input type="checkbox"/>

Comment

1/2/2024 3:07 pm 1/4/2024 3:15 pm

Bldg 22 Unit 10 Flr 1 Rm Living space Stand

3602680

Temp F	68
% RH	45
Duplicate	<input type="checkbox"/>
Blank	<input type="checkbox"/>

Comment

1/2/2024 3:10 pm 1/4/2024 3:18 pm

Bldg 22 Unit 7 Flr 1 Rm Living space Stand

3602681

Temp F	68
% RH	45
Duplicate	<input type="checkbox"/>
Blank	<input type="checkbox"/>

Comment

1/2/2024 3:15 pm 1/4/2024 3:22 pm

Bldg 22 Unit 5 Flr 1 Rm Living space Stand

3602682

Temp F	68
% RH	45
Duplicate	<input type="checkbox"/>
Blank	<input type="checkbox"/>

Comment

RECEIVED

JAN 08 2024

BY: 

Report for:

Partner Engineering and Science
611 Industrial Way Suite A
Eatontown New Jersey 7724

ReportEmail: smithmaren06@gmail.com and mjonas@partneresi.com

Property Tested

Talbot Park Apartments
118 Warren Street
Norfolk VA 23505
TestCounty
TestMunicipality

Project 23-432832.1

Date Downloaded:

Source: emailed_spreadsheet

GroupNumber 20240105.7264142

DateReceived:

Received by

Tracking Number

Tech Placed	Maren Smith	113578-RMP and PA362	School Code/Cert	Wind_Severe	<input type="checkbox"/>
Tech Retrieved	Maren Smith	113578-RMP and PA362	Building_Type	Precipitation_Severe	<input type="checkbox"/>
Homeowner Placed	<input type="checkbox"/>	ClosedHouse_Start	Structure	Mitigation_Installed	<input type="checkbox"/>
Homeowner Retrieved	<input type="checkbox"/>	ClosedHouse_End	Test_Purpose	Project Format	<input type="checkbox"/>
			Not Indicated		

Stories_Num:	Build_Age:	Cooling_System:	Cool_in_use:	Attached:	False
Stories_Occ:	Build_Tested:	Heating_System:	Heat_in_use:		False

Log Number	Test Start -Test End	Area Tested	Temp F	% RH	Duplicate	Blank
7264175	1/2/2024 3:19 pm	1/4/2024 3:28 pm	3602683	68	45	
Comment	Bldg 22 Unit 2 Flr 1 Rm Living space Stand			Duplicate	Blank	
7264176	1/2/2024 3:22 pm	1/4/2024 3:34 pm	3602684	68	45	
Comment	Bldg 23 Unit 1 Flr 1 Rm Living space Stand			Duplicate	Blank	
7264177	1/2/2024 3:26 pm	1/4/2024 3:38 pm	3602685	68	45	
Comment	Bldg 24 Unit 1 Flr 1 Rm Living space Stand			Duplicate	Blank	
7264178	1/2/2024 3:31 pm	1/4/2024 3:42 pm	3602686	68	45	
Comment	Bldg 25 Unit 2 Flr 1 Rm Living space Stand			Duplicate	Blank	
7264179	1/2/2024 3:33 pm	1/4/2024 3:46 pm	3602687	68	45	
Comment	Bldg 26 Unit 1 Flr 1 Rm Living space Stand			Duplicate	Blank	
7264180	1/2/2024 3:36 pm	1/4/2024 3:50 pm	3602688	68	45	
Comment	Bldg 27 Unit 2 Flr 1 Rm Living space Stand			Duplicate	Blank	
7264181	1/2/2024 3:40 pm	1/4/2024 3:54 pm	3602689	68	45	
Comment	Bldg 28 Unit 2 Flr 1 Rm Living space Stand			Duplicate	Blank	
7264182	1/2/2024 3:42 pm	1/4/2024 3:58 pm	3602690	68	45	
Comment	Bldg 29 Unit 6 Flr 1 Rm Living space Stand			Duplicate	Blank	
7264183	1/2/2024 3:44 pm	1/4/2024 4:02 pm	3602691	68	45	
Comment	Bldg 30 Unit 1 Flr 1 Rm Living space Stand			Duplicate	Blank	
7264184	1/2/2024 3:48 pm	1/4/2024 4:06 pm	3602692	68	45	
Comment	Bldg 31 Unit 2 Flr 1 Rm Living space Stand			Duplicate	Blank	

RECEIVED

JAN 08 2024

BY: 

Report for:

Partner Engineering and Science
611 Industrial Way Suite A
Eatontown New Jersey 7724

ReportEmail: smithmaren06@gmail.com and mjones@partneresi.com

Property Tested

Talbot Park Apartments
118 Warren Street
Norfolk VA 23505
TestCounty
TestMunicipality

Project 23-432832.1

Date Downloaded:

Source: emailed_spreadsheet

GroupNumber 20240105.7264142

DateReceived:

Received by

Tracking Number

Tech Placed	Maren Smith	113578-RMP and PA362	School Code/Cert	Wind_Severe	<input type="checkbox"/>
Tech Retrieved	Maren Smith	113578-RMP and PA362	Building_Type	Precipitation_Severe	<input type="checkbox"/>
Homeowner Placed	<input type="checkbox"/>	ClosedHouse_Start	Structure	Mitigation_Installed	<input type="checkbox"/>
Homeowner Retrieved	<input type="checkbox"/>	ClosedHouse_End	Test_Purpose	Project Format	<input type="checkbox"/>

Not Indicated

Stories_Num:	Build_Age:	Cooling_System:	Cool_in_use:	Attached:	False
--------------	------------	-----------------	--------------	-----------	-------

Stories_Occ:	Build_Tested:	Heating_System:	Heat_in_use:	False
--------------	---------------	-----------------	--------------	-------

Log Number	Test Start -Test End
------------	----------------------

Device Number	Area Tested
---------------	-------------

1/2/2024 3:52 pm	1/4/2024 4:10 pm
------------------	------------------

Bldg 32 Unit 2 Flr 1 Rm Living space Stand
--

3602693

Temp F	68
% RH	45
Duplicate	<input type="checkbox"/>
Blank	<input type="checkbox"/>

7264185
Comment

1/2/2024 3:54 pm	1/4/2024 4:12 pm
------------------	------------------

Bldg 33 Unit 2 Flr 1 Rm Living space Stand
--

3602694

Temp F	68
% RH	45
Duplicate	<input type="checkbox"/>
Blank	<input type="checkbox"/>

7264186
Comment

1/2/2024	1/4/2024
----------	----------

Unit x Field Blank	assumed 70
--------------------	------------

3602695

Temp F	70
% RH	45
Duplicate	<input type="checkbox"/>
Blank	<input checked="" type="checkbox"/>

7264187
Comment

RECEIVED

JAN 08 2024

BY: 

DAVID CONNOR

7323801780
PARTNER ENGINEERING AND SCIENC
611 INDUSTRIAL WAY W STE A
EATONTOWN NJ 07724

8 LBS

DWT: 13.9.6

1 OF 1

SHIP TO:

ACCUSTAR LABS - HARRISBURG
800 523 4964
ACCUSTAR LABS - HARRISBURG
UNIT N
6951 ALLENTOWN BOULEVARD
HARRISBURG PA 17112



PA 172 9-01



UPS NEXT DAY AIR SAVER 1P

TRACKING #: 1Z V14 R42 13 1319 1412



BILLING: P/P

Reference No.1: 23-432832.1
Reference No.2: 0061

XOL 23.11.22

NV45 52.0A 12/2023*



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RECEIVED

JAN 08 2024

BY: *A*

Talbot Park Apartments

Partner ESI

Tester - Maren Smith

SmithMaren06@gmail.com

43 Devices

Thanks

RECEIVED

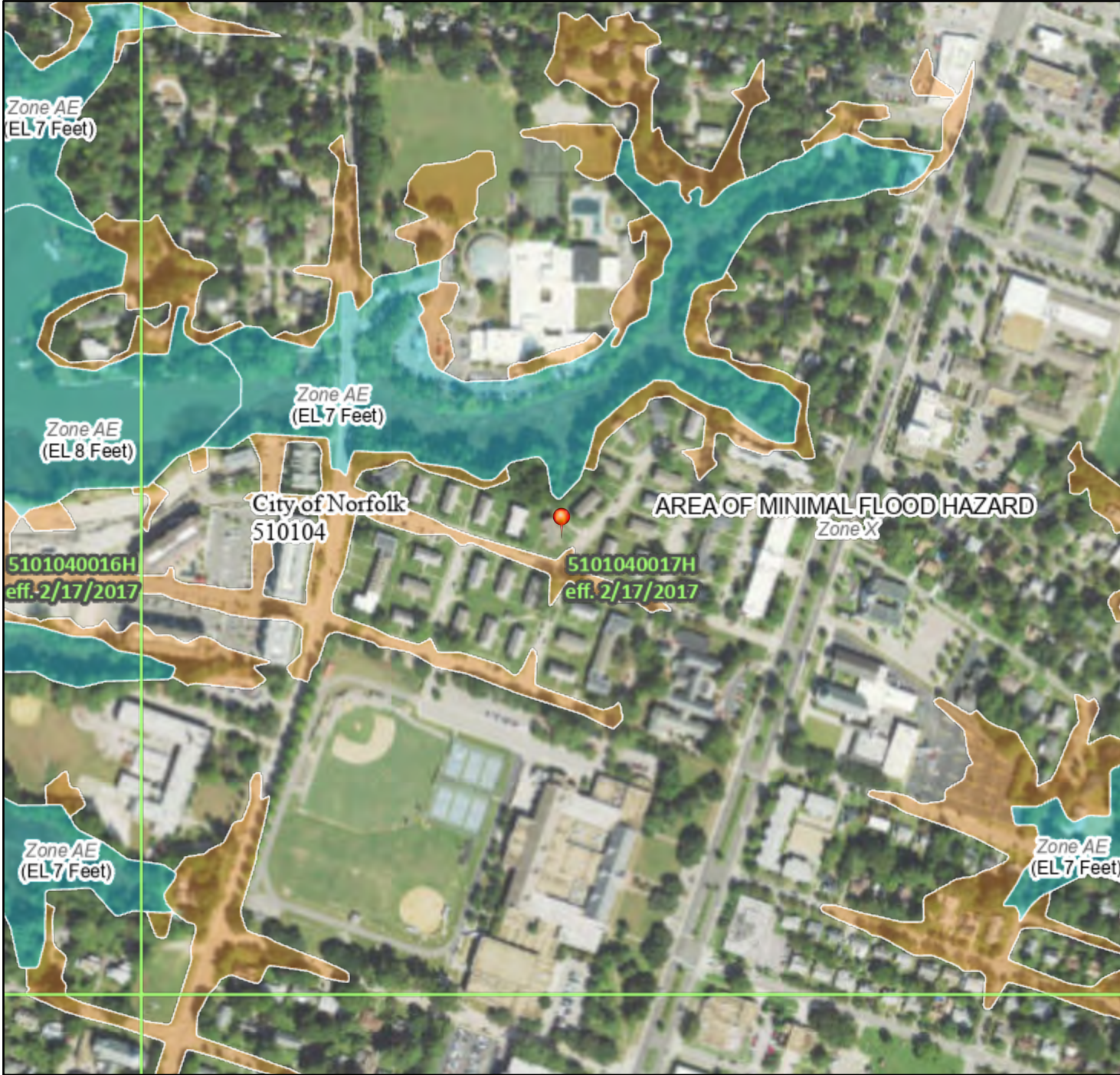
JAN 08 2024

BY: A

National Flood Hazard Layer FIRMMette



76°16'57"W 36°54'49"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

76°16'20"W 36°54'20"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/29/2023 at 10:46 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Detailed Facility Report

Facility Summary

NORFOLK CITY SCHOOL DISTRICT (GRANBY HIGH SCHOOL)

7101 GRANBY ST, NORFOLK, VA 23505

FRS (Facility Registry Service) ID: 110005237895

EPA Region: 03

Latitude: 36.90669

Longitude: -76.27635

Locational Data Source: FRS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active
VSQG, (VAD988174108)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface
(CEDRI):

No Information

Go To Enforcement/Compliance Details
Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Facility/System Characteristics

Facility/System Characteristics

FRS		110005237895					N	36.90669	-76.27635
System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
RCRAInfo	RCRA	VAD988174108	VSQG	Active (H)			N	36.906702	-76.276382

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110005237895	NORFOLK CITY SCHOOL DISTRICT (GRANBY HIGH SCHOOL)	7101 GRANBY ST, NORFOLK, VA 23505	Norfolk city
ICIS		600009050	NORFOLK CITY SCHOOL DISTRICT (GRANBY HIGH SCHOOL)	7101 GRANBY ST, NORFOLK, VA 23505	
RCRAInfo	RCRA	VAD988174108	GRANBY HIGH SCHOOLS	7101 GRANBY ST, NORFOLK, VA 23505	Norfolk city

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
No data records returned			

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
Nansemond Indian Nation	Nansemond Indian Nation	100000594	16.6

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
No data records returned							

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results <<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	VAD988174108	No	01/06/2024	0	01/05/2024

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: VAD988174108)		01/01-03/31/21	04/01-06/30/21	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
No data records returned															

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned						

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
No data records returned										

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	Yes	1-Hour Ozone (1979)
Lead	No	--	No	--
Particulate Matter	No	--	No	--
Carbon Monoxide	No	--	No	--

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Sulfur Dioxide	No	--	No	--

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

EJScreen Indexes Shown

Compare to

☒ US

☐ State

Index Type

☐ Environmental Justice

☒ Supplemental

Related Reports

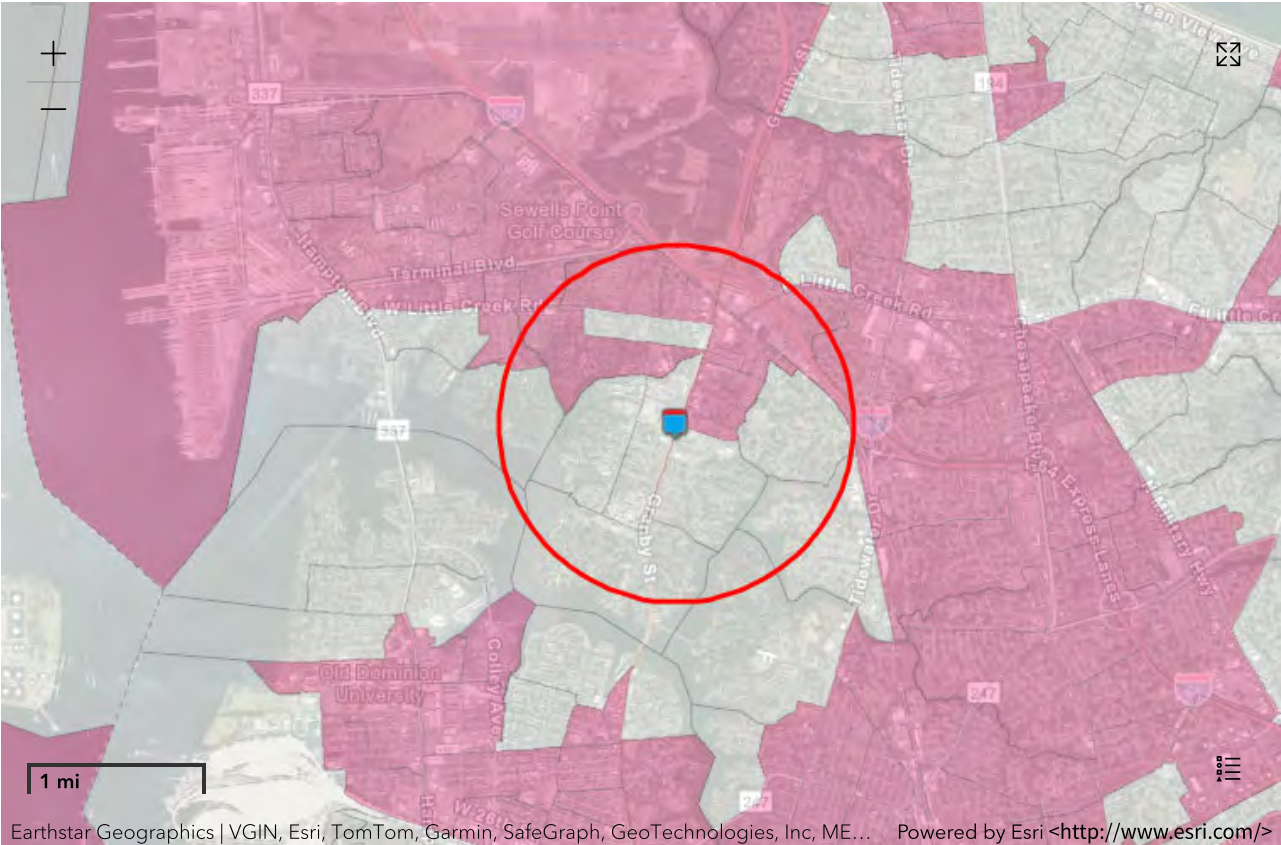
EJScreen Community Report

Download Data

Census Block Group ID: 517100017001	US (Percentile)	
Supplemental Indexes	Facility Census Block Group	1-mile Max
Count of Indexes At or Above 80th Percentile	0	9
Particulate Matter 2.5	25	51
Ozone	39	76
Diesel Particulate Matter	61	<div><div></div>92</div>
Air Toxics Cancer Risk	49	<div><div></div>95</div>
Air Toxics Respiratory Hazard Index	44	<div><div></div>95</div>
Toxic Releases to Air	41	79
Traffic Proximity	59	<div><div></div>93</div>
Lead Paint	58	<div><div></div>92</div>
Risk Management Plan (RMP) Facility Proximity	48	<div><div></div>84</div>
Hazardous Waste Proximity	45	<div><div></div>83</div>

Census Block Group ID: 517100017001	US (Percentile)	
Supplemental Indexes	Facility Census Block Group	1-mile Max
Superfund Proximity	68	95
Underground Storage Tanks (UST)	0	87
Wastewater Discharge	40	80

☒ Facility 1-mile Radius ☐ Facility Census Block Group



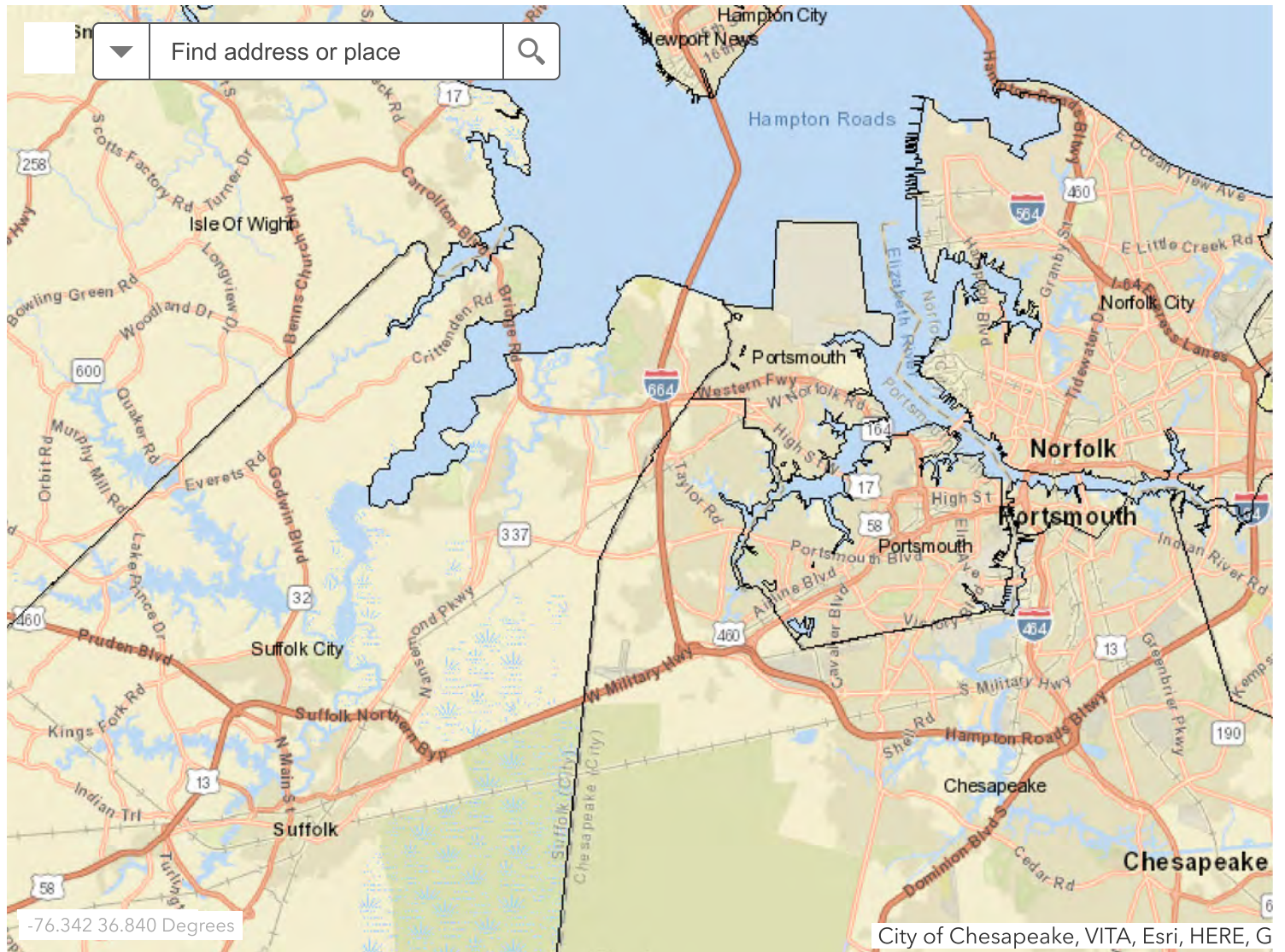
Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2017 - 2021 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA’s spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfr-data-dictionary#demographic>>.

General Statistics (U.S. Census)		Age Breakdown (U.S. Census) - Persons (%)	
Total Persons	12,452	Children 5 years and younger	890 (7%)
Population Density	4,705/sq.mi.	Minors 17 years and younger	2,477 (20%)
Housing Units in Area	6,398	Adults 18 years and older	9,975 (80%)
General Statistics (ACS (American Community Survey))		Seniors 65 years and older	1,816 (15%)
Total Persons	12,186	Race Breakdown (U.S. Census) - Persons (%)	
Percent People of Color	50%	White	7,514 (60%)
Households in Area	5,796	African-American	3,732 (30%)
Households on Public Assistance	83	Hispanic-Origin	851 (7%)

General Statistics (ACS (American Community Survey))	
Persons With Low Income	3,722
Percent With Low Income	31%
Geography	
Radius of Selected Area	1 mi.
Center Latitude	36.90669
Center Longitude	-76.27635
Land Area	84%
Water Area	16%
Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	611 (10.54%)
\$15,000 - \$25,000	516 (8.9%)
\$25,000 - \$50,000	1,383 (23.86%)
\$50,000 - \$75,000	1,036 (17.87%)
Greater than \$75,000	2,251 (38.83%)

Race Breakdown (U.S. Census) - Persons (%)	
Asian/Pacific Islander	375 (3%)
American Indian	66 (1%)
Other/Multiracial	765 (6%)
Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	189 (2.2%)
9th through 12th Grade	554 (6.46%)
High School Diploma	1,637 (19.07%)
Some College/2-year	1,937 (22.57%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	3,379 (39.37%)





January 3, 2024

City of Norfolk
Planning Department

Reference: Talbot Park Apartments
118 Warren Street
Norfolk, VA 23505
Parcel # 42910000
Partner Project # 23-432832.1

To Whom it May Concern,

Partner Engineering and Science, a national Real Estate Due Diligence Firm, is preparing a Property Condition Report and an Environmental Site Assessment on the above-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report.

1. Are there any open building department permits? ☐ Yes ☐ No
(If yes, please describe below or by attachment)

2. Are there any unresolved Notice of Violation or Notice to Comply against the property? ☐ Yes ☐ No
(If yes, please provide details below, or by attachment)

3. Date of last inspection (if applicable): _____

4. Are there any building permits pertaining to the installation or removal of underground storage tanks? ☐ Yes ☐ No

We appreciate your assistance with this information. Please email or fax this page and any additional attachments to the contact information shown below. **Also, please include the responder's name, title, and contact info.**

Respectfully,
Kyle Wetmore
Professional Associate
Fax: (866) 576-2702 E-Mail: kylervetmore@gmail.com

January 3, 2024

City of Norfolk
Fire Rescue

Reference: Talbot Park Apartments
118 Warren Street
Norfolk, VA 23505
Parcel # 42910000
Partner Project # 23-432832.1

To Whom It May Concern,

Partner Engineering and Science, a national Real Estate Due Diligence Firm, is preparing a Property Condition Report and/or an Environmental Site Assessment on the above-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report.

1. Are there any unresolved Notice of Violation or Notice to Comply against ☐ Yes ☐ No the property?

(If Yes, please provide details below or by attachment)

2. How frequently is the property inspected by the fire department?

☐ During construction activity ☐ To investigate a citizen complaint ☐ Annually
☐ Never ☐ Other (describe) _____

3. Date of last inspection (if applicable):

4. Are there any records related to the following for the property? ☐ Yes ☐ No

(If Yes, please provide details below or by attachment)

- Current or historical use of hazardous materials/waste
- Storage or Releases of hazardous materials/waste
- Current or historical underground/aboveground storage tanks
- Current or historical clarifiers

We appreciate your assistance with this information. Please email or fax this page and any additional attachments to the contact information shown below. **Also, please include the responder's name, title, and contact info.**

Respectfully,
Kyle Wetmore

Professional Associate

Fax: (866) 576-2702 E-Mail: kylervetmore@gmail.com

City of Norfolk - NORFOLK AIR

Tax Account: 42910000
118 WARREN STREET

Total Value
\$15,631,900

REAL ESTATE

PROPERTY DETAIL

Account Number	42910000
GPIN	1439286420
Parent Account	-
Neighborhood	131490
Owner Name	Newport One Investment Lc
Property Address	118 WARREN STREET
Property Use	Apartment 49+ Low Rise
Building(s)	C01
Plate	0828
House Plate Number	88
Mailing Address	118 Warren St Norfolk VA 23505-4945
Legal Description	Blks A,B,C,D,E & F Talbot Prop
Parcel Approximate Area (Sq Ft)	480,772 sqft
Parcel Approximate Acreage	11.0370 acres

APARTMENT

BUILDING - C01 - APARTMENT

Year Built	-	Construction Quality	No Info
Number of Units	-	HVAC	-
Framing	-	Framing Class	-
Sprinkler	-	Paving	No
Paving (Sq Ft)	0 sqft		
C01			

No Photo Available



SALES / VALUE HISTORY

SALES HISTORY

OWNER	TRANSFER DATE	SALE PRICE	TYPE	DEED REFERENCE
Newport One Investment Lc	09/02/1994	\$2,150,000		
Talbot Park Investors	12/12/1986	\$4,490,000	M	
Talbot Park Apartments	07/29/1963	\$0		

ASSESSMENT HISTORY

EFFECTIVE DATE	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
07/01/2023	\$4,807,700	\$10,824,200	\$15,631,900
07/01/2022	\$4,807,700	\$10,876,200	\$15,683,900
07/01/2021	\$4,807,700	\$10,268,400	\$15,076,100
07/01/2020	\$4,807,700	\$9,147,000	\$13,954,700
07/01/2019	\$4,807,700	\$8,830,700	\$13,638,400

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT AREAS

Downtown Arts and Cultural District	-
Enterprise Zone	-
HUB Zone Name	-
Opportunity Zone Name	-
Technology Zone	-
Tourism Zone Name	-

For more information, please visit the Economic Development website <https://norfolkdevelopment.com/>
Phone: 757-664-4338

MUNICIPAL SERVICES

Street Sweeping	1ST FRIDAY
Trash Pick Up Day	No Pickup
Trash Route Section	0
Trash Route Number	0
Recycle Day	Thursday / Week Two - Next Date: January 04, 2024
Nearest Recreation Facility	Norfolk Fitness & Wellness Center
Recreation Facility Address	7300 Newport Avenue
Recreation Phone Number	757-823-4300
Nearest Park	Granby High School
Park Address	7101 Granby Street
Nearest Library	LAFAYETTE BRANCH LIBRARY
Stormwater Shed	05
Stormwater Basin	F0735,F08702

Street Sweeping	1ST FRIDAY
Trash Pick Up Day	No Pickup
Trash Route Section	0
Trash Route Number	0
Recycle Day	Thursday / Week Two - Next Date: January 04, 2024
Nearest Recreation Facility	Norfolk Fitness & Wellness Center
Recreation Facility Address	7300 Newport Avenue
Recreation Phone Number	757-823-4300
Nearest Park	Granby High School
Park Address	7101 Granby Street
Nearest Library	LARCHMONT BRANCH LIBRARY
Stormwater Shed	05
Stormwater Basin	F0735,F08702

Street Sweeping	1ST FRIDAY
Trash Pick Up Day	No Pickup
Trash Route Section	0
Trash Route Number	0
Recycle Day	Thursday / Week Two - Next Date: January 04, 2024
Nearest Recreation Facility	Norfolk Fitness & Wellness Center
Recreation Facility Address	7300 Newport Avenue
Recreation Phone Number	757-823-4300
Nearest Park	Norfolk Fitness and Wellness Center
Park Address	7300 Newport Avenue
Nearest Library	LAFAYETTE BRANCH LIBRARY
Stormwater Shed	05
Stormwater Basin	F0735,F08702

Street Sweeping	1ST FRIDAY
Trash Pick Up Day	No Pickup
Trash Route Section	0
Trash Route Number	0
Recycle Day	Thursday / Week Two - Next Date: January 04, 2024
Nearest Recreation Facility	Norfolk Fitness & Wellness Center
Recreation Facility Address	7300 Newport Avenue
Recreation Phone Number	757-823-4300
Nearest Park	Norfolk Fitness and Wellness Center
Park Address	7300 Newport Avenue
Nearest Library	LARCHMONT BRANCH LIBRARY
Stormwater Shed	05
Stormwater Basin	F0735,F08702

PLANNING

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1002
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1006
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1007
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1008
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1009
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1010
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

ZONING

Zone(s)	MF-NS
Overlay District(s)*	Coastal Resilience Overlay
Conditional Use Permit(s)	
Conditional Zone(s)	
CBPA Resource Protection Area	No
CBPA Intensely Developed Area	Yes
Historic District Name	NA
Character District	Suburban

Historic District Type

NA

*Properties that fall within the Coastal Resilience Overlay district also fall within the [EPCH-O: Flood Plain/ Coastal Hazard Overlay district](#)
Zoning data is for informational purposes only.
For zoning questions and official zoning interpretations, contact:
Department of Planning & Community Development at 757-664-4752 or
[Click Here](#) to send an email

**Properties within a Historic Zone (starts with HC), within a Historic Overlay District (HO, will state "Overlay" in the name), or designated as a Norfolk Historic Landmark (this is a zoning overlay for a single property) require a Certificate of Appropriateness (COA) for all exterior alterations visible from the public right-of-way, new construction, and often demolition. Information on the COA process is available in the Historic Districts Brochure—COA:
[Historic Districts Brochure](#)

FLOOD AWARENESS

Flood Zone	AE (High Risk) , X (Low to Moderate) , X (Shaded)
Evacuation Zone	B
Flood Insurance Rate Map Panel/Suffix	5101040017H
Flood Quad	36076-H3
Overlay District(s)*	Coastal Resilience Overlay

*Properties that fall within the [Coastal Resilience Overlay district](#) also fall within the [EPCH-O: Flood Plain/ Coastal Hazard Overlay district](#)

<div>Flood Zone Data Flood zone data is for informational purposes only. *NFIP Community No.: 510104 *NFIP County Name / State: (independent city) / VA *FIRM Index Effective Date: 2/17/2017 *FIRM Panel Effective/Revised Date: 2/17/2017 *Source of the Base Flood Elevation (BFE) data or base flood depth: Flood Insurance Rate Map *Elevation Datum used for BFE: NAVD 1988 *Coastal Barrier Resource System (CBRS) or Otherwise Protected Area (OPA): No Coastal Floodplain District (LIMWA) Information</div>	<div>Contact Information For flood zoning questions and official zoning interpretations, contact the Department of Planning & Community Development at 757-564-4752 or Click Here to send an email Website For information about Norfolk's resilience strategy concerning sea level rise and recurrent flooding, visit the Office of Resilience website: https://www.norfolk.gov/3612/Office-of-Resilience</div>
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PUBLIC SAFETY

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	101 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	105 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	112 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	120 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	123 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	124 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-

Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	127 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	131 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	133 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	138 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	142 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-

Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	143 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	144 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	146 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	148 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	157 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	159 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162

Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	160 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	161 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	164 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	172 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	174 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-

Potential Zone	
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	177 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	Q
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	178 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	Q
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	184 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	Q
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	186 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	Q
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	187 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	Q
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	189 ft
Fire & Rescue First Responder	STATION 09

Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	192 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	202 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	205 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	217 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	220 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0

Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	221 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	222 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	223 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	231 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	233 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	235 ft
Fire & Rescue First	STATION 09

Responder	
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	242 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	254 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	274 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	276 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	285 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level	0

(dB)	
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	297 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	298 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	302 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	312 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	328 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	333 ft

Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	341 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	395 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	409 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	46 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	475 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red

Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	476 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	48 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	481 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	489 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	66 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to	92 ft

Nearest Fire Hydrant (Ft)	
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	94 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	96 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B
Dominion Power Grid Panel	N0519A
Approximate Distance to Nearest Fire Hydrant (Ft)	99 ft
Fire & Rescue First Responder	STATION 09
Fire Demand Zone	162
Concurrent Police Jurisdiction	-
Police Precinct	2
Police Car District	225
Sector Name	2nd Red
Airport Average Sound Level (dB)	0
Airport Accident Potential Zone	-
Evacuation Zone	B

BUILDING PERMITS

The Building Permits list is limited to a maximum of 10 items displayed.

For more Building Permits information, please visit:

[NorfolkOpenData](#)

Permit Number	M23-02431	Status	Final
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	New		
Total Fee	\$66	Project Cost	\$500
Inspection Type	MECH -Gas Line Pressure test	Permit Final Date	11-15-2023
Occupancy Required			

Permit Number	M23-01787	Status	Final
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	New		
Total Fee	\$0	Project Cost	\$975
Inspection Type	MECH -Gas Line Pressure test	Permit Final Date	09-05-2023
Occupancy Required			

Permit Number	M22-02676	Status	Final
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	New		
Total Fee	\$198.6	Project Cost	\$2000
Inspection Type	MECH -Gas Line Pressure test	Permit Final Date	05-25-2023
Occupancy Required			

Permit Number	M23-00756	Status	Final
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66	Project Cost	\$300
Inspection Type	MECH -Gas Line Pressure test	Permit Final Date	04-14-2023
Occupancy Required			

Permit Number	M23-00545	Status	Final
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66	Project Cost	\$1200
Inspection Type	MECH Gas - Final	Permit Final Date	03-21-2023
Occupancy Required			

Permit Number	B22-02229	Status	Final
Permit Use Class	Commercial	Permit Type	Building
Permit Work Type	Alteration/Repair - Renovate Existing Square Footage		
Total Fee	\$152	Project Cost	\$19000
Inspection Type	BLD - Final	Permit Final Date	09-21-2022
Occupancy Required	No		

Permit Number	M22-01003	Status	Final
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66	Project Cost	\$500
Inspection Type	MECH -Gas Line Pressure test	Permit Final Date	05-05-2022
Occupancy Required			

Permit Number	M21-00682	Status	Final
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66	Project Cost	\$500
Inspection Type	MECH Gas - Final	Permit Final Date	03-17-2021
Occupancy Required			

Permit Number	M21-00452	Status	Final
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66	Project Cost	\$500
Inspection Type	MECH Gas - Final	Permit Final Date	02-22-2021
Occupancy Required			

Permit Number	B19-01292	Status	Final
Permit Use Class	Commercial	Permit Type	Building
Permit Work Type	Alteration/Repair - Renovate Existing Square Footage		
Total Fee	\$417.2	Project Cost	\$89000
Inspection Type	BLD - Insulation	Permit Final Date	12-05-2019
Occupancy Required	No		

FIELD OBSERVATIONS			
Inspection Created Date	2023-10-05T14:31:50.000	Inspection Status	Closed - Unfounded
Violation		Violation Status	
COMPLAINTS			
Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2023-10-05T14:31:49.000	Complaint Status	Closed - Unfounded
Violation		Violation Status	
Inspection Created Date	2023-09-27T11:39:20.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
Inspection Created Date	2023-09-27T11:35:08.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
Inspection Created Date	2023-09-27T11:30:26.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - City Tow
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - City Tow
Inspection Created Date	2023-09-27T11:24:53.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - City Tow
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - City Tow
Inspection Created Date	2023-09-27T11:18:24.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
Inspection Created Date	2023-09-27T11:11:15.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
Inspection Created Date	2023-09-12T09:18:49.000	Inspection Status	Closed - Unfounded
Violation		Violation Status	
COMPLAINTS			
Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2023-09-12T09:18:48.000	Complaint Status	Closed - Unfounded
Violation		Violation Status	
Inspection Created Date	2023-08-03T09:22:51.000	Inspection Status	Closed
Violation		Violation Status	
COMPLAINTS			
Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2023-08-03T09:22:50.000	Complaint Status	Closed
Violation		Violation Status	
Inspection Created Date	2023-01-30T11:42:41.000	Inspection Status	Closed
Violation	Trash And Debris	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Trash And Debris	Violation Status	Closed - Corrected
Inspection Created Date	2023-01-30T11:39:45.000	Inspection Status	Closed
Violation	Trash And Debris	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Trash And Debris	Violation Status	Closed - Corrected
Inspection Created Date	2023-01-30T11:34:31.000	Inspection Status	Closed
Violation	Trash And Debris	Violation Status	Closed - Corrected
COMPLAINTS			
Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Trash And Debris	Violation Status	Closed - Corrected

Inspection Created Date	2023-01-27T08:37:35.000	Inspection Status	Closed
Violation		Violation Status	

COMPLAINTS

Complaint Type	Nuisance	Complaint Subtype	Trash & Debris
Complaint Created Date	2023-01-27T08:37:34.000	Complaint Status	Closed
Violation		Violation Status	
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	106.1 General.	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	106.1 General.	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	305.2 General Requirements-Interior Structure	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	305.2 General Requirements-Interior Structure	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	304.13 General Requirements-Exterior Structure	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	304.13 General Requirements-Exterior Structure	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	602.2 Mechanical And Electrical Requirements-Heating And Cooling Facilities	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	602.2 Mechanical And Electrical Requirements-Heating And Cooling Facilities	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	304.4 General Requirements-Exterior Structure	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	304.4 General Requirements-Exterior Structure	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	505.1.1 Plumbing Facilities and Fixtures Requirements- Tempered water	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	505.1.1 Plumbing Facilities and Fixtures Requirements- Tempered water	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	106.3.1 Vacating unsafe structure	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	106.3.1 Vacating unsafe structure	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	604.3.1 Mechanical And Electrical Requirements-Electrical Facilities	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	604.3.1 Mechanical And Electrical Requirements-Electrical Facilities	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	605.1 Mechanical And Electrical Requirements-Electrical Equipment	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	605.1 Mechanical And Electrical Requirements-Electrical Equipment	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T11:10:17.000	Inspection Status	Completed with open violations
Violation	305.3 General Requirements- Interior surfaces	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T11:10:16.000	Complaint Status	Completed with open violations
Violation	305.3 General Requirements- Interior surfaces	Violation Status	Work in Progress
Inspection Created Date	2022-10-06T09:26:43.000	Inspection Status	Closed - Completed w/Notes
Violation		Violation Status	

COMPLAINTS

Complaint Type	Nuisance	Complaint Subtype	Trash & Debris
Complaint Created Date	2022-10-06T09:26:42.000	Complaint Status	Closed - Completed w/Notes
Violation		Violation Status	
Inspection Created Date	2022-09-05T08:03:54.000	Inspection Status	Closed - Unfounded

Violation		Violation Status	
COMPLAINTS			
Complaint Type	Nuisance	Complaint Subtype	Trash & Debris
Complaint Created Date	2022-09-05T08:03:53.000	Complaint Status	Closed - Unfounded
Violation		Violation Status	
Inspection Created Date	2022-08-01T13:35:14.000	Inspection Status	Closed
Violation		Violation Status	
COMPLAINTS			
Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2022-08-01T13:35:13.000	Complaint Status	Closed
Violation		Violation Status	
Inspection Created Date	2021-11-08T14:25:10.000	Inspection Status	Closed - Unfounded
Violation		Violation Status	
COMPLAINTS			
Complaint Type	Housing/Structures	Complaint Subtype	Exterior
Complaint Created Date	2021-11-08T14:25:09.000	Complaint Status	Closed - Unfounded
Violation		Violation Status	

SPECIAL PROGRAMS			
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	12-21-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Fire Department Red Tag	Complaint Created Date	12-18-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	12-05-2023
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	11-14-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	10-17-2023
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	09-18-2023
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	08-14-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	07-17-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	07-11-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	04-11-2023
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	03-31-2023
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	03-14-2023
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	02-13-2023
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	10-06-2022
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Fire Department Red Tag	Complaint Created Date	09-07-2022
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	08-23-2022
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	05-23-2022
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	04-27-2022
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	02-03-2022
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	12-13-2021
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	11-29-2021
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	11-15-2021
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	10-22-2021
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	10-11-2021
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	09-22-2021
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	08-19-2021

Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	08-03-2021
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	06-23-2021
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	05-27-2021
Complaint Status	Closed		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	04-07-2021
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	03-26-2021
Complaint Status	Closed - Completed w/Notes		
Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	01-06-2021
Complaint Status	Closed		
Complaint Subtype	Fire Department Red Tag	Complaint Created Date	12-28-2020
Complaint Status	Closed		





COMMONWEALTH of VIRGINIA
DEPARTMENT OF ENVIRONMENTAL QUALITY

Peter W. Schmidt
Director

Larry S. McBride
Regional Director

Water Regional Office
287 Pembroke Office Park
Pembroke 2, Suite 310
Virginia Beach, Virginia 23462
(804) 552-1840
FAX (804) 552-1849

August 11, 1994

Kenneth Van Der Water
BMR Investments, Inc.
5269 Greenwich Road, Suite 201
Virginia Beach, Virginia 23262

re: Initial Abatement Measures and Site Check Report in Response to
Petroleum Releases from Underground Storage Tanks (USTs)
Site Name/Location: Talbot Park Apartments, 118 Warren Street, Norfolk
DEQ Tracking Number: PR 95-2226

Dear Mr. Van Der Water

Thank you for providing the Department of Environmental Quality (DEQ) with the report concerning the tank closures and release investigation at the above referenced site. Based on this information and reported current site conditions, no further assessment or remedial action is necessary at this site. However, should additional evidence of environmental contamination be discovered in the future, further assessment and remediation may be required.

If you have any questions regarding this matter, please contact me at (804) 552-1156.

Sincerely,

A handwritten signature in cursive script that reads "LeAnn Moran".

LeAnn Moran
Geologist
Ground Water Section

cc: File ref PR 95-2226



MF-NS: MULTI-FAMILY - NEIGHBORHOOD-SCALE

Talbot Park Apartments (TP)

Rent Roll

Unit	Floor Plan	Building	Sq Ft	Unit/Lease Status	Name	Occupy Date	Lease Start	Lease End
1	R1	10A	540	Current	Powell, Roy	10/01/2018	12/01/2022	11/30/2023 RNT Rent
1	RM1	11A	540	Current	Kimble, Janine	2/17/2023	2/17/2023	2/29/2024 RNT Rent
1	R1	12A	540	Current	Moody, Richard	10/02/2020	11/01/2023	10/31/2024 RNT Rent
1	RM1	13A	540	Current	Perry, Dana	1/17/2023	1/17/2023	1/31/2024 RNT Rent
1	S1	14A	540	Current	Rios, Samuel	11/23/2022	12/01/2023	11/30/2024 RNT Rent
1	S1	15A	540	Current	Delpino, Edison	10/13/2017	3/01/2023	2/29/2024 RNT Rent
1	R1	16A	540	Current	Ellick, Darryl	4/22/2016	5/01/2021	4/30/2022 MTM Month-to NCF Noncompl RNT Rent
1	R1	17A 540		Vacancy				765.00
1	R1	18A 540		Vacancy				765.00
1	RM1	19A	540	Current	Taylor, Kevin	1/24/2023	1/24/2023	1/31/2024 RNT Rent
1	RM1	20A	540	Current	Buie, Diane	7/08/2022	8/01/2023	7/31/2024 RNT Rent
1	RM1	21A	540	Current	Lewis, Taniya	12/24/2019	1/01/2023	12/31/2023 RNT Rent
1	RL1	22A	710	Current	Jones, Deshaun	10/03/2016	10/01/2022	9/30/2023 RNT Rent
1	R2	23A	800	Current	Dumas, Hassan	3/18/2020	5/01/2023	4/30/2024 RNT Rent
1	R1	24A	540	Current	Ramirez, Benjamin	10/01/2018	12/01/2023	11/30/2024 RNT Rent

1	R1	25A	540	Current	Warren, Tarita	7/29/2022	7/29/2022	7/31/2023	RNT Rent
1	R1	26A	540	Current	Shipley, Danye	5/04/2021	6/01/2023	5/31/2024	RNT Rent
1	R1	27A	540	Current	Rowe, Rosamae	7/14/2023	7/14/2023	7/31/2024	RNT Rent
1	RM1	28A	540	Current	Burton, Damon	8/23/2023	8/23/2023	8/31/2024	RNT Rent
1	R1	29A	540	Current	Garrett, Alec	12/06/2018	1/01/2023	12/31/2023	RNT Rent
1	L1	2A	710	Current	Crockett, Brodie	6/09/2023	6/09/2023	6/30/2024	RNT Rent
1	R1	30A	540	Current	Bullock, Briana	11/03/2023	11/03/2023	11/30/2024	RNT Rent
1	S1	31A	540	Current	Burgman, Sabrina	7/07/2023	7/07/2023	7/31/2024	NCF Noncompl RNT Rent
1	S1	32A	540	Current	Lee, Laverne	12/03/2018	1/01/2023	12/31/2023	RNT Rent
1	R1	33A	540	Current	Hernandez, Buenvinida	4/27/2023	4/27/2023	4/30/2024	NCF Noncompl RNT Rent
1	S1	3A	540	Current	Roby, Donald	8/11/2023	8/11/2023	8/31/2024	RNT Rent
1	RM1	4A	540	Current	Taylor, Antonio	9/14/2021	4/01/2023	3/31/2024	NCF Noncompl RNT Rent
1	R1	5A	540	Current	Moore, Debra	12/13/1995	6/01/2023	5/31/2024	RNT Rent
1	S1	6A	540	Current	Clarke, Rolando	1/10/2020	2/01/2021	7/31/2021	MTM Month-to RNT Rent
1	S1	7A	540	Current	Wright, Erica	2/07/2023	2/07/2023	2/29/2024	

							RNT Rent	
1	R1	8A	540	Current	Floyd, Shirley	5/12/2017	4/01/2023	3/31/2024
							RNT Rent	
1	L1	9A	710	Current	Meador, Donald	9/01/2012	9/01/2023	8/31/2024
							RNT Rent	
10	L1	9D	710	Current	Olter, Kresensia	12/15/2023	12/15/2023	12/31/2024
							RNT Rent	
10	RL1	22D	710	Current	Barnes, Shakiara	3/28/2022	4/01/2023	3/31/2024
							RNT Rent	
2	RL2	2A	980	Current	Woodhouse, Larry	4/14/2017	4/01/2023	3/31/2024
							RNT Rent	
2	R1	29A	540	Current	Hassell, Maxwell	7/20/1998	9/01/2023	8/31/2024
							RNT Rent	
2	R1	30A	540	Current	Ceceña, Sawyer	6/08/2022	11/01/2023	10/31/2024
							RNT Rent	
2	RM1	28A	540	Current	Terrazas, Angel	5/01/2023	5/01/2023	4/30/2024
							DIS Monthly Dis	
							RNT Rent	
2	S2	27A	800	Current	Olds, Niya	9/01/2023	9/01/2023	8/31/2024
							RNT Rent	
2	R1	26A	540	Current	Alas, Evan	1/30/2020	2/01/2023	1/31/2024
							RNT Rent	
2	R1	25A	540	Current	Jones, Eric	4/07/2023	4/07/2023	4/30/2024
							NCF Noncompl	
							RNT Rent	
2	S1	7A	540	Current	Walker, Angela	10/28/2022	11/01/2023	10/31/2024
							NCF Noncompl	
							RNT Rent	
2	S1	6A	540	Current	Hammer, Nolen	12/18/2023	12/18/2023	12/31/2024
							RNT Rent	
2	S1	5A	540	Current	Massenburg, Darell	2/04/2022	3/01/2023	2/29/2024
							RNT Rent	
2	RM1	4A	540	Current	Marsaw, Olin	8/13/2021	11/01/2023	10/31/2024

2	RM1	11A	540	Current	El-Amin, Ismail	7/08/2022	12/01/2023	11/30/2024 RNT Rent
2	R1	10A	540	Current	Osborne, James	11/15/2022	11/15/2022	11/30/2023 RNT Rent
2	RL2	9A	980	Current	Newsome, Patricia	4/01/2022	4/01/2023	3/31/2024 RNT Rent
2	R1	8A	540	Current	Mcintosh, Natalie	7/01/2019	4/01/2023	3/31/2024 RNT Rent
21	RL1	9A	710	Current	Kemmerer, James	4/13/2020	5/01/2022	4/30/2023 MTM Month-to RNT Rent
21	RL1	22A	710	Current	Martinez-Huerta, Felipe	2/02/2015	3/01/2021	2/28/2022 MTM Month-to NCF Noncompl RNT Rent
21	RL1	2A	710	Current	Hooker, David	5/05/2022	6/01/2023	5/31/2024 RNT Rent
22	RL2	2A	980	Current	Diehl, Jaquan	11/01/2018	11/01/2021	10/31/2022 NCF Noncompl RNT Rent
22	RL2	22A	980	Current	Traylor, Shawntanique	4/29/2022	5/01/2023	4/30/2024 NCF Noncompl RNT Rent
22	RL2	9A	980	Current	Matias, Albert	2/11/2023	2/11/2023	2/29/2024 RNT Rent
23	RL1	9A 710	Vacancy					775.00
23	RL1	22A	710	Current	Cameron, Douglass	8/03/2020	9/01/2023	8/31/2024 RNT Rent
23	RL1	2A	710	Current	Burden, Richaun	12/30/2017	7/01/2023	6/30/2024 RNT Rent
24	RL1	2B	710	Current	McGee, Michael	3/31/2012	4/01/2017	3/31/2018 MTM Month-to RNT Rent
24	RL1	22B	710	Current	Bynum, Cheryl	3/03/2005	8/01/2022	7/31/2023 NCF Noncompl

								RNT Rent
24	L1	9B	710 Current	Wright Sr., Norman	6/22/2018	11/01/2022	10/31/2023	RNT Rent
25	RL1	9B	710 Current	Hairston, Jovonnee	2/24/2023	2/24/2023	2/29/2024	RNT Rent
25	RL1	22B	710 Current	Comer, Guy	2/27/2023	2/27/2023	2/29/2024	NCF Noncompl RNT Rent
25	RL1	2B	710 Current	Hatcher, Iyana	3/06/2023	3/06/2023	3/31/2024	NCF Noncompl RNT Rent
26	RL1	2C 710	Vacancy				775.00	
26	RL1	22C	710 Current	George, Crystal	3/04/2017	4/01/2023	3/31/2024	NCF Noncompl RNT Rent
26	RL1	9C	710 Current	Hairston, Yoshua	2/24/2023	2/24/2023	2/29/2024	RNT Rent
27	RL1	9C	710 Current	Branch, Terrell	12/01/2023	12/01/2023	11/30/2024	INS Pay with Rē RNT Rent
27	L1	22C	710 Current	Rivera, Areli	9/01/2021	9/01/2022	8/31/2023	RNT Rent
27	RL2	2C	980 Current	Grice, Tiffany	8/01/2023	8/01/2023	7/31/2024	RNT Rent
28	L1	2C	710 Current	poole, Schehera	6/23/2023	6/23/2023	6/30/2024	RNT Rent
28	RL1	22D 710	Vacancy				775.00	
28	RL1	9D	710 Current	Grant, Dajonna	5/29/2020	6/01/2022	5/31/2023	MTM Month-to RNT Rent
29	L2	9D	980 Current	Wright, Toni	7/23/2020	10/01/2023	9/30/2024	RNT Rent
29	RL2	22D	980 Current	Green, Brandon	9/17/2021	10/01/2022	9/30/2023	RNT Rent

3	RL1	2A	710	Current	Boyd, Frances	11/01/2022	11/01/2023	10/31/2024 RNT Rent
3	R1	29A	540	Current	Manuel, Sebastian	7/08/2022	8/01/2023	7/31/2024 RNT Rent
3	R1	30A	540	Current	Vanlew, Quincey	10/12/2022	10/12/2022	10/31/2023 RNT Rent
3	S1	25A	540	Current	Leachman, Amaris	5/26/2023	5/26/2023	5/31/2024 RNT Rent
3	R1	26A	540	Current	Nguyen, Dat	10/17/2023	10/17/2023	10/31/2024 INS Pay with Rē RNT Rent
3	R1	27A	540	Current	Riddick, Amair	11/01/2021	4/01/2023	3/31/2024 RNT Rent
3	RM1	28A	540	Current	Walston Jr., Eugene	7/12/2021	8/01/2022	7/31/2023 RNT Rent
3	S1	31A	540	Current	Coaxum, Cheryl	11/18/2011	8/01/2023	7/31/2024 RNT Rent
3	S1	32A	540	Current	Shields, L'Tasha	12/01/2018	1/01/2023	12/31/2023 RNT Rent
3	R1	33A	540	Current	Edwards, Brandon	4/17/2017	5/01/2021	4/30/2022 MTM Month-to RNT Rent
3	S1	3A	540	Current	Wilson, Dorothy	5/21/2020	6/01/2023	5/31/2024 RNT Rent
3	RM1	4A	540	Current	Harris, Tanisha	1/03/2023	1/03/2023	1/31/2024 RNT Rent
3	S1	5A	540	Current	Rountree, Gloria	9/29/2023	9/29/2023	9/30/2024 RNT Rent
3	R1	6A	540	Current	Wescott, Diamond	10/13/2023	10/13/2023	10/31/2024 INS Pay with Rē RNT Rent
3	R1	7A	540	Current	Riddick, Janet	3/10/2023	3/10/2023	3/31/2024 RNT Rent

3	RL1	22A	710	Current	Cooper, Asya	10/26/2023	10/26/2023	10/31/2024 INS Pay with R RNT Rent
3	R1	1A	540	Current	Pierce, Joseph	2/07/2022	9/01/2023	8/31/2024 RNT Rent
3	S2	23A 800		Vacancy				840.00
3	S1	24A	540	Current	Walls, Kenya	11/29/2022	11/29/2022	11/30/2023 NCF Noncompl RNT Rent
3	R1	18A	540	Current	Woodley, Terrence	2/18/2012	4/01/2023	3/31/2024 NCF Noncompl RNT Rent
3	RM1	19A	540	Current	Amons, Tiffany	1/16/2023	1/16/2023	1/31/2024 RNT Rent
3	RM1	20A	540	Current	Lannetti, Victoria	6/02/2018	12/01/2023	11/30/2024 RNT Rent
3	RM1	21A	540	Current	Eclarino, N-Jean	7/21/2023	7/21/2023	7/31/2024 NCF Noncompl RNT Rent
3	R1	10A	540	Current	Smith, Albert	6/20/2016	7/01/2023	6/30/2024 RNT Rent
3	RM1	11A	540	Current	Barnes, Linwood	2/01/2021	7/01/2022	6/30/2023 NCF Noncompl RNT Rent
3	R1	12A	540	Current	Winston, Dominique	12/01/2021	12/01/2023	5/31/2024 RNT Rent STL Short term
3	RM1	13A	540	Current	Lyles, Sharon	12/15/2022	12/15/2022	12/31/2023 RNT Rent
3	R1	14A	540	Current	Allen, Fernando	2/14/2009	4/01/2023	3/31/2024 RNT Rent
3	R1	15A	540	Current	Pacheco Jr, Gilbert	10/05/2017	4/01/2023	3/31/2024 RNT Rent
3	R1	16A	540	Current	Williams, Troy	7/11/2019	8/01/2022	7/31/2023 NCF Noncompl

								RNT Rent
3	R1	17A	540	Current	Lawson, Dakota	8/15/2022	9/01/2023	8/31/2024
								RNT Rent
3	RL1	9A	710	Current	Gilchrist, Nakita	12/14/2020	1/01/2022	6/30/2022
								MTM Month-to
								RNT Rent
3	R1	8A	540	Current	Coffin Jr., Michael	10/30/2020	11/01/2023	10/31/2024
								RNT Rent
30	RL1	9D	710	Current	Woodard, James	11/23/2021	12/01/2023	11/30/2024
								RNT Rent
30	RL1	22D	710	Current	Sebastian, Emily	5/22/2020	6/01/2023	5/31/2024
								RNT Rent
4	R1	29A	540	Current	Maldonado, Jeffrey	3/02/2022	3/02/2022	3/31/2023
								NCF Noncompl
								RNT Rent
4	S1	30A	540	Current	Bartz, Kyle	7/01/2021	7/01/2023	6/30/2024
								RNT Rent
4	RL1	2B	710	Current	Becerra, Diana	12/08/2023	12/08/2023	12/31/2024
								RNT Rent
4	RM1	28A	540	Current	Brown, John	2/25/2020	9/01/2023	8/31/2024
								RNT Rent
								STL Short term
4	S2	27A	800	Current	Mitchell, Danaysia	11/18/2022	11/18/2022	11/30/2023
								RNT Rent
4	R1	26A	540	Current	Miller, Daniel	1/27/2023	1/27/2023	1/31/2024
								DIS Monthly Dis
								RNT Rent
4	S1	25A	540	Current	Mitchell, Diamond	5/19/2023	5/19/2023	5/31/2024
								RNT Rent
4	R1	7A	540	Current	Jacquet, Jessa	6/02/2023	6/02/2023	6/30/2024
								RNT Rent
4	R1	6A	540	Current	Belton, April	2/01/2016	3/01/2023	2/29/2024
								RNT Rent

4	S1	5A	540	Current	Dargan, William	12/09/2022	12/09/2022	12/31/2023 RNT Rent
4	RM1	4A	540	Current	Hudgins, Carla	12/07/2017	1/01/2023	12/31/2023 RNT Rent
4	S1	3A	540	Current	Tabi, Emmanuel	12/12/2022	12/12/2022	12/31/2023 RNT Rent
4	R1	33A	540	Current	Lewczyk, Jeffrey	5/12/2018	5/12/2018	5/31/2019 MTM Month-to RNT Rent
4	R2	32A	800	Current	Fuentes Pena, Elmev	11/03/2023	11/03/2023	11/30/2024 RNT Rent
4	S1	31A 540		Vacancy				735.00
4	S1	17A	540	Current	Lopez, Jose	11/18/2022	11/18/2022	11/30/2023 RNT Rent
4	R1	16A	540	Current	Coxe, Alexander	1/13/2023	1/13/2023	1/31/2024 RNT Rent
4	S1	15A	540	Current	Eiseman, Meghan	9/09/2022	10/01/2023	9/30/2024 RNT Rent
4	S1	14A	540	Current	Scales, Deneice	10/24/2023	10/24/2023	10/31/2024 RNT Rent
4	RM1	13A	540	Current	Singletary, Christopher	4/21/2023	4/21/2023	4/30/2024 RNT Rent
4	R1	12A	540	Current	Randall, Tiffany	1/31/2020	10/01/2023	9/30/2024 RNT Rent
4	RM1	11A	540	Current	Porter, Tiyanina	3/17/2023	3/17/2023	3/31/2024 RNT Rent
4	R1	10A	540	Current	Riddick, Jasmine	3/10/2023	3/10/2023	3/31/2024 RNT Rent
4	RM1	21A	540	Current	Warren, L'gerik	6/24/2022	7/01/2023	6/30/2024 NCF Noncompl RNT Rent
4	RM1	20A	540	Current	Price, Destyni	4/17/2023	4/17/2023	4/30/2024 NCF Noncompl RNT Rent

4	RM1	19A	540	Current	Williams, Dionna	5/26/2023	5/26/2023	5/31/2024	RNT Rent
4	R1	18A	540	Current	Stallworth, Tenesha	8/04/2023	8/04/2023	8/31/2024	RNT Rent
4	R1	24A	540	Current	Jenkins, Charles	5/18/2012	6/01/2023	5/31/2024	RNT Rent
4	S1	23A	540	Current	Price, Ebony	8/11/2023	8/11/2023	8/31/2024	RNT Rent
4	R1	1A	540	Current	Carmichael, Brittany	6/23/2023	6/23/2023	6/30/2024	RNT Rent
4	L1	22B	710	Current	Washington, Valarie	2/01/2017	3/01/2023	2/29/2024	RNT Rent
4	R1	8A	540	Current	Dowling, Eddrick	1/28/2017	2/01/2023	1/31/2024	RNT Rent
4	RL1	9B	710	Current	Wilson, Lawrence	11/14/2014	1/01/2023	12/31/2023	NCF Noncompl RNT Rent
5	L1	9B	710	Current	Crawson, Gabriel	7/11/2022	9/01/2023	8/31/2024	RNT Rent
5	R1	8B	540	Current	Phillips, April	12/09/2022	12/09/2022	12/31/2023	RNT Rent
5	L1	22B	710	Current	Clark, Rakeshia	4/12/2023	4/12/2023	4/30/2024	RNT Rent
5	R1	23B	540	Current	Fielder, Darryl	5/12/2023	5/12/2023	5/31/2024	RNT Rent
5	S1	24B	540	Current	Hollifield, Gabrielle	7/14/2023	7/14/2023	7/31/2024	RNT Rent
5	R1	18B	540	Current	Marcus, Patricia	9/01/2020	10/01/2023	9/30/2024	RNT Rent
5	RM1	19B	540	Current	Gilreath, Gilley	12/05/2023	12/05/2023	12/31/2024	INS Pay with Re RNT Rent

5	RM1	20B	540	Current	Powell, Ashley	4/30/2021	5/01/2023	4/30/2024 RNT Rent
5	RM1	21B	540	Current	Grant, Chandler	1/03/2020	3/01/2023	2/29/2024 NCF Noncompl RNT Rent
5	R1	10B	540	Current	Banks, Tamara	5/05/2023	5/05/2023	5/31/2024 RNT Rent
5	RM1	11B	540	Current	Fardaoussi, Meriem	8/07/2017	3/01/2022	8/31/2022 RNT Rent STL Short term
5	R1	12B	540	Current	Tan, Annika	11/01/2023	11/01/2023	10/31/2024 RNT Rent
5	RM1	13B	540	Current	Garcia, Erick	10/21/2020	3/01/2023	2/29/2024 RNT Rent
5	S1	14B	540	Current	Chapman, Monique	3/01/2023	3/01/2023	2/29/2024 NCF Noncompl RNT Rent
5	S1	15A	540	Current	Anderson, Lashayla	4/22/2023	4/22/2023	4/30/2024 NCF Noncompl RNT Rent
5	R1	16B	540	Current	Tufts, Damien	3/03/2015	5/01/2022	4/30/2023 RNT Rent
5	S1	17B	540	Current	Gonzalez, Paula	4/01/2010	7/01/2023	6/30/2024 RNT Rent
5	R1	31A 540		Vacancy				765.00
5	R2	32B	800	Current	Haskell, Vicky	11/01/2019	2/01/2023	1/31/2024 RNT Rent
5	R1	33B 540		Vacancy				765.00
5	R1	3B	540	Current	Batiste, Shandreka	4/01/2020	5/01/2023	4/30/2024 RNT Rent
5	RM1	4B	540	Current	Jones, Thimbe	5/01/2017	7/01/2023	6/30/2024 RNT Rent
5	R1	5B	540	Current	Friedrichsen, Tailor	4/10/2023	4/10/2023	4/30/2024 RNT Rent

5	S1	6B	540	Current	Davis, Latoya	7/31/2019	3/01/2023	2/29/2024 RNT Rent
5	S1	7B	540	Current	Hawkins, Carolyn	11/21/2022	12/01/2023	11/30/2024 RNT Rent
5	R1	25B	540	Current	Shields, Larry	5/04/2018	6/01/2023	5/31/2024 NCF Noncompl RNT Rent
5	R1	26B	540	Current	Foreman, Christopher	2/07/2022	2/07/2022	2/28/2023 NCF Noncompl RNT Rent
5	S2	27B	800	Current	Lowery, Irene	4/28/2012	5/01/2023	4/30/2024 RNT Rent
5	RM1	28B	540	Current	Stincill, Tashyra	12/01/2022	12/01/2022	11/30/2023 NCF Noncompl RNT Rent
5	RL1	2B	710	Current	Beslow, Cheryl	7/01/2017	3/01/2023	2/29/2024 RNT Rent
5	R1	30B	540	Current	Lomax, Alexis	11/07/2022	11/07/2022	11/30/2023 RNT Rent
5	R1	29B	540	Current	Roberts, Tamall	4/15/2019	9/01/2023	2/29/2024 RNT Rent STL Short term
6	R1	29B	540	Current	Griffin, Kandance	9/23/2022	10/01/2023	9/30/2024 RNT Rent
6	R1	30B	540	Current	Ridler, Rusty	10/19/2020	11/01/2023	10/31/2024 RNT Rent
6	RL1	2C	710	Current	Olsen, Joshua	12/16/2022	12/16/2022	12/31/2023 RNT Rent
6	RM1	28B	540	Current	Willie, Bobbi	4/17/2023	4/17/2023	4/30/2024 RNT Rent
6	R1	27B	540	Current	Pompey, Osborne	9/11/2023	9/11/2023	9/30/2024 RNT Rent
6	R1	26B	540	Current	Bliss, Ruth	2/17/2022	10/01/2023	9/30/2024 RNT Rent

6	S1	25B 540	Vacancy					735.00
6	R1	7B	540	Current	Diosana, Dolores	8/15/2007	11/01/2023	10/31/2024 RNT Rent
6	S1	6B	540	Current	Hubbard, Gwendolyn	9/11/2020	10/01/2023	9/30/2024 RNT Rent
6	R1	5B	540	Current	Singleton, Shane	3/31/2023	3/31/2023	3/31/2024 RNT Rent
6	RM1	4B	540	Current	Coon, Trevor	2/11/2022	3/01/2023	2/29/2024 RNT Rent
6	R1	3B	540	Current	Epps, Santasia	4/20/2022	6/01/2023	5/31/2024 RNT Rent
6	R1	33B	540	Current	Newsome, Jessica	8/25/2023	8/25/2023	8/31/2024 RNT Rent
6	R1	32B	540	Current	Jones, Derrick	11/23/2020	6/01/2022	5/31/2023 RNT Rent
6	S1	31B	540	Current	De Souza, Ana	6/02/2023	6/02/2023	6/30/2024 RNT Rent
6	R1	17B	540	Current	Williams, Dennis	8/19/2022	8/19/2022	8/31/2023 RNT Rent
6	R1	16B	540	Current	Stith, Raynard	2/13/2018	2/01/2023	1/31/2024 RNT Rent
6	S1	15A	540	Current	Henderson, Sheila	9/15/2023	9/15/2023	9/30/2024 RNT Rent
6	R1	14B	540	Current	Mckelvey, Imani	6/23/2023	6/23/2023	6/30/2024 NCF Noncompl RNT Rent
6	RM1	13B	540	Current	Holley, Lamarsha	8/01/2022	9/01/2023	8/31/2024 RNT Rent
6	R1	12B	540	Current	Hopkins, Deborah	12/06/2022	12/06/2022	12/31/2023 RNT Rent
6	RM1	11B	540	Current	Curtis, Delisa	2/07/2023	2/07/2023	2/29/2024 RNT Rent

6	R1	10B	540	Current	Spruill, Dontaye	10/22/2021	12/01/2023	11/30/2024 RNT Rent
6	RM1	21B	540	Current	Acree, Michael	7/10/2023	7/10/2023	7/31/2024 RNT Rent
6	RM1	20B	540	Current	Johnson, Larry	6/15/2016	7/01/2017	6/30/2018 MTM Month-to RNT Rent
6	RM1	19B	540	Current	Thompson, Shanya	9/01/2023	9/01/2023	8/31/2024 INS Pay with Rē RNT Rent
6	R1	18B 540	Vacancy					765.00
6	S1	24B	540	Current	Wright, Jacqueline	6/07/2019	12/01/2023	11/30/2024 RNT Rent
6	R2	23B	800	Current	King, III, Herbert	12/01/2013	12/01/2022	11/30/2023 NCF Noncompl RNT Rent
6	RL1	22C	710	Current	Ferrer, Stephen	5/26/2006	6/01/2023	5/31/2024 RNT Rent
6	R1	1B	540	Current	Egorova, Anastasiia	9/01/2022	9/01/2023	2/29/2024 MTM Month-to RNT Rent
6	R1	8B	540	Current	Gibbs, April	11/01/2023	11/01/2023	10/31/2024 RNT Rent
6	RL1	9C	710	Current	Kidd, Harry	7/01/2023	7/01/2023	6/30/2024 NCF Noncompl RNT Rent
7	RL1	9C	710	Current	Jones, Marvetta	10/18/2022	10/18/2022	10/31/2023 NCF Noncompl RNT Rent
7	R1	8B	540	Current	Turner, Serena	5/22/2020	7/01/2023	6/30/2024 RNT Rent
7	S1	1B	540	Current	Drumond, Thomas	3/17/2023	3/17/2023	3/31/2024 RNT Rent
7	RL1	22C	710	Current	Bray, Akilah	8/18/2023	8/18/2023	8/31/2024 RNT Rent

7	R1	3B	540	Current	Epps, Tiffany	4/01/2015	5/01/2023	4/30/2024 RNT Rent
7	RM1	4B	540	Current	Timmins, Eric	6/25/2021	7/01/2022	6/30/2023 NCF Noncompl RNT Rent
7	S1	5B	540	Current	Gregory, Vernon	4/01/2022	5/01/2023	4/30/2024 NCF Noncompl RNT Rent
7	S1	6B	540	Current	Davis, Tanisha	3/21/2022	10/01/2023	9/30/2024 RNT Rent
7	R1	7B	540	Current	Arline, Samir	5/04/2020	4/01/2023	3/31/2024 RNT Rent
7	S1	25B	540	Current	Levy, Susan	6/03/2019	7/01/2023	6/30/2024 INS Pay with Rē RNT Rent
7	R1	26B	540	Current	Barnes, Jasmine	4/14/2018	6/01/2023	5/31/2024 RNT Rent
7	R2	27B	800	Current	Sanderlin, Larry	11/28/2017	10/01/2023	9/30/2024 RNT Rent
7	RM1	28B 540	Vacancy					850.00
7	RL2	2C	980	Current	Mauricio, Nelly	1/17/2020	2/01/2023	1/31/2024 RNT Rent
7	R1	30B	540	Current	Brown, Rineva	2/01/2019	4/01/2023	3/31/2024 RNT Rent
7	R1	29B	540	Current	Allan, Aaron	4/15/2022	5/01/2023	4/30/2024 RNT Rent
8	R1	29B	540	Current	Williams, Sarah	11/01/2019	12/01/2023	11/30/2024 RNT Rent
8	L1	22D	710	Current	Myers, Nathaniel	12/17/2015	1/01/2023	12/31/2023 RNT Rent
8	S1	30B	540	Current	McLaughlin, Robert	12/01/2010	12/01/2023	11/30/2024 RNT Rent
8	RL1	2C	710	Current	Asuncion, Natalia	10/12/2022	11/01/2023	10/31/2024 RNT Rent

8	RM1	28B	540	Current	Bond, Roman	8/01/2023	8/01/2023	7/31/2024 RNT Rent
8	R1	27B	540	Current	Tijerina, Mary	3/02/2018	4/01/2023	3/31/2024 RNT Rent
8	R1	26B	540	Current	Cuffee, DeJane	12/20/2022	12/20/2022	12/31/2023 RNT Rent
8	R1	25B	540	Current	White, Alyssa	11/17/2023	11/17/2023	11/30/2024 RNT Rent
8	R1	7B 540		Vacancy				765.00
8	S1	6B	540	Current	Richardson, Rebecca	3/06/2020	5/01/2022	4/30/2023 RNT Rent
8	R1	5B	540	Current	McDonald, Annette	3/01/2016	3/01/2023	2/29/2024 RNT Rent
8	RM1	4B	540	Current	Clark, Kenyatta	11/03/2021	12/01/2023	11/30/2024 RNT Rent
8	R1	3B	540	Current	Wilcher, Kala	12/01/2023	12/01/2023	11/30/2024 RNT Rent
8	R1	33B	540	Current	James, Shanniece	9/01/2010	9/01/2022	8/31/2023 RNT Rent
8	R1	32B	540	Current	Stump, Zethan	3/17/2015	4/01/2023	3/31/2024 RNT Rent
8	S1	31B	540	Current	Harris, Cordell	3/03/2023	3/03/2023	3/31/2024 NCF Noncompl RNT Rent
8	R1	17B	540	Current	Kerr, Jordyn	12/15/2023	12/15/2023	12/31/2024 RNT Rent
8	R1	16B	540	Current	King, Tisha	12/28/2018	2/01/2023	1/31/2024 NCF Noncompl RNT Rent
8	R1	15A	540	Current	Johnson, Jason	2/15/2022	3/01/2023	2/29/2024 RNT Rent
8	S1	14B	540	Current	Gibson, Willie	11/10/2022	11/10/2022	11/30/2023 NCF Noncompl

Floor Plan	# of Units	Average SQFT	Average Market	Market Amt/SQFT	Average Leased
L1	11	710	750.00	1.06	838.64
L2	3	980	900.00	0.92	940.00
R1	117	540	765.00	1.42	840.79
R2	7	800	875.00	1.09	908.57
RL1	33	710	775.00	1.09	866.67
RL2	9	980	922.22	0.94	998.33
RM1	56	540	851.34	1.58	894.09
S1	52	540	735.00	1.36	770.51
S2	5	800	840.00	1.05	878.33

Totals/Averages:	293	594	786.86	1.12	850.07
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Occupancy and Rents Summary for "Current Date"

Unit Status	Market # of Potential Rent		
Occupied no NTV	210,865.00	268	227,350.00
Occupied, NTV	4,975.00	6	5,425.00
Occupied NTV Le	0.00	0	0.00
Admin/Down Unit	0.00	0	0.00
Vacant Leased	2,305.00	3	2,305.00
Vacant Available	12,405.00	16	12,405.00

		293	
Totals:	230,550.00		247,485.00

Period: 12/23
Current Residents

Market	Lease	Rent	Total	Deposit	
Rent	Rent	Concessions	Billing	On Hand	Balance
765.00			800.00	350.00	0.00
	800.00	0.00			
850.00			900.00	900.00	0.00
	900.00	0.00			
765.00			850.00	745.00	495.00
	850.00	0.00			
850.00			900.00	1,800.00	(90.00)
	900.00	0.00			
735.00			775.00	750.00	0.00
	775.00	0.00			
735.00			775.00	99.00	0.00
	775.00	0.00			
765.00			955.00	350.00	0.00
-Month	75.00	0.00			
liance Fee	30.00	0.00			
	850.00	0.00			
850.00			900.00	900.00	0.00
	900.00	0.00			
850.00			900.00	875.00	0.00
	900.00	0.00			
875.00			875.00	500.00	0.00
	875.00	0.00			
775.00			825.00	350.00	(375.00)
	825.00	0.00			
875.00			925.00	350.00	1,565.54
	925.00	0.00			
765.00			850.00	99.00	0.00
	850.00	0.00			

	765.00		800.00	800.00	(80.00)
	800.00	0.00			
	765.00		850.00	765.00	(8.50)
	850.00	0.00			
	765.00		850.00	850.00	1,984.67
	850.00	0.00			
	850.00		900.00	900.00	0.00
	900.00	0.00			
	765.00		800.00	500.00	1,152.61
	800.00	0.00			
	750.00		825.00	825.00	0.00
	825.00	0.00			
	765.00		900.00	900.00	0.00
	900.00	0.00			
	735.00		805.00	775.00	2,997.50
liance Fee	30.00	0.00			
	775.00	0.00			
	735.00		750.00	350.00	0.00
	750.00	0.00			
	765.00		880.00	825.00	0.00
liance Fee	30.00	0.00			
	850.00	0.00			
	735.00		775.00	775.00	2,482.17
	775.00	0.00			
	850.00		930.00	850.00	122.66
liance Fee	30.00	0.00			
	900.00	0.00			
	765.00		850.00	200.00	0.00
	850.00	0.00			
	735.00		850.00	500.00	50.00
-Month	75.00	0.00			
	775.00	0.00			
	735.00		750.00	750.00	0.00

	750.00	0.00			
	765.00		850.00	725.00	0.00
	850.00	0.00			
	750.00		875.00	350.00	200.00
	875.00	0.00			
	750.00		900.00	500.00	0.00
	900.00	0.00			
	775.00		875.00	825.00	2,826.11
	875.00	0.00			
	920.00		975.00	350.00	0.00
	975.00	0.00			
	765.00		800.00	200.00	0.00
	800.00	0.00			
	765.00		850.00	800.00	50.00
	850.00	0.00			
scout	850.00		855.00	500.00	0.00
	0.00	(45.00)			
	900.00	0.00			
	840.00		895.00	900.00	574.50
	895.00	0.00			
	765.00		850.00	350.00	(426.17)
	850.00	0.00			
	765.00		880.00	850.00	90.00
liance Fee	30.00	0.00			
	850.00	0.00			
	735.00		805.00	750.00	0.00
liance Fee	30.00	0.00			
	775.00	0.00			
	735.00		800.00	500.00	0.00
	800.00	0.00			
	735.00		775.00	735.00	0.00
	775.00	0.00			
	850.00		900.00	500.00	(23.75)

	900.00	0.00			
735.00			775.00	350.00	0.00
	775.00	0.00			
875.00			900.00	900.00	913.00
	900.00	0.00			
735.00			775.00	99.00	0.00
	775.00	0.00			
765.00			760.00	500.00	(1.00)
scount	0.00	(40.00)			
	800.00	0.00			
735.00			775.00	775.00	0.00
	775.00	0.00			
920.00			940.00	350.00	(16.00)
	940.00	0.00			
875.00			850.00	875.00	0.00
	850.00	0.00			
875.00			875.00	875.00	0.00
	875.00	0.00			
850.00			900.00	900.00	(30.00)
	900.00	0.00			
765.00			850.00	350.00	0.00
	850.00	0.00			
765.00			800.00	800.00	0.00
	800.00	0.00			
765.00			850.00	745.00	0.00
	850.00	0.00			
850.00			850.00	850.00	0.00
	850.00	0.00			
765.00			850.00	850.00	536.00
	850.00	0.00			

	850.00		900.00	875.00	(0.50)
	900.00	0.00			
	765.00		800.00	800.00	(53.67)
	800.00	0.00			
	940.00		975.00	500.00	0.00
	975.00	0.00			
	765.00		850.00	725.00	0.00
	850.00	0.00			
	775.00		950.00	250.00	(1,100.00)
-Month	75.00	0.00			
	875.00	0.00			
	775.00		930.00	350.00	0.00
-Month	75.00	0.00			
liance Fee	30.00	0.00			
	825.00	0.00			
	775.00		875.00	825.00	0.00
	875.00	0.00			
	920.00		970.00	500.00	8,308.00
liance Fee	30.00	0.00			
	940.00	0.00			
	920.00		1,005.00	500.00	92.50
liance Fee	30.00	0.00			
	975.00	0.00			
	920.00		940.00	750.00	2,219.27
	940.00	0.00			
	775.00		850.00	775.00	0.00
	850.00	0.00			
	775.00		875.00	250.00	973.94
	875.00	0.00			
	775.00		950.00	350.00	0.00
-Month	75.00	0.00			
	875.00	0.00			
	775.00		855.00	350.00	(33.25)
liance Fee	30.00	0.00			

	825.00	0.00			
750.00			825.00	350.00	9.63
	825.00	0.00			
775.00			875.00	875.00	(0.83)
	875.00	0.00			
775.00			905.00	875.00	8,144.28
liance Fee	30.00	0.00			
	875.00	0.00			
775.00			855.00	825.00	53.80
liance Fee	30.00	0.00			
	825.00	0.00			
775.00			905.00	350.00	0.00
liance Fee	30.00	0.00			
	875.00	0.00			
775.00			875.00	875.00	(1.42)
	875.00	0.00			
775.00			970.00	950.00	20.00
ent Ins	20.00	0.00			
	950.00	0.00			
750.00			775.00	750.00	852.80
	775.00	0.00			
920.00			1,100.00	1,100.00	(400.00)
	1,100.00	0.00			
750.00			1,000.00	1,000.00	0.00
	1,000.00	0.00			
775.00			950.00	350.00	6,627.50
-Month	75.00	0.00			
	875.00	0.00			
900.00			950.00	200.00	40.00
	950.00	0.00			
920.00			940.00	920.00	564.00
	940.00	0.00			

	775.00		875.00	825.00	0.00
	875.00	0.00			
	765.00		850.00	800.00	(1.50)
	850.00	0.00			
	765.00		800.00	800.00	(275.00)
	800.00	0.00			
	735.00		775.00	775.00	0.45
	775.00	0.00			
	765.00		870.00	850.00	49.00
ent Ins	20.00	0.00			
	850.00	0.00			
	765.00		850.00	765.00	(14.50)
	850.00	0.00			
	850.00		875.00	850.00	(88.00)
	875.00	0.00			
	735.00		775.00	625.00	0.00
	775.00	0.00			
	735.00		750.00	99.00	0.00
	750.00	0.00			
	765.00		925.00	350.00	0.00
-Month	75.00	0.00			
	850.00	0.00			
	735.00		775.00	500.00	(25.00)
	775.00	0.00			
	850.00		900.00	900.00	2,198.00
	900.00	0.00			
	735.00		775.00	775.00	0.06
	775.00	0.00			
	765.00		870.00	1,275.00	(8.00)
ent Ins	20.00	0.00			
	850.00	0.00			
	765.00		850.00	850.00	0.00
	850.00	0.00			

	775.00		895.00	875.00	(20.00)
ent Ins	20.00	0.00			
	875.00	0.00			
	765.00		850.00	500.00	160.00
	850.00	0.00			
	735.00		780.00	750.00	6,070.00
liance Fee	30.00	0.00			
	750.00	0.00			
	765.00		880.00	350.00	(20.00)
liance Fee	30.00	0.00			
	850.00	0.00			
	850.00		875.00	875.00	906.81
	875.00	0.00			
	850.00		950.00	99.00	0.00
	950.00	0.00			
	850.00		930.00	900.00	0.00
liance Fee	30.00	0.00			
	900.00	0.00			
	765.00		850.00	350.00	0.00
	850.00	0.00			
	850.00		905.00	850.00	1,364.87
liance Fee	30.00	0.00			
	875.00	0.00			
	765.00		900.00	765.00	685.00
	850.00	0.00			
Lease Fee	50.00	0.00			
	850.00		875.00	800.00	0.00
	875.00	0.00			
	765.00		850.00	350.00	0.00
	850.00	0.00			
	765.00		850.00	500.00	1,784.25
	850.00	0.00			
	765.00		830.00	350.00	74.67
liance Fee	30.00	0.00			

	800.00	0.00			
	765.00		850.00	800.00	0.00
	850.00	0.00			
	775.00		900.00	775.00	(476.00)
-Month	75.00	0.00			
	825.00	0.00			
	765.00		850.00	745.00	(1,070.00)
	850.00	0.00			
	775.00		875.00	775.00	(50.00)
	875.00	0.00			
	775.00		875.00	350.00	(1,600.00)
	875.00	0.00			
	765.00		830.00	800.00	6,240.18
liance Fee	30.00	0.00			
	800.00	0.00			
	735.00		775.00	735.00	0.00
	775.00	0.00			
	775.00		900.00	500.00	314.00
	900.00	0.00			
	850.00		1,000.00	500.00	(900.00)
	950.00	0.00			
Lease Fee	50.00	0.00			
	840.00		840.00	350.00	0.00
	840.00	0.00			
	765.00		807.50	500.00	0.00
scout	0.00	(42.50)			
	850.00	0.00			
	735.00		775.00	775.00	0.00
	775.00	0.00			
	765.00		850.00	850.00	0.00
	850.00	0.00			
	765.00		850.00	625.00	0.00
	850.00	0.00			

	735.00		750.00	800.00	2,485.26
	750.00	0.00			
	850.00		875.00	350.00	0.00
	875.00	0.00			
	735.00		750.00	750.00	1.68
	750.00	0.00			
	765.00		925.00	99.00	0.00
-Month	75.00	0.00			
	850.00	0.00			
	875.00		940.00	940.00	0.00
	940.00	0.00			
	735.00		750.00	750.00	60.00
	750.00	0.00			
	765.00		850.00	850.00	0.00
	850.00	0.00			
	735.00		735.00	750.00	0.00
	735.00	0.00			
	735.00		775.00	775.00	0.83
	775.00	0.00			
	850.00		900.00	900.00	2,480.78
	900.00	0.00			
	765.00		850.00	350.00	0.00
	850.00	0.00			
	850.00		900.00	900.00	100.00
	900.00	0.00			
	765.00		850.00	850.00	6,115.00
	850.00	0.00			
	850.00		930.00	875.00	930.00
liance Fee	30.00	0.00			
	900.00	0.00			
	850.00		930.00	900.00	5,290.00
liance Fee	30.00	0.00			
	900.00	0.00			

	850.00		900.00	900.00	0.00
	900.00	0.00			
	765.00		850.00	850.00	0.00
	850.00	0.00			
	765.00		850.00	350.00	(45.00)
	850.00	0.00			
	735.00		775.00	1,162.50	(500.00)
	775.00	0.00			
	765.00		850.00	850.00	1,617.00
	850.00	0.00			
	750.00		775.00	695.00	50.00
	775.00	0.00			
	765.00		850.00	350.00	(10.59)
	850.00	0.00			
	775.00		855.00	350.00	10.00
liance Fee	30.00	0.00			
	825.00	0.00			
	750.00		825.00	775.00	1,215.55
	825.00	0.00			
	765.00		800.00	500.00	25.05
	800.00	0.00			
	750.00		825.00	825.00	0.00
	825.00	0.00			
	765.00		850.00	850.00	585.19
	850.00	0.00			
	735.00		775.00	775.00	10.00
	775.00	0.00			
	765.00		850.00	750.00	(50.00)
	850.00	0.00			
	850.00		970.00	500.00	17.33
ent Ins	20.00	0.00			
	950.00	0.00			

	850.00		900.00	595.00	0.00
	900.00	0.00			
	850.00		880.00	250.00	0.00
liance Fee	30.00	0.00			
	850.00	0.00			
	765.00		850.00	850.00	0.00
	850.00	0.00			
	850.00		900.00	350.00	150.00
	850.00	0.00			
Lease Fee	50.00	0.00			
	765.00		850.00	850.00	0.00
	850.00	0.00			
	850.00		900.00	500.00	0.00
	900.00	0.00			
	735.00		805.00	775.00	0.00
liance Fee	30.00	0.00			
	775.00	0.00			
	735.00		805.00	775.00	371.80
liance Fee	30.00	0.00			
	775.00	0.00			
	765.00		800.00	350.00	0.00
	800.00	0.00			
	735.00		775.00	99.00	11.15
	775.00	0.00			
	875.00		900.00	350.00	0.00
	900.00	0.00			
	765.00		850.00	350.00	11.36
	850.00	0.00			
	850.00		900.00	350.00	0.00
	900.00	0.00			
	765.00		850.00	850.00	0.00
	850.00	0.00			

	735.00		775.00	350.00	0.00
	775.00	0.00			
	735.00		800.00	750.00	0.00
	800.00	0.00			
	765.00		880.00	350.00	(10.00)
liance Fee	30.00	0.00			
	850.00	0.00			
	765.00		795.00	1,530.00	5,120.20
liance Fee	30.00	0.00			
	765.00	0.00			
	840.00		900.00	350.00	0.00
	900.00	0.00			
	850.00		905.00	875.00	1,083.95
liance Fee	30.00	0.00			
	875.00	0.00			
	775.00		800.00	350.00	0.00
	800.00	0.00			
	765.00		800.00	800.00	0.00
	800.00	0.00			
	765.00		900.00	99.00	0.00
	850.00	0.00			
Lease Fee	50.00	0.00			
	765.00		850.00	800.00	0.00
	850.00	0.00			
	765.00		850.00	745.00	(1,100.00)
	850.00	0.00			
	775.00		950.00	950.00	0.00
	950.00	0.00			
	850.00		900.00	900.00	150.00
	900.00	0.00			
	765.00		850.00	850.00	2,120.00
	850.00	0.00			
	765.00		850.00	765.00	56.50
	850.00	0.00			

	765.00		850.00	1,005.00	0.00
	850.00	0.00			
	735.00		775.00	715.00	(170.20)
	775.00	0.00			
	765.00		850.00	850.00	0.00
	850.00	0.00			
	850.00		900.00	850.00	0.00
	900.00	0.00			
	765.00		850.00	800.00	(0.67)
	850.00	0.00			
	765.00		850.00	850.00	0.00
	850.00	0.00			
	765.00		800.00	745.00	(0.40)
	800.00	0.00			
	735.00		775.00	775.00	28.00
	775.00	0.00			
	765.00		800.00	800.00	880.00
	800.00	0.00			
	765.00		850.00	99.00	0.00
	850.00	0.00			
	735.00		775.00	775.00	(0.67)
	775.00	0.00			
	765.00		880.00	850.00	89.67
liance Fee	30.00	0.00			
	850.00	0.00			
	850.00		900.00	875.00	0.00
	900.00	0.00			
	765.00		800.00	735.00	0.00
	800.00	0.00			
	850.00		900.00	900.00	0.00
	900.00	0.00			

	765.00		850.00	765.00	1,491.80
	850.00	0.00			
	850.00		900.00	900.00	0.00
	900.00	0.00			
	850.00		975.00	250.00	(0.75)
-Month	75.00	0.00			
	900.00	0.00			
	850.00		920.00	900.00	0.00
ent Ins	20.00	0.00			
	900.00	0.00			
	735.00		850.00	500.00	0.00
	850.00	0.00			
	875.00		905.00	150.00	(5.00)
liance Fee	30.00	0.00			
	875.00	0.00			
	775.00		875.00	350.00	5.55
	875.00	0.00			
	765.00		975.00	800.00	75.00
-Month	75.00	0.00			
	900.00	0.00			
	765.00		875.00	875.00	(25.00)
	875.00	0.00			
	775.00		855.00	350.00	60.12
liance Fee	30.00	0.00			
	825.00	0.00			
	775.00		855.00	825.00	59.50
liance Fee	30.00	0.00			
	825.00	0.00			
	765.00		850.00	500.00	935.00
	850.00	0.00			
	735.00		775.00	775.00	(775.00)
	775.00	0.00			
	775.00		875.00	875.00	0.00
	875.00	0.00			

735.00			750.00	715.00	(1.68)
	750.00	0.00			
765.00			850.00	850.00	1,020.00
	850.00	0.00			
850.00			875.00	875.00	542.02
	875.00	0.00			
850.00			900.00	850.00	(200.00)
	900.00	0.00			
850.00			900.00	900.00	60.00
	900.00	0.00			
765.00			850.00	800.00	0.00
	850.00	0.00			
850.00			900.00	500.00	(9.94)
	900.00	0.00			
765.00			800.00	800.00	0.00
	800.00	0.00			
850.00			900.00	875.00	0.00
	900.00	0.00			
735.00			775.00	350.00	0.03
	775.00	0.00			
765.00			875.00	875.00	0.17
	875.00	0.00			
735.00			735.00	500.00	0.00
	735.00	0.00			
765.00			800.00	800.00	0.00
	800.00	0.00			
875.00			925.00	500.00	0.00
	925.00	0.00			
765.00			850.00	850.00	0.00
	850.00	0.00			

	765.00		850.00	350.00	0.00
	850.00	0.00			
	850.00		905.00	850.00	(60.00)
liance Fee	30.00	0.00			
	875.00	0.00			
	735.00		805.00	750.00	2,054.20
liance Fee	30.00	0.00			
	775.00	0.00			
	735.00		775.00	750.00	25.00
	775.00	0.00			
	765.00		850.00	500.00	1,921.88
	850.00	0.00			
	735.00		795.00	350.00	(20.00)
ent Ins	20.00	0.00			
	775.00	0.00			
	765.00		850.00	350.00	0.00
	850.00	0.00			
	875.00		895.00	99.00	19.50
	895.00	0.00			
	920.00		1,200.00	350.00	0.00
	1,200.00	0.00			
	765.00		850.00	500.00	1,242.01
	850.00	0.00			
	765.00		850.00	800.00	0.00
	850.00	0.00			
	765.00		800.00	500.00	0.00
	800.00	0.00			
	750.00		775.00	350.00	0.00
	775.00	0.00			
	735.00		775.00	99.00	0.00
	775.00	0.00			
	775.00		950.00	950.00	0.00
	950.00	0.00			

	850.00		900.00	800.00	0.00
	900.00	0.00			
	765.00		850.00	350.00	0.00
	850.00	0.00			
	765.00		800.00	800.00	(80.00)
	800.00	0.00			
	765.00		850.00	1,275.00	934.63
	850.00	0.00			
	735.00		735.00	350.00	0.00
	735.00	0.00			
	765.00		850.00	350.00	0.00
	850.00	0.00			
	850.00		900.00	850.00	751.10
	900.00	0.00			
	765.00		875.00	500.00	0.00
	875.00	0.00			
	765.00		800.00	99.00	(619.33)
	800.00	0.00			
	765.00		850.00	350.00	0.00
	850.00	0.00			
	735.00		805.00	775.00	139.33
liance Fee	30.00	0.00			
	775.00	0.00			
	765.00		875.00	500.00	0.00
	875.00	0.00			
	765.00		880.00	99.00	21.74
liance Fee	30.00	0.00			
	850.00	0.00			
	765.00		850.00	785.00	407.50
	850.00	0.00			
	735.00		780.00	750.00	0.00
liance Fee	30.00	0.00			

	750.00	0.00			
850.00			875.00	875.00	4,138.00
	875.00	0.00			
765.00			850.00	850.00	0.00
	850.00	0.00			
850.00			900.00	875.00	(10.00)
	900.00	0.00			
765.00			850.00	800.00	935.00
	850.00	0.00			
850.00			900.00	500.00	0.00
	900.00	0.00			
850.00			900.00	350.00	0.00
	900.00	0.00			
850.00			855.00	900.00	0.00
scount	0.00	(45.00)			
	900.00	0.00			
765.00			850.00	350.00	0.00
	850.00	0.00			
735.00			775.00	350.00	(70.00)
	775.00	0.00			
765.00			850.00	670.00	0.00
	850.00	0.00			
765.00			800.00	765.00	0.00
	800.00	0.00			
750.00			825.00	825.00	0.00
	825.00	0.00			
900.00			902.50	500.00	(4.50)
scount	0.00	(47.50)			
	950.00	0.00			
900.00			920.00	350.00	0.00
	920.00	0.00			
230,550	235,195	(220)	234,975	178,040	100,741

Leased Amt/SQFT	Units Occupied	Occupancy %	Units Available
1.18	11	100.00	0
0.96	3	100.00	0
1.56	107	91.45	10
1.14	7	100.00	0
1.22	30	90.91	3
1.02	9	100.00	0
1.66	55	98.21	1
1.43	49	94.23	3
1.10	3	60.00	2
1.20	274	93.52	19

PHASE ONE ENVIRONMENTAL ASSESSMENT



Talbot Park Apartments
118 Warren Street
Norfolk, Virginia 23505

CSI # 09-2001

For

CW Capital National Headquarters
One Charles River Place
63 Kendrick Street
Needham, Massachusetts 02494

Inspection Date: March 4, 2009
Report Date: March 18, 2009



March 18, 2009

Mr. Eugene Thomas
CW Capital National Headquarters
One Charles River Place
63 Kendrick Street
Needham, Massachusetts 02494

Re: **Talbot Park Apartments**
118 Warren Street
Norfolk, Virginia 23505
CSI Project 09-2001

Dear Mr. Thomas:

Consulting Solutions Inc. is pleased to provide CW Capital with the enclosed Phase One Environmental Assessment report of Talbot Park Apartments. The scope of work performed and our subsequent findings are presented in our report.

Please do not hesitate to call if we can be of further assistance. We appreciate the opportunity to participate in this project and look forward to helping you in the future.

Sincerely,
Consulting Solutions Inc.

A handwritten signature in dark ink, appearing to read "Paul Sneddon", is written over a light blue circular background.

Paul Sneddon
President

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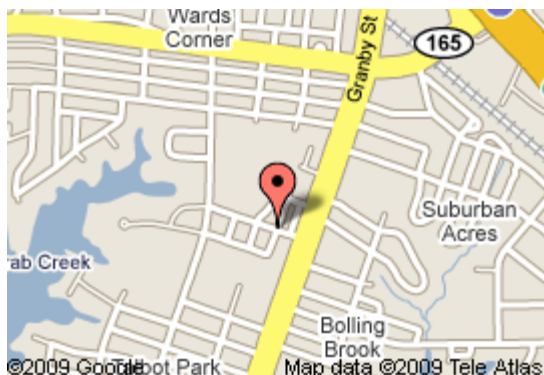
ASSESSMENT INFORMATION

SECTION 1

ASSESSMENT SUMMARY

SECTION 1.1

Consulting Solutions has completed a Phase One Environmental Assessment, in conformance with the scope and limitations of ASTM Practice E1527-05 and Fannie Mae Guidelines, of the property known as Talbot Park Apartments, located at 118 Warren Street, Norfolk, Virginia 23505.



*General Location
of Subject*

Based on the scope of work performed and our subsequent findings, Consulting Solutions offers the following recommendation:

- Consulting Solutions recommends that management continue to implement an Asbestos Operations & Maintenance Program to manage asbestos located at the subject (asbestos found in floor tile and mastic). Consulting Solutions does not believe that removal of these materials is required. The materials were observed to be in average condition and can be effectively managed as part of an Asbestos Operations and Maintenance Program until such time renovation or demolition activities necessitates their removal. The Asbestos Operations & Maintenance Program should apply to all locations as they may exist. Consulting Solutions recommends that prior to any renovation or demolition activities, potential asbestos containing materials that have not been tested for asbestos, based on age of construction (1946), must be assumed to contain asbestos unless proven otherwise with testing.
- Consulting Solutions recommends management continue to implement a LBP Operations & Management Plan for the subject. In addition, Consulting Solutions recommends that prior to any renovation or demolition activities, potential areas of LBP that have not been tested for LBP, based on age of construction (1946), must be assumed to contain LBP unless proven otherwise with testing. Management reported they were aware of LBP being present at the subject. Deteriorated paint was observed during the site survey specifically on the building's exterior basement window frames. In addition, previous environmental LBP Evaluation reports have confirmed several surfaces were found to contain lead based paint, including most exterior surfaces, most window jambs, sashes, wells and sills; selected exterior doors, door headers and door jambs; isolated

interior kitchen and bathroom walls, primarily ceramic walls, most bathtubs, isolated closet shelving and shelf supports, some radiators and metal railings.

- Mr. Malcolm Van de Water, Property Owner, reported 33 USTs containing fuel oil were removed from the subject in 1994. The USTs were located adjacent to the buildings (one per building) and stored fuel oil used for the boiler system. As discussed in Section 4.4 Storage Tanks, the majority of soil contamination has been removed from the subject, however, evidence has been presented that residual levels of petroleum contamination are likely present in at least some of the former UST locations historically located at the subject. Based on this information, the VDEQ considers the case closed and has indicated that no further assessment or remedial action is necessary at this site. However, should additional evidence of environmental contamination be discovered in the future, further assessment and remediation may be required. While it cannot be affirmatively stated that Fannie Mae acceptable TPH levels have been met, the closure status by the Virginia DEQ provides governmental assurance that no further action is required. Further investigation such as a subsurface soil and groundwater investigation would be necessary to obtain a greater comfort level on the levels of contamination possibly still present. Consulting Solutions is of the opinion that based on the results and opinion presented in the previous UST related environmental reports conducted at the subject property and our own investigation no further action or further investigation is required at this time.

With these exceptions, our Assessment revealed no other recognized environmental conditions. The table on the following page summarizes our findings by component.

Consulting Solutions appreciates the opportunity to assist you with this project. Please contact Consulting Solutions at (847) 690-0905 with any questions regarding this report.

ASSESSMENT SUMMARY BY COMPONENT - MARCH 18, 2009

SECTION 1.1

<i>Component</i>	<i>Acceptable</i>	<i>Solution</i>	<i>Report Section</i>	<i>Comments</i>
On-site				
Asbestos		X	3.1	Continue to implement Asbestos Operations & Maintenance Program.
Hazardous Materials	X		3.2	No issues of concern.
Radon	X		3.3	Acceptable test results.
PCBs	X		3.4	No issues of concern.
USTs	X		3.5	33 fuel oil USTs removed from subject property in 1994. Based on UST Closure Report, No further assessment or remedial action required per VDEQ.
Adjacent Usages	X		3.6	No issues of concern.
Lead Paint		X	3.7	Continue to implement Lead Based Paint Operations & Maintenance Program.
Water Intrusion / Mold	X		3.8	No issues of concern.
Water Quality Inquiry	X		3.9	Water provided to subject by municipal utility meets EPA and state standards.
Database Review	X		4.0	No issues of concern.
Prior Use	X		5.0	Subject site was undeveloped and or used for agricultural purposes prior to construction of apartments.

ASSESSMENT METHODOLOGY

SECTION 1.2

Purpose of the Phase One Assessment

The purpose of a Phase One Environmental Assessment is to determine whether a property may be currently impaired by a recognized environmental condition. The Phase One is primarily a screening exercise designed to identify the presence, if any, of potentially significant environmental issues related to the subject property. A Phase One Assessment is not intended to include *de minimus* conditions that generally do not present a material risk of harm to public health or the environment. If the Phase One Assessment reveals the presence of a recognized environmental condition, a Phase Two Environmental Assessment may be required to further assess potential or known environmental issues identified in the Phase One report.

Components of the Phase One Assessment

Environmental Records Review

Environmental databases and lists, provided by state, federal and local governments, are reviewed in an attempt to identify known hazardous waste activity either at or within an approximate minimum search distance from the site. These information sources include, but are not limited to, the federal Superfund and National Priorities List, the Federal CERCLIS and CERCLIS NFRAP lists, Leaking Underground Storage Tank databases, and state and local landfill lists.

Written and/or telephone inquiry is also made of electrical and water utilities, the local fire department or fire prevention bureau, local planning, building or zoning departments and the local or regional pollution control agency.

A USGS topographic map is reviewed, along with a contour map of the vicinity of the subject. When circumstances indicate, additional physical setting sources may be reviewed, such as groundwater maps, flood maps, bedrock geology maps, or soils maps.

The prior use of the subject site and vicinity is investigated through such sources as historical aerial photographs, land use maps, historic fire insurance maps, street directories, building department records or zoning and land use records.

On-Site Survey

A site reconnaissance is performed by a qualified individual, visually assessing the operations and environmental conditions in connection with the site. The on-site survey includes visual and physical observation of the property and any structures, and includes both interior and exterior observations. Detailed field notes and photographs serve to record the field activities, and any limitations to the on-site survey shall be documented. Physical sampling is not usually a major component of the Phase One, although sampling for asbestos, radon, and lead based paint may be included. Current usages of the subject property and the uses of properties in the area surrounding the subject are identified. Hazardous substance and petroleum product use at the subject shall be identified or indicated as unidentified in the report.

Interviews

Interviews with property owners, owner representatives, and local agency officials will be conducted to obtain information concerning prior use and environmental issues at the property. Previous reports and other documentation may be reviewed when made available.

Written Report

The findings of the Phase One investigation are presented in a written report, which summarizes the scope of work performed, the findings of the investigation, recommendations and conclusions. The report shall include Consulting Solutions' opinion(s) of the impact on the property of known or suspected environmental conditions identified in the report. Site photographs, lab results and other relevant documents are provided as appendices. A complete job file is maintained, documenting the findings and information obtained during the course of the assignment. Sources that reveal no findings are documented.

CSI's field and review personnel meet the experience and educational requirements of ASTM Practice E1527-05.

ASSESSMENT LIMITATIONS

SECTION 1.3

In preparing this written report, Consulting Solutions has reviewed environmental records, conducted an on-site visual assessment of the interior and exterior of the property and conducted interviews with certain public and private individuals. Consulting Solutions has examined and relied upon oral statements made by individuals referenced in this report. Consulting Solutions has not conducted an independent examination of the facts contained in referenced materials and statements.

Consulting Solutions has prepared this report in a professional manner using that degree of skill and care exercised for similar projects under similar conditions by reputable and competent environmental professionals. Consulting Solutions shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the report was prepared.

The facts and conditions referenced in this report may change over time and the conclusions and recommendations set forth herein are applicable only to the facts and conditions as described at the time of this report. Note that subsurface conditions were not field investigated as part of this assessment and may vary from the conditions implied by the surface assessment.

Consulting Solutions is not responsible for the conclusions, opinions or recommendations made by others based on this information.

This report has been prepared for the benefit of CW Capital National Headquarters. The information contained in this report may not be used by any other party without prior written consent of Consulting Solutions Inc.

PROPERTY DESCRIPTION AND SETTING SECTION 2

USER PROVIDED INFORMATION

SECTION 2.1

Title Records

No recorded land title records were provided for review.

Assessor's Parcel Number

Not Provided.

Environmental Liens

CSI did not independently perform a search for environmental liens. Such liens should be identified on the Title Report performed in conjunction with financing.

Specialized Knowledge

No specialized knowledge or experience was provided.

Valuation Reduction for Environmental Issues

To the best of CSI's knowledge, there are not unique environmental factors, beyond those typically addressed, affecting the value of the subject.

Owner / Property Manager / Occupant Information

Information provided by Mr. Malcolm Van de Water, Property Owner, Ms. Kimberly Long, Property Manager and Mr. Leif Simmons, Maintenance Manager, is noted within this report.

Reason for Performing the Phase I ESA

The Phase One ESA is being performed in conjunction with financing by CSI's client.

Previous Environmental Reports

Management provided CSI the following previous environmental reports:

- Operation and Maintenance Plan for Asbestos Floor Tiles prepared by Stokes Environmental Associates, LTD (Stokes) in November of 1994. Asbestos reported to be present in floor tiles located at the subject.
- Lead Based Paint Inspection and Risk Assessment Report (complete report not available) prepared by Stokes Environmental Associates, LTD (Stokes) in September of 1999. General significant comments include; a total of 669 samples collected (lead paint (XRF) testing, lead dust testing and soil lead testing). Several surfaces were found to contain lead based paint, including most exterior surfaces, most window jambs, sashes, wells and sills; selected exterior doors, door headers and door jambs; isolated interior kitchen and bathroom walls, primarily ceramic walls, most bathtubs, isolated closet shelving and shelf supports, some radiators and metal railings. Lead based paint hazards appeared to be limited to window wells resulting from accumulation of paint debris from defective exterior painted surfaces. Soils at the site did not exhibit lead based hazards above regulatory levels. The following controls are recommended; Establish and follow a Lead Based Paint Management Plan, wet scrape, wash,

vacuum and clean window components and stabilize paint or repaint as necessary. Monitor annually and perform preventive maintenance, record keeping should include all known or presumed lead based paint surfaces, all renovations and pre painting surface preparation should be conducted in a manner that contains paint dust, tenants should be provided required disclosures for the presence of lead based paint.

- Lead Based Paint Risk Evaluation Report prepared by Stokes Environmental Associates, LTD (Stokes) in December of 1994. General significant comments include; lead based paint hazards were found to exist at Talbot Park Apartments, primarily due to the presence of deteriorated lead based paint on the exterior of buildings. Interior lead based paint (kitchens, bathrooms, radiators) was generally in good condition and did not appear to be presenting a widespread hazard at the site.
- Excerpts (summary and recommendations) from EMG Phase 1 Environmental Assessment prepared by Environmental Management Group (EMG) in July of 1999. Implement Asbestos Operation & Maintenance Program, Implement Lead Based Paint Operation & Maintenance Program, Review regulatory files at the Virginia Department of Environmental Quality in order to evaluate the nature and extent of UST closure activities conducted at the subject in 1994 and to review the status of the LUST case files for the subject.

The Virginia Department of Environmental Quality (VDEQ) provided CSI the following previous environmental reports and or documents (VDEQ visit conducted on March 4, 2009):

Initial Abatement Measures Report and Site Check (PR 95-2226) and Underground Storage Tank Closure Report prepared by Stokes Environmental Associates, LTD and submitted to VDEQ on August 11, 1994. Initial Abatement Measures Report and Site Check (PR 95-2226) and Underground Storage Tank Closure Report prepared by Stokes Environmental Associates, LTD and submitted to VDEQ on August 11, 1994.

Significant comments include:

- 33 USTs (30 x 1K & 3 x 2K) containing fuel oil for consumptive use were historically present at the subject, the USTs were generally located near building basement doorways, the USTs were generally empty of fuel oil and contained limited amounts of sludge and water with the exception of four USTs that were filled with water (fill spout missing, suggesting rain water was the source), 5,600 gallons of waste water contaminated with fuel oil was pumped (C & M waste Oil Distributors, Inc.) from the USTs and transported to an offsite disposal facility, the 33 USTs and associated piping were removed from the ground in June (16-28) of 1994 by G. L. Cline & Son (GLCS).
- visually identifiable contaminated soils were stockpiled for offsite disposal, evident soil staining and/or petroleum vapors were noted in eight of the 33 tank excavations (Bldg. 28, 21, 17, 15, 13, 14, 29 & 30), groundwater was generally encountered at seven to eight feet below ground surface, a small amount of groundwater was observed in approximately three of the tank pits, visually

identifiable contaminated soils were excavated to the extent possible without endangering building foundations, underground utilities, sidewalks or other constraining features, field inspection of the closure was performed by the Norfolk Fire Department with Ms. Tabor visiting the site on a daily basis, roughly two to six cubic yards were removed from each contaminated tank pit, contaminated soils representing the majority of the source of contaminants were removed from the tank pit, contaminated soils were transported off site for bioremediation by Sierra Recycling during the week of July 18, 1994.

- one grab soil sample was collected from the tank pit bottom, additional soil samples were collected from eight of the 33 tank excavations (evident soil staining and/or petroleum vapors noted), soil samples were analyzed for Total Petroleum Hydrocarbons (TPH), TPH was not detected in 26 of the tank pit bottom samples, TPH was detected below 100 parts per million (ppm) in six tank pit bottom samples and detected at 5,750 ppm in the tank pit bottom soil sample collected from Building 28, VDEQ was notified that a subsurface release of petroleum was found and confirmed during the removal of the 2K UST located at Building 28, to define the extent of contamination additional soil samples were collected five feet outside of and down gradient of the tank pit (Bldg. 28), no visual evidence of contamination was detected in these borings, laboratory results indicated no petroleum was detected in the additional soil samples (Bldg. 28), visually identifiable contaminated soils were removed from the tank pits (Bldg. 13 & 15), TPH soil testing at Building 13 and 15 indicated no petroleum detected.
- no evidence of impacts to environmental receptors, such as nearby rivers, creeks, is anticipated based on observed location of stain soils, soil test results, flat surface topography and anticipated slow groundwater flow rates, petroleum vapors were not evident in building basements, soil contamination present has been generally excavated and disposed of offsite, residual contaminants that remain have been immobilized by absorption to soil particles and that slow diffusion from such soils does not present any risk to environmental receptors, long term attenuation of the minor quantities of residual contaminants by dilution, absorption, biodegradation and other processes is expected to provide an appropriate management method for remaining contaminants, evidence of limited contamination of fuel oil is present in eight of the 33 tank pits (Bldg. 28, 21, 17, 15, 13, 14, 29 & 30), it appears the contamination is limited in extent and not of significant concern with respect to human health or environmental impacts.

- VDEQ Response Letter to the submittal of Initial Abatement Measures Report and Site Check (PR 95-2226) and Underground Storage Tank Closure Report prepared by Stokes Environmental Associates, LTD dated August 11, 1994. The VEQ Response Letter was prepared for Kenneth Van Der Water of BMR Investments, Inc. on August 11, 1994. The Response Letter indicates “Based on this information and reported current site conditions, no further assessment or remedial action is necessary at this site”. “However, should additional evidence of environmental contamination be discovered in the future, further assessment and remediation may be required”.

Significant information obtained from these reports has been incorporated into this ESA.

CONTACTS AND PROPERTY INFORMATION

SECTION 2.2

Property: Talbot Park Apartments
Address: 118 Warren Street
 Norfolk, Virginia 23505
Property website: Not available
Property age: 1946; 63 Years Old
Acreage: ~ 6 Acres
Gross square footage: unavailable
Inspection date: March 4, 2009
Assessor: Jim Miller CSI#09-2001
Weather conditions: Sunny with temperatures in the 40's

Contacts:

<i>Name</i>	<i>Title</i>	<i>Years at Property</i>	<i>Telephone</i>
Malcolm Van de Water	Property Owner	15 years	(757) 497-2878
Kimberly Long	Property Manager	3 years	(757) 440-0794
Lief Simmons	Maintenance Manager	5 years	(757) 440-0794

Number of Buildings By Type:

Apartment: 33 two story apartment buildings

Other Buildings: One laundry room building

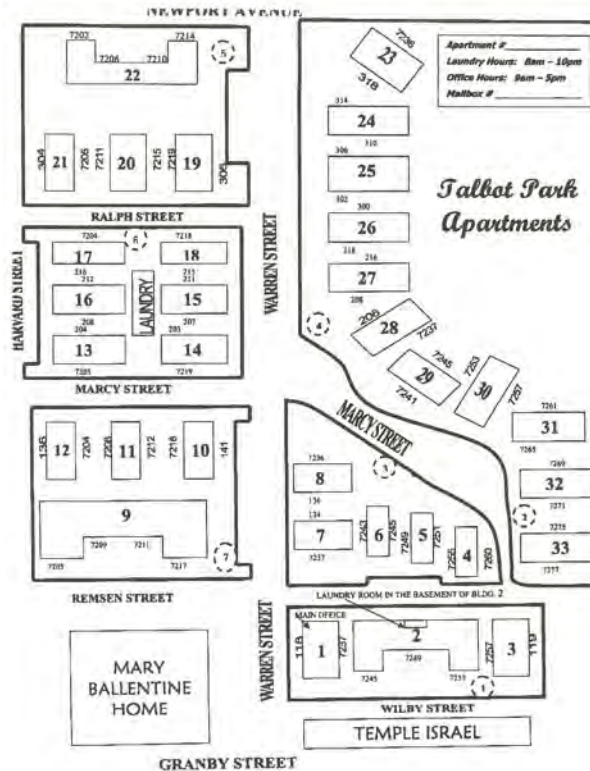
<u>Number of Units</u>	<u>Total</u>	<u>Approximate Size (FT²)</u> Provided by management
One bedroom, one bath	272	540-710
Two bedroom, one bath	24	800-980
TOTAL:	296 (includes one office and two models)	

Building Plans available: No
Number of down units reported: None
Pets allowed: No
Tenant Profile: Mixed
Model Units: None

Areas surveyed: Representative living units, common areas, mechanical equipment and maintenance areas, subject site, visual street review of adjacent properties and vicinity.

Apartment Units surveyed (15 units surveyed)

Unit #	Unit#	Unit#
1-6	2-1	4-7
32-5	25-1	25-2
19-1	18-3	16-4
17-8	20-6	8-8
9-30	9-5	12-8



Site layout

PROPERTY DESCRIPTION

SECTION 2.3

Site

<i>Acreage</i>	~ 6 acres
<i>Vehicular Paving</i>	City owned and serviced street parking
<i>Pedestrian Walkways</i>	Cast in place concrete
<i>Site Amenities</i>	Laundry Room

Architectural

<i>Foundation System</i>	Concrete
<i>Structural System</i>	Concrete, pier and post, basements and crawl spaces present
<i>Building Exterior</i>	Brick veneer, wood and masonry frame, pitched and flat roof
<i>Roofing</i>	Pitched slate shingles and flat rolled asphaltic roof coverings

Mechanical Electrical

<i>Water Heaters</i>	Common gas fired (75 gallons), Individual electric (40 gallons)
<i>Hot and cold water distribution</i>	Galvanized, copper and PEX supply lines
<i>Waste and vent system</i>	Cast iron, PVC
<i>Unit Cooling</i>	Split system heat pumps, individual through wall AC units, AC condensers
<i>Unit Heating</i>	Common gas fired boilers, individual radiators, split system heat pumps, gas HVAC forced air
<i>Electrical Distribution</i>	Copper branch wiring with GFIs in some kitchens and bathrooms
<i>Switchgear/metering</i>	Fuse boxes (Type S screw in fuses), 70 amp service reported, newer breaker panels with 100 amp service
<i>Elevators</i>	None provided

Dwelling Units

<i>Floors (carpet)</i>	Living areas and bedrooms ~ 50% carpet, ~ 50% hardwood
<i>Floors (vinyl)</i>	Kitchens, ceramic flooring in most baths
<i>Refrigerator</i>	Provided
<i>Range/stove</i>	Gas, electric (Bldg.19 only)
<i>Dishwasher</i>	Not Provided
<i>Microwave</i>	Not Provided
<i>Clothes washer</i>	Not Provided
<i>Clothes dryer</i>	Not Provided

See Consulting Solutions Property Condition Report for further property information.

TOPOGRAPHIC AND CONTOUR DATA MAP REVIEW

SECTION 2.4

Background Information

Topographic maps provide scaled representations of surface characteristics as well as physical improvements. Site gradient, along with proximity to features such as lakes and rivers are useful in evaluating the environmental condition of a property and surrounding area. The presence of major buildings and development, railroad tracks, quarries and other significant usages provide potentially important land use data.

Contour maps provide directional elevation data which can be useful in determining the relative surface gradient of nearby sites, relative to the subject.

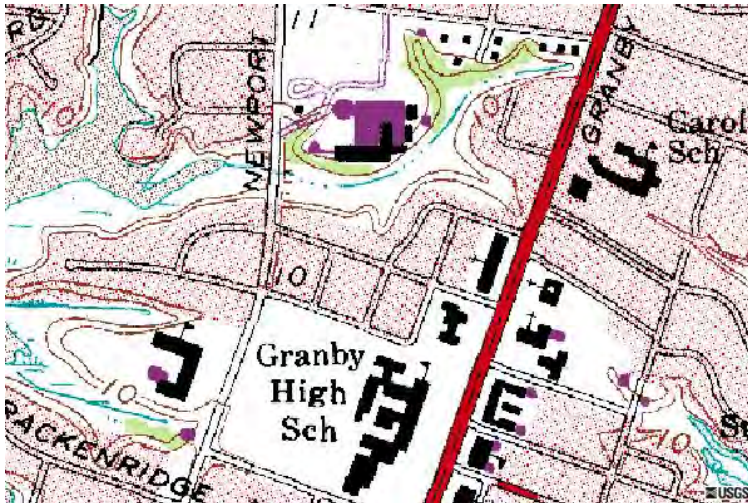
Scope of Investigation

Consulting Solutions obtains and reviews available topographic maps as provided by the U.S. Department of the Interior, Geological Survey. The subject location is identified and evaluated in the context of known information as well as that indicated on the map. Topographic and contour data maps are included in the written report as an Appendix.

Findings

Consulting Solutions reviewed a 1989 topographic map, as provided by the U.S. Department of the Interior, Geological Survey. The subject site is not specifically shown on the map. No issues of environmental concern are indicated on the topographic map.

A contour data map of the subject area (as provided by the US Geological Survey) was reviewed. This map shows the elevation contour of the vicinity of the subject. The immediate subject area is generally flat with little significant slope present.



*Topographic map as
provided by TerraServer*

ON-SITE ASSESSMENT

SECTION 3

ASBESTOS

SECTION 3.1

Further Action Recommended?	Continue to implement Asbestos Operations & Maintenance Program.
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Background Information

Asbestos, a natural mineral fiber, has been used extensively in a number of building materials (insulation, textured ceilings, floor and ceiling tiles, roofing). Through disturbance or damage of asbestos containing materials (acm), small asbestos fibers may be released into the air. If inhaled, the fibers can damage the respiratory system. "Friable" refers to the ability of the acm to be easily crumbled into powder.

Scope of Investigation

During the site visit, mechanical rooms, common areas and representative living units are assessed for the presence of suspect acm. The areas surveyed (and samples obtained) are assumed to be representative of conditions as a whole. The asbestos component of the Phase One Assessment is limited and is not intended as a complete asbestos inventory.

Bulk samples of suspect acm are analyzed by a qualified laboratory utilizing polarized light microscopy and dispersion staining.

Findings:

The United States Environmental Protection Agency (USEPA) restricted or banned the use of most common asbestos containing building products in the 1970's. Consulting Solutions testing experience with post-1980's multifamily properties has supported the general industry opinion that these properties have a negligible likelihood of utilizing significant quantities of asbestos containing materials.

Given the age (1946) of the subject, Consulting Solutions determined that it was possible that asbestos containing materials were present. Management reported asbestos containing materials (floor tile and mastic) are located at the subject. In addition, management provided an Asbestos Operations & Maintenance Plan that was prepared by Stokes Environmental Associates, LTD (Stokes) in November of 1994.

Asbestos containing materials (floor tile and mastic) were observed at the subject. In addition, management reported newer vinyl flooring has been placed over the majority of older floor tiles located at the subject. Consulting Solutions, based on information provided by management, did not collect any samples of possible asbestos containing materials (floor tile and mastic). Consulting Solutions does not believe that removal of these materials is required. The materials were observed to be in average condition and can be effectively managed as part of an Asbestos Operations and Maintenance Program until such time renovation or demolition activities necessitates their removal. The Asbestos Operations & Maintenance Program should apply to all locations as they may exist. Consulting Solutions recommends that prior to any renovation or demolition activities, potential asbestos containing materials that have not been tested for asbestos, based on age of construction (1946), must be assumed to contain asbestos unless proven otherwise with testing.

CHEMICALS AND HAZARDOUS MATERIALS

SECTION 3.2

Further Action Needed?	No
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Background Information

Improper storage and handling of chemicals and other hazardous materials can result in illness and serious injury to exposed individuals. In addition to the effects on human health, uncontrolled releases of hazardous materials can cause serious damage to the environment, resulting in costly cleanups. Even small spills or dumping of routine waste materials can lead to expensive cleanups.

Scope of Investigation

The potential for hazardous material generation and release are determined as part of the site walk through. Consideration is given to the types and uses of hazardous materials at the site, and waste disposal procedures are reviewed. In addition to visual observation, interviews are conducted with property representatives. A review of Hazardous materials management documentation, such as Material Safety Data Sheets, is performed.

Findings

Mr. Malcolm Van de Water, Property Owner, Ms. Kimberly Long, Property Manager and Mr. Leif Simmons, Maintenance Manager, were not aware of any significant chemical spills or other potential environmental issues at the site. Automobile maintenance and car washing are not allowed at the site.

The site walk through did not reveal any evidence of hazardous materials contamination. No unusual odors, stressed vegetation or on-site wells were noted. No significant quantities of petroleum products or other hazardous chemicals were noted at the site. Miscellaneous small quantities of paint and routine maintenance chemicals were observed in the maintenance shop located in Building 1. Consulting Solutions did not observe indications of pits, ponds lagoons, stained areas or similar issues of concern. No evidence of Urea Formaldehyde Foam Insulation (UFFI) was observed.

Housecleaning chemicals appeared well maintained and stored. A survey of the site did not reveal areas where used motor oil has been dumped on "remote, out of the way" areas of the subject.

A self contained diesel fuel emergency generator is located on the eastern adjoining property (beyond Remsen Street-Ballentine-7211 Granby Street). No evidence of leaks or spills were observed.

No further investigation is necessary at this time.

RADON GAS

SECTION 3.3

Further Action Needed?

No

Background Information

Radon is a naturally occurring, colorless and odorless gas which has been linked to cancer. Radon gas is produced by the breakdown of uranium in the soil and travels out of the soil and into homes and other buildings, where it can build up to hazardous levels. Solutions include sealing of foundation slab cracks and improving ventilation so as to minimize indoor radon concentrations.

Scope of Investigation

Radon packet detectors were used to obtain air samples at the subject. The detectors were exposed for approximately 48 hours prior to analysis by Air Chek Incorporated of Fletcher, North Carolina (detectors sent to lab by property management staff).

Findings

The EPA has established United States Geological Survey "Radon Zone Maps" of the United States, which indicate predicted average indoor screening levels. The Radon Zone Map for Virginia indicates that the subject is located in an area not prone to elevated (>4.0 pCi/l) radon levels. (The EPA Radon Zone Map is included as Appendix D).

Short term radon tests were conducted at the subject. The buildings have a partial basement and a partial crawl space. Test results indicate that radon levels at the subject are within acceptable levels (<4.0 pCi/L). The locations and analysis information for the detectors are provided in the table below:

Test Location	Test Result, pCi/L
32-5 (crawl space below)	<0.3
9-Basement wood shop	0.7 ± 0.3
1-Model (crawl space below)	1.1 ± 0.3

Based on these test results, no further investigation is necessary at this time.

PCBs

SECTION 3.4

Further Action Needed?	No
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Background Information

Polychlorinated Biphenyl's (PCBs) were commonly used as an additive to insulating fluids until the 1970's, and can be found in electrical transformers, hydraulic fluids and other oils. PCBs, when burned in a fire, can produce dioxin and furans, both highly toxic. PCB containing fluids are of potentially greater concern when located inside of buildings.

Scope of Investigation

Efforts are made during the site visit to observe electrical equipment such as transformers and capacitors, as well as elevators and other hydraulic equipment. Evidence of leakage is noted, and efforts are made to determine the PCB content, if any, of the equipment.

Findings

Electrical service is provided to the site by pole mounted transformers which are owned by Virginia Dominion. No evidence of leakage was observed during Consulting Solution's site survey, and no leaks were reported by management.

Consulting Solutions contacted the utility, and representatives confirmed that the utility owns the transformers at the subject, and the utility is legally responsible for any cleanup required in the event of transformer leakage.

Specific information regarding the PCB content, if any, of transformers varies from utility to utility. Typically however, this information is based on statistical averages or historic purchasing practices, and may not reflect the actual PCB concentration in transformers at the site. Utilities offer testing of specific transformers at additional cost, and it is required to shut off power during the test. Given the confirmation of ownership, however, and the absence of any indications of transformer leakage, Consulting Solutions believes that no further action regarding the transformer is required at this time.

No other potential sources of significant amounts of PCBs are located at the subject. No further investigation is required.

UNDERGROUND STORAGE TANKS

SECTION 3.5

Further Action Needed?

33 fuel oil USTs removed from subject property in 1994. Based on UST Closure Report, No further assessment or remedial action required per VDEQ.

Background Information

Underground storage tanks (USTs) and their associated piping may leak the tank contents into surrounding soil and groundwater, causing contamination. Older UST systems utilize bare steel tanks, while newer systems incorporate leak detection systems and are less likely to result in leakage to the environment.

Scope of Investigation

Through interviews with property personnel, fire department officials and other sources, efforts are made to identify the presence of USTs on or near the subject. Visual evidence of USTs such as vent or fill pipes are noted during the site visit.

Findings

No evidence of underground storage tanks (such as vent or fill pipes, or fuel dispensers) was observed at the subject site. Mr. Malcolm Van de Water, Property Owner reported 33 USTs containing fuel oil were removed from the subject in 1994. The USTs were located adjacent to the buildings (one per building) and stored fuel oil used for the boiler system. Mr. Malcolm Van de Water, Property Owner was of the opinion no further action was required from the Virginia, Department of Environmental Quality.

The subject site is listed on the Virginia, Department of Environmental Quality list of facilities which have registered USTs and the Virginia Department of Environmental Quality, Underground Storage Section list of facilities which have leaking USTs (LUST sites). The UST database indicates eight 2,000 gallon USTs were removed at the subject per Permit #5027231. The LUST database indicates the status of the site as "inactive" as of August, 1994.

Consulting Solutions additionally submitted a Freedom of Information Act (FOIA) request to the Norfolk Building Department and requested information on any history of underground storage tanks located at the subject property. The Norfolk City Attorney, Mr. Andrew Fox, responded that state law only allows citizens of the Commonwealth of Virginia to inspect or copy official records and that a local resident or agency would be required to review any available files.

Consulting Solutions contacted the Virginia Department of Environmental Quality (VDEQ) and requested the review of all regulatory files available for the subject property. On March 4, 2009, Consulting Solutions reviewed the following previous environmental reports and or documents at the VDEQ Regional Office located in Virginia Beach, Virginia.

Initial Abatement Measures Report and Site Check (PR 95-2226) and Underground Storage Tank Closure Report prepared by Stokes Environmental Associates, LTD and submitted to VDEQ on August 11, 1994.

Significant comments include:

- 33 USTs (30 x 1K & 3 x 2K) containing fuel oil for consumptive use were historically present at the subject, the USTs were generally located near building basement doorways, the USTs were generally empty of fuel oil and contained limited amounts of sludge and water with the exception of four USTs that were filled with water (fill spout missing, suggesting rain water was the source), 5,600 gallons of waste water contaminated with fuel oil was pumped (C & M waste Oil Distributors, Inc.) from the USTs and transported to an offsite disposal facility, the 33 USTs and associated piping were removed from the ground in June (16-28) of 1994 by G. L. Cline & Son (GLCS),
- visually identifiable contaminated soils were stockpiled for offsite disposal, evident soil staining and/or petroleum vapors were noted in eight of the 33 tank excavations (Bldg. 28, 21, 17, 15, 13, 14, 29 & 30), groundwater was generally encountered at seven to eight feet below ground surface, a small amount of groundwater was observed in approximately three of the tank pits, visually identifiable contaminated soils were excavated to the extent possible without endangering building foundations, underground utilities, sidewalks or other constraining features, field inspection of the closure was performed by the Norfolk Fire Department with Ms. Tabor visiting the site on a daily basis, roughly two to six cubic yards were removed from each contaminated tank pit, contaminated soils representing the majority of the source of contaminants were removed from the tank pit, contaminated soils were transported off site for bioremediation by Sierra Recycling during the week of July 18, 1994,
- one grab soil sample was collected from the tank pit bottom, additional soil samples were collected from eight of the 33 tank excavations (evident soil staining and/or petroleum vapors noted), soil samples were analyzed for Total Petroleum Hydrocarbons (TPH), TPH was not detected in 26 of the tank pit bottom samples, TPH was detected below 100 parts per million (ppm) in six tank pit bottom samples and detected at 5,750 ppm in the tank pit bottom soil sample collected from Building 28, VDEQ was notified that a subsurface release of petroleum was found and confirmed during the removal of the 2K UST located at Building 28, to define the extent of contamination additional soil samples were collected five feet outside of and down gradient of the tank pit (Bldg. 28), no visual evidence of contamination was detected in these borings, laboratory results indicated no petroleum was detected in the additional soil samples (Bldg. 28), visually identifiable contaminated soils were removed from the tank pits (Bldg. 13 & 15), TPH soil testing at Building 13 and 15 indicated no petroleum detected,
- no evidence of impacts to environmental receptors, such as nearby rivers, creeks, is anticipated based on observed location of stain soils, soil test results, flat surface topography and anticipated slow groundwater flow rates, petroleum vapors were not evident in building basements, soil contamination present has been generally excavated and disposed of offsite, residual contaminants that remain have been immobilized by absorption to soil particles and that slow diffusion from such soils does not present any risk to environmental receptors, long term attenuation of the minor quantities of residual contaminants by dilution,

absorption, biodegradation and other processes is expected to provide an appropriate management method for remaining contaminants, evidence of limited contamination of fuel oil is present in eight of the 33 tank pits (Bldg. 28, 21, 17, 15, 13, 14, 29 & 30), it appears the contamination is limited in extent and not of significant concern with respect to human health or environmental impacts.

VDEQ Response Letter to the submittal of Initial Abatement Measures Report and Site Check (PR 95-2226) and Underground Storage Tank Closure Report prepared by Stokes Environmental Associates, LTD dated August 11, 1994.

- The VEQ Response Letter was prepared for Kenneth Van Der Water of BMR Investments, Inc. on August 11, 1994. The Response Letter indicates “Based on this information and reported current site conditions, no further assessment or remedial action is necessary at this site”. “However, should additional evidence of environmental contamination be discovered in the future, further assessment and remediation may be required”.

Evidence has been presented that residual levels of petroleum contamination are likely present in at least some of the former UST locations historically located at the subject. Further investigation such as a subsurface soil and groundwater investigation would be required to obtain a greater comfort level on the levels of contamination possibly still present. However, there are several mitigating factors which support the conclusion that no further investigation is required at this time.

- The subject is not currently identified as a site of environmental concern on the databases reviewed for this assessment,
- Current conversations with the Virginia DEQ indicate that the status of the site remains “closed”,
- The subject occupants do not appear to be currently at risk from the presence of possible residual contaminants,
- While it cannot be affirmatively stated that Fannie Mae acceptable TPH levels have been met, the closure status by the Virginia DEQ provides governmental assurance that no further action is required.

Note that the Virginia DEQ closure letter states that the DEQ could reopen the case should conditions or available information change. Given the lapse of time, this contingency appears remote.

Consulting Solutions is of the opinion that based on the results and opinion presented in the previous UST related environmental reports conducted at the subject property and our own investigation no further action or further investigation is required at this time.

ADJACENT LAND USAGE

SECTION 3.6

Further Action Needed?	No
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Background Information

Adjacent land usage can environmentally impact the subject site. Contamination from adjacent sites (such as leaking underground storage tanks or leaking drums) can migrate to the subject, resulting in soil and groundwater contamination.

Scope of Investigation

Adjacent properties are surveyed during the site visit, with particular attention focused on properties which may generate or store significant quantities of hazardous materials or other environmental issues. Additional follow up may be required to obtain information on nearby sites of concern. To the extent that indications of past uses of adjoining properties are visually and / or physically observed during the site visit, these past uses are noted, particularly if they indicate potential recognized environmental conditions.

Findings

The subject is situated in a predominantly residential area, near the intersection of Warren Street and Granby Street and currently is bordered by:

- A wooded undeveloped marsh area and beyond that a municipal facility (Norfolk Fitness & Wellness Center-7300 Newport Avenue) to the north,
- Wilby Street and Remsen Street and beyond that a church (Temple Israel-7255 Granby Street) and a senior care facility (Ballentine-7211 Granby Street) to the east,
- Harvard Street and beyond that a large public high school facility (Granby High School) to the south, and
- Newport Avenue and multifamily residential (Riverside Terrace Apartments-7211 Newport Avenue and Westport Condos-7231 Newport Avenue) to the west.

CSI performed a visual inspection of adjoining properties from the subject property line, roadways and other vantage points. Current adjacent uses do not indicate potential recognized environmental conditions with respect to the subject property. Three of the adjoining properties (beyond public roadways) are listed as sites of concern or sites with operating permits in the environmental databases. Refer to Environmental Database Review Section 4 for additional comments and discussion.

Based on visual observation and discussions with regulatory agencies, it appears that these uses are consistent with historical uses of the adjacent parcels, with no indication of recognized environmental conditions within close proximity of the subject property.

LEAD BASED PAINT

SECTION 3.7

Further Action Needed?

Continue to implement Lead Based Paint Operations & Maintenance Program.

Background Information

Lead was a common additive to paints until the 1970's, when paint lead levels were significantly restricted to 600 parts per million. Ingestion of lead, particularly among children, can cause severe developmental problems and even death. The dust created by lead painted surfaces (particularly *friction surfaces such as door jambs and window frames*) is particularly problematic.

Paints are generally considered to be lead based if they contain more than 0.5% lead by weight or 1.0 mg of lead per square centimeter. Lead abatement costs can be significant; the situation is often further complicated by the lack of established standards or regulations for the lead abatement industry.

Scope of Investigation

During the site visit, common areas and representative living units are assessed for the presence of lead based paint. The areas surveyed (and samples obtained) are assumed to be representative of overall paint history. The lead paint component of the Phase One Assessment is limited and is not intended as a complete lead paint inventory.

Efforts are made to obtain representative samples of paint down to the underlying substrate. Paint chip samples are analyzed by a qualified laboratory utilizing atomic absorption methodology.

Findings

Given the age (1946) of the subject, Consulting Solutions determined that it was possible that lead based paint (LBP) materials were present. Management reported they were aware of LBP being present at the subject. Deteriorated paint was observed during the site survey specifically on the buildings' exterior basement window frames.

Management provided a Lead Based Paint Inspection and Risk Assessment Report (complete report not available) prepared by Stokes Environmental Associates, LTD (Stokes) in September of 1999 and a Lead Based Paint Risk Evaluation Report prepared by Stokes Environmental Associates, LTD (Stokes) in December of 1994.

Lead Based Paint Inspection and Risk Assessment Report (complete report not available) prepared by Stokes Environmental Associates, LTD (Stokes) in September of 1999.

- General significant comments include; a total of 669 samples collected (lead paint (XRF) testing, lead dust testing and soil lead testing). Several surfaces were found to contain lead based paint, including most exterior surfaces, most window jambs, sashes, wells and sills; selected exterior doors, door headers and door jambs; isolated interior kitchen and bathroom walls, primarily ceramic walls, most bathtubs, isolated closet shelving and shelf supports, some radiators and

metal railings. Lead based paint hazards appeared to be limited to window wells resulting from accumulation of paint debris from defective exterior painted surfaces. Soils at the site did not exhibit lead based hazards above regulatory levels. The following controls are recommended; Establish and follow a Lead Based Paint Management Plan, wet scrape, wash, vacuum and clean window components and stabilize paint or repaint as necessary. Monitor annually and perform preventive maintenance, record keeping should include all known or presumed lead based paint surfaces, all renovations and pre painting surface preparation should be conducted in a manner that contains paint dust, tenants should be provided required disclosures for the presence of lead based paint.

Lead Based Paint Risk Evaluation Report prepared by Stokes Environmental Associates, LTD (Stokes) in December of 1994.

- General significant comments include; lead based paint hazards were found to exist at Talbot Park Apartments, primarily due to the presence of deteriorated lead based paint on the exterior of buildings. Interior lead based paint (kitchens, bathrooms, radiators) was generally in good condition and did not appear to be presenting a widespread hazard at the site.

Management reported they were aware of LBP being present at the subject. Deteriorated paint was observed during the site survey specifically on the building's exterior basement window frames. In addition, previous environmental LBP Evaluation reports have confirmed several surfaces were found to contain lead based paint, including most exterior surfaces, most window jambs, sashes, wells and sills; selected exterior doors, door headers and door jambs; isolated interior kitchen and bathroom walls, primarily ceramic walls, most bathtubs, isolated closet shelving and shelf supports, some radiators and metal railings.

A LBP Operation & Maintenance Program was not available for review at the time of site survey. However after the inspection, CSI was informed that an Operations and Maintenance Plan for Lead Based Paint was prepared by Stokes Environmental Associates, LTD in December of 1994.

Consulting Solutions recommends management continue to implement the LBP Operations & Management Plan for the subject prepared Stokes Environmental Associates, LTD in December of 1994. In addition, Consulting Solutions recommends that prior to any renovation or demolition activities, potential areas of LBP that have not been tested for LBP, based on age of construction (1946), must be assumed to contain LBP unless proven otherwise with testing.

The LBP O&M Program includes provisions for:

- awareness training of those individuals who may come into contact with potential areas of LBP,
- recordkeeping and other documentation pertaining to LBP management practices and programs,
- periodic reinspection of LBP, and
- specialized work procedures to safely work with and around the LBP.

WATER INTRUSION / MOLD

SECTION 3.8

Further Action Needed?	No
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Background Information

Mold has emerged as an environmental concern in multifamily housing. Unfortunately, unlike asbestos or lead based paint, mold can return after it has been abated. Multifamily owners are finding themselves increasingly targeted by opportunistic lawsuits. Property insurance companies are beginning to exclude mold related claims.

Property management companies are beginning to recognize the relationship between water infiltration and moisture control and the potential for mold growth. Lease addendums which obligate tenants to take steps toward reducing the potential for mold growth are becoming more commonplace. Environmental assessments now include mold as part of the property inspection process.

To properly assess mold issues, water infiltration must be assessed, because mold needs a chronic source of moisture. Significant mold growth often can be observed in humid indoor pool buildings, units with plumbing leaks or roof leaks and properties with poor site drainage, because of the significant water intrusion associated with these conditions.

Scope of Investigation

The potential for identification of water intrusion and/or mold issues are determined as part of the site walk through. Consideration is given to the types and construction materials utilized at the site, the site topography, dwelling unit design and ventilation, and climate. In addition to visual and olfactory observation, interviews are conducted with property representatives. A review of documentation maintained by management, including Indoor Environmental Air Quality or Mold lease addenda, is performed.

Findings

Mr. Malcolm Van de Water, Property Owner, Ms. Kimberly Long, Property Manager and Mr. Leif Simmons, Maintenance Manager, reported no current or past significant water intrusion or moisture / mold problems at the subject and no tenant complaints regarding water intrusion or mold with the exception of minimal water intrusion reported and observed in some building basements. Evidence of water intrusion was observed in some basements, specifically Building 32. Management reported some water intrusion occurs in a few basements only after significant rainfall and that sump pumps are present and are currently working. No mold growth was observed during the site survey. Consulting Solutions recommends management implement a program to monitor the basements, and if required, wet vacuum the standing water as needed. Consulting Solutions considers this a routine maintenance staff issue.

Our site survey (visual and olfactory) revealed no significant mold issues. Building components most commonly associated with potential water intrusion problems (including roofing, windows and plumbing) appeared to be properly maintained.

WATER QUALITY INQUIRY

SECTION 3.9

Further Action Needed?

No

Background Information

The Safe Drinking Water Act gives the Environmental Protection Agency (EPA) the responsibility for setting national safety standards for over 80 contaminants that may occur in drinking water. National Primary Drinking Water Regulations are legally enforceable standards that apply to public water systems. Public water systems include municipal water companies, homeowner associations, schools, businesses, campgrounds and shopping malls. Drinking water from private wells is not subject to Federal Regulations.

While EPA and state governments set and enforce standards, local governments and private water suppliers have direct responsibility for the quality of the water. Water systems test and treat their water, maintain the distribution systems that deliver water to consumers, and report on their water quality to the state. States and EPA provide technical assistance to water suppliers and can take legal action against systems that fail to provide water that meets state and EPA standards.

Scope of Investigation

Based on information provided by the property owner or their representative, efforts are made to determine the provider of potable water to the subject. Inquiry is then made to confirm that the drinking water provided to the subject meets applicable regulations. If the subject relies on a private well, then a review of available testing data is performed, and in some cases, additional tests may be recommended.

Findings

Consulting Solutions contacted the Norfolk Department of Utilities, the provider of drinking water to the subject, in an effort to confirm the quality of the provided water. According to representatives of the water utility, the drinking water provided to the subject meets applicable EPA and state standards. See Appendix G for documentation.

ENVIRONMENTAL DATABASE REVIEW SECTION 4

Further Action Needed?	No
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Background Information

Environmental databases maintained by local, state and federal officials provide a listing of known hazardous waste activity. Reviewed for the area surrounding the subject (often a one mile radius), these databases provide valuable information pertaining to potential contaminated sites near or at the subject. Databases exist for Superfund sites, landfills, leaking underground storage tanks, and other environmental areas of concern.

See Appendix B for additional information regarding Environmental Databases.

Scope of Investigation

Information obtained from environmental databases is analyzed in an effort to identify the presence of known, listed hazardous waste activity on or near the site. Often the databases provide the necessary information to determine the threat, if any, posed by a nearby listed site. Review of detailed files at government offices may be required to obtain additional information, and is not typically included in the initial Phase One Investigation.

Findings: Discussion of Identified Sites

Subject Site

The subject is listed as a site of concern on the reported environmental databases.

- Site #2, Talbot Park Apartments 118 Warren Street (Subject Property). The subject is listed on the Leaking Underground Storage Tanks (LUST) database and the Underground Storage Tanks (UST) database. The UST database indicates eight 2,000 gallon USTs were removed at the subject per Permit #5027231. The LUST database indicates the status of the site as "inactive" as of August, 1994. Refer to Underground Storage Tanks Section 3.5 for additional comments and discussion.

Operating Permit Only Sites

As shown in the attached one mile radius map, the subject is located in an area with listed hazardous waste activity. Those sites shown on the map as numbered squares (such as sites #3, #6 and #7) are operating permit only sites. Operating permit only sites are those facilities that utilize or generate regulated materials in the normal course of business. Identification as an operating permit site does not in itself suggest or indicate that the particular site is contaminated, and these sites are included for informational purposes only.

Sites of Potential Concern

No Superfund or NPL sites were located within a one mile radius of the subject.

Sites in closest proximity to the subject are:

- Site #6, The Ballentine 7211 Granby Street (eastern adjoining property beyond Remsen Street). This site is listed on the Underground Storage Tanks (UST) database. The UST database indicates a 6,000 gallon UST has been removed per Permit #5025786. No additional information is available. Based on the site is located beyond Remsen Street, cross gradient considerations, that a responsible party has been identified and that the subject relies on a municipal water system, Consulting Solutions does not believe this site poses an environmental threat to the subject.
- Site #9, Riverside Terrace Apartments 7211 Newport Avenue (western adjoining property beyond Newport Avenue). This site is listed on the Leaking Underground Storage Tanks (LUST) database twice. The LUST database indicates the status of the site as closed as of May, 2002 and August 9, 2005. No additional information is available. Based on the site is located beyond Newport Avenue, cross gradient considerations, the closed status of the site, that a responsible party has been identified and that the subject relies on a municipal water system, Consulting Solutions does not believe this site poses an environmental threat to the subject.
- Site #13, Granby High School 7101 Granby Street (southern adjoining property beyond Harvard Street). This site is listed on the Resource Conservation Recovery Act list of Hazardous Waste Generators (RCRA) and Underground Storage Tanks (UST) database. The RCRA database indicates the site is considered a small quantity generator of hazardous waste. The UST database indicates two 10,000 gallon UST and one 7,500 gallon UST have been removed from the site per Permit #5023307. No additional information is available. Based on the site is located beyond Harvard Street, cross gradient considerations, that a responsible party has been identified and that the subject relies on a municipal water system, Consulting Solutions does not believe this site poses an environmental threat to the subject..

Additional sites are identified on the mile radius map. Consulting Solutions does not believe that the presence of these sites poses a significant threat to the subject, for the following reasons:

- the sites are at such a distance from the subject that they do not pose a threat,
- many of the sites are identified as requiring no further action or case closed,
- no immediate life and safety threat to the subject is presented by the listed sites,
- the subject relies on the municipal drinking water supply as opposed to on-site water wells,
- there is no known business relationship between the subject and the listed sites, and
- there is no evidence that any previous usage of the subject caused environmental contamination of the area.

No further investigation is required for any of the other listed sites at this time.

PRIOR USE INVESTIGATION

SECTION 5

Further Action Needed?	No
------------------------	----

Background Information

The prior usage of a property is a critical component of the environmental assessment. Past uses such as gasoline stations, industrial facilities, landfills, and even farmland carries the possibility of environmental impairment. Cleanup costs associated with past property ownership may be the responsibility of a current owner.

Scope of Investigation

Information regarding the prior usage of the site is obtained through a variety of sources. Interviews with property personnel, neighbors, and local officials are added to information obtained by reviewing historical records such as fire insurance maps and historic aerial photos.

Interviews

Mr. Malcolm Van de Water, Property Owner, reported the subject was use for agricultural purposes prior to the construction of Talbot Park Apartments.

Consulting Solutions spoke with Robert Hitchings of the Norfolk Public Library Local History Room, who indicated that the subject and surrounding area was used for agricultural purposes prior to the construction of Talbot Park Apartments.

Consulting Solutions submitted a Freedom of Information Act (FOIA) request to the Norfolk Building Department and requested information on prior use of the subject property. The Norfolk City Attorney, Mr. Andrew Fox, responded that state law only allows citizens of the Commonwealth of Virginia to inspect or copy official records and that a local resident or agency would be required to review any available files.

Aerial Photographs

Consulting Solutions reviewed historical aerial photographs for the subject dated 1961, 1963, 1982, 1994 and 2006. All of the historical aerial photographs indicate the site and surrounding area as they appear today. No issues of environmental concerns were observed in the historical aerial photographs reviewed.



*Aerial Photograph as
provided by TerraServer*

Findings

Interviews, historical aerial photographs and topographic maps reviewed indicate prior use of the subject site to be vacant and undeveloped and or use for agricultural purposes prior to construction of Talbot Park Apartments. In addition, the surrounding area has historically and currently been occupied by increasing residential and municipal development. No evidence has been revealed during the course of this investigation indicating the subject had any prior industrial use. No further investigation is required.

Data Gaps

Based on the records review, interviews, and site reconnaissance information obtained, it is Consulting Solution's opinion that no significant data gaps exist relative to the identified history of uses of the Subject Property and surrounding area. A data gap is only significant if (1) upon the review of various information sources, inconsistent and incongruous information is revealed, and (2) in the opinion of the Environmental Professional, the inconsistent information warrants or raises reasonable concern.

CONCLUSIONS AND RECOMMENDATIONS SECTION 6

Consulting Solutions has completed a Phase One Environmental Assessment, in conformance with the scope and limitations of ASTM Practice E1527-05 and Fannie Mae Guidelines, of the property known as Talbot Park Apartments, located at 118 Warren Street, Norfolk, Virginia 23505.

Based on the scope of work performed and our subsequent findings, Consulting Solutions offers the following recommendation:

- Consulting Solutions recommends that management continue to implement an Asbestos Operations & Maintenance Program to manage asbestos located at the subject (asbestos found in floor tile and mastic). Consulting Solutions does not believe that removal of these materials is required. The materials were observed to be in average condition and can be effectively managed as part of an Asbestos Operations and Maintenance Program until such time renovation or demolition activities necessitates their removal. The Asbestos Operations & Maintenance Program should apply to all locations as they may exist. Consulting Solutions recommends that prior to any renovation or demolition activities, potential asbestos containing materials that have not been tested for asbestos, based on age of construction (1946), must be assumed to contain asbestos unless proven otherwise with testing.
- Consulting Solutions recommends management continue to implement the LBP Operations & Management Plan for the subject prepared by Stokes Environmental Associates, LTD in December of 1994. CSI recommends that the property continue to implement the Asbestos O & M program. In addition, Consulting Solutions recommends that prior to any renovation or demolition activities, potential areas of LBP that have not been tested for LBP, based on age of construction (1946), must be assumed to contain LBP unless proven otherwise with testing. Management reported they were aware of LBP being present at the subject. Deteriorated paint was observed during the site survey specifically on the building's exterior basement window frames. In addition, previous environmental LBP Evaluation reports have confirmed several surfaces were found to contain lead based paint, including most exterior surfaces, most window jambs, sashes, wells and sills; selected exterior doors, door headers and door jambs; isolated interior kitchen and bathroom walls, primarily ceramic walls, most bathtubs, isolated closet shelving and shelf supports, some radiators and metal railings.
- Mr. Malcolm Van de Water, Property Owner, reported 33 USTs containing fuel oil were removed from the subject in 1994. The USTs were located adjacent to the buildings (one per building) and stored fuel oil used for the boiler system. As discussed in Section 4.4 Storage Tanks, the majority of soil contamination has been removed from the subject, however, evidence has been presented that residual levels of petroleum contamination are likely present in at least some of the former UST locations historically located at the subject. Based on this information, the VDEQ considers the case closed and has indicated that no further assessment or remedial action is necessary at this site. However, should additional evidence of environmental contamination be discovered in the future, further assessment and

remediation may be required. While it cannot be affirmatively stated that Fannie Mae acceptable TPH levels have been met, the closure status by the Virginia DEQ provides governmental assurance that no further action is required. Further investigation such as a subsurface soil and groundwater investigation would be necessary to obtain a greater comfort level on the levels of contamination possibly still present. Consulting Solutions is of the opinion that based on the results and opinion presented in the previous UST related environmental reports conducted at the subject property and our own investigation no further action or further investigation is required at this time.

With these exceptions, our Assessment revealed no other recognized environmental conditions.

Consulting Solutions appreciates the opportunity to assist you with this project. Please contact Consulting Solutions at (847) 690-0905 with any questions regarding this report.

STATEMENT OF PROFESSIONAL QUALIFICATIONS

SECTION 7

Consulting Solutions has been providing nationwide engineering and environmental assessment services to commercial lenders and property owners since 1995. We have completed over 1,000 assessments on a variety of property types, including multi-family properties, assisted living centers, mobile home parks, industrial facilities and raw land. Environmental assessment reports prepared by Consulting Solutions address on-site, off-site and prior usage issues that may environmentally impact the subject site. Environmental assessments conducted by Consulting Solutions meet or exceed industry standards, including those established by Fannie Mae, Freddie Mac, and the American Society of Testing and Materials (ASTM).

Consulting Solutions has experienced and qualified environmental professionals to conduct the site inspection and prepare the final report. We provide additional services as needed, including Operations and Maintenance Programs and local or state agency file reviews. In addition, we provide assistance when environmental issues require further investigation or remediation.

Environmental Services Provided by Consulting Solutions

- Phase One Environmental Assessments
- Small Loan Environmental Assessments
- Environmental Report or Record Reviews
- Asbestos, Radon, and Lead Paint and Mold Assessments
- Environmental Policy Development and Analysis
- Environmental Issues and Training Seminars
- Operations and Maintenance Programs

Paul Sneddon, Principal

PROFESSIONAL RESUME

Education

BS Chemical Engineering, May 1981
Colorado State University, Fort Collins, Colorado
EIT, 1992

Experience Chronology

Principal, **Consulting Solutions Inc.**, Arlington Heights, Illinois (1995 - present)

Consulting Solutions provides engineering, green and environmental assessment services to commercial lenders nationwide. Mr. Sneddon has overseen several thousand assessments on a variety of property types since establishing CSI in 1995.

Operations Manager, **Project Resources Inc.**, La Jolla, California and New York City, New York (1993-1995)

Project Resources provides environmental and engineering consulting services to commercial lenders. Mr. Sneddon was responsible for managing the engineering and environmental assessment departments, and founded the firms' first satellite office in New York City.

Project Manager, Vice President of Operations, Senior Vice President
Environmental Risk Consultants, Inc., Evanston, Illinois and Alta Loma, California (1987-1993)

Environmental Risk Consultants provided environmental assessment services to lenders. Mr. Sneddon provided management of daily operations and helped develop and implement ERC's rapid growth.

Project Engineer, Laboratory Manager, **MDA Scientific**, Lincolnshire, Illinois (1984-1987)

MDA Scientific manufactured and distributed toxic gas detection systems. Mr. Sneddon managed a production laboratory responsible for the calibration of a variety of toxic gas detection equipment. As a product engineer, Mr. Sneddon was responsible for product performance in a variety of industries, ranging from the semiconductor to the petrochemical industries.

Field Engineer, **Halliburton Services**, Tioga, North Dakota (1981-1982)

Halliburton Services is an oil well servicing company

Additional Qualifications

Mr. Sneddon is a LEED (Leadership in Energy and Environmental Design) Accredited Professional as designated by the U.S. Green Building Council. Mr. Sneddon's certifications include EPA Asbestos Building Inspector & Management Planner, and Registered Environmental Assessor. Additional coursework includes mold assessment and remediation. Mr. Sneddon has worked with numerous multi-family lenders in developing property assessment protocols, and is a member of the Fannie Mae Technical Advisory Committee.

Phase I Environmental Assessment
Property Log

Fannie Mae Commitment #

118 Warren Street

Talbot Park Apartments

118 Warren Street

Norfolk, Virginia 23505

Borrower Address

Borrower Phone

Lender Company Name

CW Capital National Headquarters

Lender Underwriter

Environmental Assessor

Jim Miller

Firm Name and Address

Consulting Solutions Inc.

2015 South Arlington Heights Road, Suite 110

Arlington Heights, Illinois 60005

Assessor Phone

(847) 690-0905

Date Assessment Completed

March 18, 2009

Assessment Results

Phase I Environmental Assessment Results Summary & Recommendation

1. Phase I Assessment Results (check applicable result for each hazard)

Hazard	Acceptable	Acceptable, Requires O & M	Fail	Fail, Possible Remedy	Phase II Required
Asbestos		x			
PCB	x				
Radon	x				
UST	x				
Waste Sites	x				
Lead-Based Paint		x			
Other (moisture)	x				

2. Attach a brief explanation for each hazard requiring a Phase II Assessment. List data deficiencies, test results, etc., requiring further assessment.
3. Attach a brief explanation for each hazard that is acceptable but requires Operations and Maintenance (O & M) actions. What actions are required and how should they be performed.
4. Attach a brief explanation for each failed hazard that could be corrected with remedial actions. What actions are required and how should they be performed?
5. Comments:

Based on the scope of work performed and our subsequent findings, Consulting Solutions offers the following recommendation:

Consulting Solutions recommends that management continue to implement an Asbestos Operations & Maintenance Program to manage asbestos located at the subject (asbestos found in floor tile and mastic). Consulting Solutions does not believe that removal of these materials is required. The materials were observed to be in average condition and can be effectively managed as part of an Asbestos Operations and Maintenance Program until such time renovation or demolition activities necessitates their removal. The Asbestos Operations & Maintenance Program should apply to all locations as they may exist. Consulting Solutions recommends that prior to any renovation or demolition activities, potential asbestos containing materials that have not been tested for asbestos, based on age of construction (1946), must be assumed to contain asbestos unless proven otherwise with testing.

Consulting Solutions recommends management continue to implement a LBP Operations & Management Plan for the subject. In addition, Consulting Solutions recommends that prior to any renovation or demolition activities, potential areas of LBP that have not been tested for LBP, based on age of construction (1946), must

be assumed to contain LBP unless proven otherwise with testing. Management reported they were aware of LBP being present at the subject. Deteriorated paint was observed during the site survey specifically on the building's exterior basement window frames. In addition, previous environmental LBP Evaluation reports have confirmed several surfaces were found to contain lead based paint, including most exterior surfaces, most window jambs, sashes, wells and sills; selected exterior doors, door headers and door jambs; isolated interior kitchen and bathroom walls, primarily ceramic walls, most bathtubs, isolated closet shelving and shelf supports, some radiators and metal railings.

Mr. Malcolm Van de Water, Property Owner, reported 33 USTs containing fuel oil were removed from the subject in 1994. The USTs were located adjacent to the buildings (one per building) and stored fuel oil used for the boiler system. As discussed in Section 4.4 Storage Tanks, the majority of soil contamination has been removed from the subject, however, evidence has been presented that residual levels of petroleum contamination are likely present in at least some of the former UST locations historically located at the subject. Based on this information, the VDEQ considers the case closed and has indicated that no further assessment or remedial action is necessary at this site. However, should additional evidence of environmental contamination be discovered in the future, further assessment and remediation may be required. While it cannot be affirmatively stated that Fannie Mae acceptable TPH levels have been met, the closure status by the Virginia DEQ provides governmental assurance that no further action is required. Further investigation such as a subsurface soil and groundwater investigation would be necessary to obtain a greater comfort level on the levels of contamination possibly still present. Consulting Solutions is of the opinion that based on the results and opinion presented in the previous UST related environmental reports conducted at the subject property and our own investigation no further action or further investigation is required at this time.

With these exceptions, our Assessment revealed no other recognized environmental conditions.



Consultant's Signature

Date: March 18, 2009

Phase I Environmental Assessment

Environmental Hazards Information Sources

Check any information sources used to perform the Phase I assessment.

1. Overall Property Description

<input type="checkbox"/> Building Specifications	<input type="checkbox"/> Zoning or Land Use Maps; Sanborn (e.g., Sanborn)
<input checked="" type="checkbox"/> Aerial Photos	
<input type="checkbox"/> Title History	<input type="checkbox"/> List of Commercial Tenants On-site
<input checked="" type="checkbox"/> Site Survey	<input checked="" type="checkbox"/> Verification of Public water and Sewer
<input checked="" type="checkbox"/> Interviews with Local Fire, Health, Land Use or Environmental officials	<input checked="" type="checkbox"/> Interviews with Builder, and/or Property Manager
	<input checked="" type="checkbox"/> Other: Interviews with public agencies; review of documents from public agencies

2. Asbestos

<input checked="" type="checkbox"/> Dated Building Construction or Rehabilitation Specifications
<input checked="" type="checkbox"/> Engineer's/Consultant's Asbestos Report
<input type="checkbox"/> Other: Testing performed by Consulting Solutions

3. Polychlorinated Biphenyls

<input checked="" type="checkbox"/> Utility Transformer Records
<input checked="" type="checkbox"/> Site Survey of Transformers
<input type="checkbox"/> Site Soil, Groundwater PCB Test Results
<input type="checkbox"/> Other:

4. Radon

<input type="checkbox"/> Water Utility Records
<input type="checkbox"/> Gas Utility Records
<input checked="" type="checkbox"/> On-Site Radon Test Results
<input checked="" type="checkbox"/> Other: Radon Zone Map

5. Underground Storage Tanks

<input type="checkbox"/> Oil, Motor Fuel and Waste Oil Systems Reports
<input checked="" type="checkbox"/> CERCLIS/RCRIS Results on Neighborhood (within radius of one mile)
<input checked="" type="checkbox"/> Site Soil and Groundwater Tests
<input type="checkbox"/> Site Tank Survey
<input type="checkbox"/> Other: Confirmation with Virginia Department of Environmental Quality

6. Waste Sites

- ☒ CERCLIS/RCRIS Results on neighborhoods (within radius of one mile)
- ☒ State EPA site lists for neighborhoods (within radius of one mile)
- ☒ Federal Facilities Docket
- ☐ Site Soil and Groundwater Test Results
- ☒ Other: Environmental Database review

7. Lead-Based Paint

- ☒ Lead Paint Survey
- ☐ Certification/Compliance Records
- ☐ Other: LeadCheck-Instant Lead Testing Swabs

8. Additional Hazards

- ☒ Urea Formaldehyde Foam Insulation Survey
- ☐ Interior Air Test Results
- ☐ Lead in Drinking Water Test Results
- ☒ Other: Confirmation with Water Utility re: Water Quality

Phase I Environmental Assessment Assessment Checklist

Answer all applicable questions by checking the appropriate box.
(Y - Yes, N - No, DK - Don't Know)

1. **Asbestos**

Y N DK

Note: All asbestos related assessments, testing, and remedial action programs must be in compliance with EPA document "Guidance for Controlling Asbestos - Containing Materials in Buildings" (EPA 560/5-85-024, 1985). All O & M plans must be in conformance with EPA document "Managing Asbestos in Place: A Building Owner's Guide to Operations and Maintenance Programs for Asbestos Containing Materials" (EPA, Pesticides & Toxic Substances (TS-799) 20T-2003, July 1990).

- | | | | | |
|----|---|-------------------------------------|--------------------------|-------------------------------------|
| 1. | Was (were) the building(s) constructed prior to 1979? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Does a site walk through reveal any visible evidence of asbestos? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. | Is there any documented evidence of asbestos (e.g. building plans)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Note: If the answer to all three of the above questions is "no," then stop, the Property is acceptable for asbestos. If the answer to any of the questions is "yes" or "don't know," answer the question below.

- | | | | | |
|----|--|--------------------------|-------------------------------------|--------------------------|
| 4. | Is there an asbestos survey that included physical sampling by a qualified firm performed since 1979 that indicates that the Property is free of asbestos? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|-------------------------------------|--------------------------|

Note: If the answer to question 4 is "yes," then stop, the Property is acceptable for asbestos. Otherwise, the Property may be deemed "acceptable, requires O & M" if the assessor believes that enough documentation has already been collected and conditions warrant such a response. If not, either the Property fails or a Phase II Assessment is required.

5. **Comments:**

Consulting Solutions recommends that management continue to implement an Asbestos Operations & Maintenance Program to manage asbestos located at the subject (asbestos found in floor tile and mastic). Consulting Solutions does not believe that removal of these materials is required. The materials were observed to be in average condition and can be effectively managed as part of an Asbestos Operations and Maintenance Program until such time renovation or demolition activities necessitates their removal. The Asbestos Operations & Maintenance Program should apply to all locations as they may exist. Consulting Solutions recommends that prior to any renovation or demolition activities, potential asbestos containing materials that have not been tested for asbestos, based on age of construction

(1946), must be assumed to contain asbestos unless proven otherwise with testing.

6. Phase I Assessment Results (circle one)

Acceptable	Acceptable, Requires O & M	Fail	Fail, Possible Remedy	Phase II Required
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Paul Lueddon

Consultant's Signature

Date: March 18, 2009

2. Polychlorinated Biphenyls (PCBs)

Y N DK

1. Are there any PCB transformers or PCB contaminated transformers anywhere on the Property?
☐ ☒ ☐
2. Is there any visible or documented evidence of soil or groundwater contamination from PCBs on the Property?
☐ ☒ ☐

Note: If the answer to both questions is "no," then stop, the property is acceptable for PCBs. If the answer to any questions is "don't know" then stop, a Phase II Assessment is required and all regulatory requirements must be met. Otherwise, answer the questions below.

3. (If the answer to question 1 is "yes"). Are any of the transformers owned by any party with an interest in the Property or located inside any of the residential buildings?
☐ ☐ ☐
4. (If question 1 above is "yes"). Are any of the transformers badly labeled, damaged or show indications of poor maintenance?
☐ ☐ ☐
5. (If question 1 above is "yes"). Is there any evidence of leakage on or around the transformers?
☐ ☐ ☐
6. (If question 2 above is "yes"). Have PCB concentrations of 50 ppm or greater been found in contaminated soils or groundwater?
☐ ☐ ☐

Note: If the answers to questions 3, 4, 5 and 6 are all "no," then the Property is acceptable for PCBs. Otherwise, the Property either fails or requires a Phase II Assessment.

7. Comments: Utility owns transformers at the subject.

8. Phase I Assessment Results (circle one)

Acceptable

Acceptable,
Requires
O & M

Fail

Fail, Possible
Remedy

Phase II
Required

Paul Lueders

Consultant's Signature

Date: March 18, 2009

Y N DK

3. Radon

1. Were the results of an EPA approved short-term radon tests performed in the lowest public areas of the building(s) within the last six months, at/or below 4pCi/l or 0.02 WL?

☒ ☐ ☐

Note: If the answer is "no" or "don't know," then stop, a Phase II Assessment including on-site testing is required. If the answer is "yes," answer the questions below.

2. Is there any evidence that nearby structures have elevated indoor levels of radon or radon progeny?

☐ ☒ ☐

3. Have local water supplies been found to have elevated levels of radon or radium?

☐ ☒ ☐

4. Is the Property located on or near sites that currently are or formerly were used for uranium, thorium or radium extraction or for phosphate processing?

☐ ☒ ☐

Note: If the answer to questions 2, 3 or 4 is "yes," then a Phase II Assessment is required. If the answer to questions 2, 3 and 4 is "no," then the Property is acceptable for radon. A Property may be acceptable for radon with a "don't know" answer for questions 2, 3 or 4 but the assessor must justify the decision.

5. Comments: Acceptable radon test results

6. Phase I Assessment Results (circle one)

Acceptable

Acceptable,
Requires
O & M

Fail

Fail, Possible
Remedy

Phase II
Required

Paul Lueddon

Consultant's Signature

Date: March 18, 2009

Y N DK

4. Underground Storage Tanks (USTs)

Note: In the questions below, "API" stands for American Petroleum Institute and "NFPA" stands for National Fire Protection Association.

- | | | | | |
|----|--|-------------------------------------|-------------------------------------|--------------------------|
| 1. | Is there a current site survey performed by a qualified engineer which indicates that the Property is free of any USTs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. | Is there any visible or documented evidence of soil or groundwater contamination on the Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | Are there any petroleum storage and/or delivery facilities (including gas stations) or chemical manufacturing plants located on adjacent properties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Note: If the answer to question 1 is "yes" and the answers to questions 2 and 3 are "no," then stop, the Property is acceptable for USTs. If the answer to questions 2 or 3 is "yes" or "don't know," then stop, either the Property fails or a Phase II Assessment is required. Else, answer the questions below.

- | | | | | |
|----|--|--------------------------|-------------------------------------|--------------------------|
| 4. | Are there any active underground tank facilities on-site for such activities as motor fuel, waste oil or fuel oil storage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. | (If "yes" to question 4). Have these facilities been maintained in accordance with applicable laws and regulations and with sound industry standards? (e.g. API Bulletin 1621 and 1623; NFPA Bulletin 329, 70, 77 etc. or successor documents) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Note: If the answer to 4 is "no," skip to question 8 below. If the answer to 4 is "don't know" then stop, either the Property fails or a Phase II Assessment is required. If the answer to 5 is "no" or don't know," then stop, either the Property fails or a Phase II Assessment is required. If the Answer to both questions 4 and 5 is "yes," answer the questions below.

- | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|
| 6. | (If "yes" to question 4). Are any of the tanks more than 10 years old? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. | (If "yes" to question 6). Have all of the tanks that are more than 10 years old been successfully tested for leaks within the last year using an API approved test? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Note: If the answer to question 6 is "no," answer the questions below. If the answer to question 6 is "don't know," then stop, either the Property fails or a Phase II Assessment is required. If the answer to question 7 is "yes," then answer the questions below. Otherwise, stop, either the Property fails or a Phase II Assessment is required.

8. Are there any deactivated USTs on the Property? ☐ ☒ ☐
9. (If "yes" to question 8). Were all of the tanks deactivated in accordance with applicable laws and regulations and with sound industry practices? (e.g. API Bulletins #1604 and #2202 or NFPA Bulletin #30; or successor documents). ☐ ☐ ☐

Note: If the answer to question 8 is "no," or if the answer to question 9 is "yes" then the Property is acceptable for USTs. If the answer to question 8 is "don't know" then either the Property fails or a Phase II Assessment is required.

10. Comments:

Mr. Malcolm Van de Water, Property Owner, reported 33 USTs containing fuel oil were removed from the subject in 1994. The USTs were located adjacent to the buildings (one per building) and stored fuel oil used for the boiler system. As discussed in Section 4.4 Storage Tanks, the majority of soil contamination has been removed from the subject, however, evidence has been presented that residual levels of petroleum contamination are likely present in at least some of the former UST locations historically located at the subject. Based on this information, the VDEQ considers the case closed and has indicated that no further assessment or remedial action is necessary at this site. However, should additional evidence of environmental contamination be discovered in the future, further assessment and remediation may be required. While it cannot be affirmatively stated that Fannie Mae acceptable TPH levels have been met, the closure status by the Virginia DEQ provides governmental assurance that no further action is required. Further investigation such as a subsurface soil and groundwater investigation would be necessary to obtain a greater comfort level on the levels of contamination possibly still present. Consulting Solutions is of the opinion that based on the results and opinion presented in the previous UST related environmental reports conducted at the subject property and our own investigation no further action or further investigation is required at this time.

11. Phase I Assessment Results (circle one)

Acceptable

Acceptable,
Requires
O & M

Fail

Fail, Possible
Remedy

Phase II
Required



Consultant's Signature

Date: March 18, 2009

Y N DK

5. Waste Disposal Facilities

1. Is there any documented or visible evidence of dangerous waste handling on the subject Property or adjoining sites (e.g. stressed vegetation, stained soil, open or leaking containers, foul fumes or smells, oily ponds etc.)? ☐ ☒ ☐
2. Was the Property ever used for research, industrial or military purposes during the last 30 years? ☐ ☒ ☐
3. Has the space on the Property ever been leased to commercial tenants who are likely to have used, transported or disposed toxic chemicals? (e.g. dry cleaner, print shop, service stations, etc). ☐ ☒ ☐
4. Is water for the Property provided either by a private company or directly from a well on the Property? ☐ ☒ ☐
5. Are there any obvious high risk neighbors on adjacent properties engaged in producing, disposing, storing or transporting hazardous waste, chemicals or substances? ☐ ☒ ☐
6. Does the Property or any site within 1 mile, appear on any state or federal list of hazardous waste sites (e.g. CERCLIS, RCRIS etc.)? ☒ ☐ ☐

Note: If the answer to all of questions 1 through 6 is "no," then stop, the Property is acceptable for Waste Disposal Facilities. Otherwise, the Property either fails or a Phase II Assessment is required.

7. Comments: No concerns

Although listed sites are located within one mile of subject, analysis of the sites indicates that the sites do not pose a threat to the subject.

8. Phase I Assessment Results (circle one)

Acceptable

Acceptable,
Requires
O & M

Fail

Fail, Possible
Remedy

Phase II
Required

Paul Lueddon

Consultant's Signature

Date: March 18, 2009

6. Lead Based Paint (More than 0.5% by dry weight)

Y N DK

1. Was the Property constructed after 1978 and are all buildings free of chipping or deteriorating paint? ☐ ☒ ☐
2. Does the Property have a current, valid certification from applicable state or local authorities demonstrating it is in full compliance with Lead Based Paint laws, ordinances or regulations regardless of what eligible tenant population may live there (Answer "no" if no certification process exists)? ☐ ☒ ☐

Note: If the answer to either question 1 or 2 is "yes," then stop, the Property is acceptable for Lead Based Paint. Otherwise, answer the question below.

3. Do the results of mandatory on-site sampling and analysis of representative surfaces from interior common areas and multiple unit bedrooms (include "chewable" areas as well as damaged or deteriorating paints) and exterior surfaces indicate that the Property is free of Lead Based Paints? Between 10 (minimum) and 30 (maximum) samples must be taken (target a ratio of 10 samples per 100 units). ☐ ☒ ☐

Note: If the answer to question 3 is "yes," then stop, the Property is acceptable for Lead Based Paint. If the answer to question 3 is "don't know," then the property is unacceptable for Lead Based Paint. If the answer to question 3 is "no," answer the question below.

4. Is the Property currently in violation of any applicable law, ordinance or regulation in anyway relating to Lead Based Paint? ☐ ☐ ☒

Note: If the answer to question 4 is "yes" or don't know" then the Property is unacceptable for Lead Based Paint. If the answer to question 4 is "no," (or, if an unacceptable Property is remediated for Lead Based Paint so that it is no longer in violation of applicable laws, ordinances or regulations) then the Property is considered "acceptable, requires O & M," provided that an O & M Plan is developed and that the Borrower and Lender execute the Fannie Mae Lead Based Paint Acknowledgment and Indemnification Agreement (see Exhibit X-3). (This Agreement must be assigned to Fannie Mae at loan delivery). Finally, the provisions provided in Exhibit X-4 must be added to the Note Addendum and the Rider to the Security Instrument, as specified in that Exhibit.

5. Comments: Consulting Solutions recommends management continue to implement a LBP Operations & Management Plan prepared by Stokes Environmental Associates, LTD in December of 1994. In addition, Consulting Solutions recommends that prior to any renovation or demolition activities, potential areas of LBP that have not been tested for LBP, based on age of construction (1946), must be assumed to contain LBP unless proven otherwise with testing.

6. Phase I Assessment Results (circle one)

Acceptable

Acceptable,
Requires
O & M

Fail

Fail, Possible
Remedy

Phase II
Required

Paul Lueden

Consultant's Signature

Date: March 18, 2009

7. Additional Hazards

Y N DK

1. Do the tenant areas contain Urea Formaldehyde Foam Insulation (UFFI) that was installed less than a year ago?

☐ ☒ ☐

2. (If the answer to question 1 is "yes" or "don't know"). Did the current HVAC system meet ASHRAE standards (standard 62-73 and successors) when it was installed?

☐ ☐ ☐

Note: If the answer to question 1 is "no," or if the answer to question 2 is "yes," then the Property is acceptable for UFFI. Proceed to question 3. If the answer to question 2 is "no" or "don't know," then the Property fails for UFFI. The application may continue, but the Lender must demonstrate prior to Commitment by Fannie Mae that the ventilation system currently meets ASHRAE standards. Proceed to question 3.

3. Is the Property served by publicly regulated municipal water and sewage services?

☒ ☐ ☐

Note: If the answer to question 3 is "yes," then proceed to question 4. If the answer is "no" or "don't know," then the Property is not acceptable for Phase I water and sewage services. A Phase II Assessment plan must be developed by the Lender and approved by the Fannie Mae Property Regional Office before a waiver will be considered. Proceed to question

4. Does the local utility providing the drinking water meet current EPA requirements for lead concentrations?

☒ ☐ ☐

Note: If the answer to question 4 is "yes," then the Lender should confirm that the Property is in compliance with all state and local disclosure laws. With that confirmation, the Property is acceptable for lead in drinking water. Proceed to question 5. If the answer is "no" or "don't know," the Lender must contact the utility and obtain a description of the affirmative plan the utility is following to come into compliance. In addition, the Lender must also contact the local health authorities and implement any required response and notification measures. Proceed to question 5.

5. Is there any evidence of illegal or dangerous on-site application, handling or storage of maintenance chemicals such as pesticides, rodenticides, fertilizers, cleaners, paints, solvents, swimming pool cleaners, etc?

☐ ☒ ☐

Note: If the answer to question 5 is "no" then the Property is acceptable for maintenance chemicals. If the answer is "yes" or "don't know" then the Property fails the Phase I Assessment. However, if 1) there are no violations of applicable law or regulations and 2) a Phase II Assessment is not warranted, the Property can be made "acceptable" or "acceptable, requires O & M" through on-site clean-up and if appropriate, the creation of an O & M plan for maintenance chemicals.

6. Comments: No concerns

7. Phase I Assessment Results (circle one)

<input checked="" type="radio"/> Acceptable	<input type="radio"/> Acceptable, Requires O & M	<input type="radio"/> Fail	<input type="radio"/> Fail, Possible Remedy	<input type="radio"/> Phase II Required
---	--	----------------------------	--	--

Paul Lueddon

Consultant's Signature

Date: March 18, 2009

SITE PHOTOGRAPHS

Talbot Park Apartments
Norfolk, Virginia



General view



Building exterior

Talbot Park Apartments
Norfolk, Virginia



Building exterior, newer 1st and 2nd floor dual pane windows



Building exterior

Talbot Park Apartments
Norfolk, Virginia



Building exterior, some buildings have a painted brick veneer



Rental office located in Building 1

Talbot Park Apartments
Norfolk, Virginia



Slate roof shingles on most buildings



Slate roof shingles on most buildings

Talbot Park Apartments
Norfolk, Virginia



Flat rolled asphaltic roof covering on some buildings



Buildings have a partial basement

Talbot Park Apartments
Norfolk, Virginia



Buildings have a partial crawl space



Newer common laundry room building

Talbot Park Apartments
Norfolk, Virginia



Concrete pedestrian walkways



Concrete service drives located throughout site,
concrete flatwork repairs required in several locations

Talbot Park Apartments
Norfolk, Virginia



City owned and serviced streets and sidewalks provide parking and pedestrian walkways between buildings



Common hallway interior unit entryway

Talbot Park Apartments
Norfolk, Virginia



Living room, ~ 50% of units have hardwood flooring in living room & bedrooms, radiator style heat and window AC units in some buildings



Living room, ~ 50% of units have carpeting over the hardwood flooring in living room & bedrooms

Talbot Park Apartments
Norfolk, Virginia



Kitchen



Kitchen (renovated)

Talbot Park Apartments
Norfolk, Virginia



Bathroom



Bedroom

Talbot Park Apartments
Norfolk, Virginia



Common gas fired boiler system provides comfort heat in some buildings



Some newer common gas fired boilers present

Talbot Park Apartments
Norfolk, Virginia



Some buildings have individual split system
heat pumps that provide heating & cooling



Common gas fired water heaters serve most buildings,
galvanized water supply piping present

Talbot Park Apartments
Norfolk, Virginia



Newer tank less water heater system in Building 9



Building 19 units have newer individual gas fired HVAC systems

Talbot Park Apartments
Norfolk, Virginia



Building 19 have newer individual electric water heaters
and newer PEX water supply line piping



Fuse box present in units that have common heating system

Talbot Park Apartments
Norfolk, Virginia



Additional electric service equipment for units that have a common heating system located in basement



Electrical wiring upgrades for buildings that have heat pump systems (100 amps)

Talbot Park Apartments
Norfolk, Virginia



Circuit breaker panels located in basement for buildings that have heat pumps



Gas service

Talbot Park Apartments
Norfolk, Virginia



Common laundry room building (equipment leased)



Maintenance shop located in Building 1 basement

Talbot Park Apartments
Norfolk, Virginia



Paints and maintenance supplies located in
Building 1 basement maintenance shop



Wood shop located in Building 9 basement

Talbot Park Apartments
Norfolk, Virginia



Trip hazard repair required near Building 19



Concrete flatwork repair required in several locations (Bldg. 20)

Talbot Park Apartments
Norfolk, Virginia



Basement windows require repair or replacement on many buildings (Bldg.32)



Basement windows require repair or replacement on many buildings (Bldg.25)

Talbot Park Apartments
Norfolk, Virginia



Window requires repair on Building 31



Brick veneer cracking, monitor and repair as required (Bldg. 28)

Talbot Park Apartments
Norfolk, Virginia



Brick veneer tuck pointing maintenance required on some buildings (Bldg. 27)



Roof flashing repair required (Bldg. 5)

Talbot Park Apartments
Norfolk, Virginia



Evidence of water intrusion observed in some basements (Bldg. 32),
no evidence of mold growth observed



Slate roofing shingle maintenance required on some buildings (Bldg. 22)

Talbot Park Apartments
Norfolk, Virginia



Northern adjoining property



Southern adjoining property

Talbot Park Apartments
Norfolk, Virginia



Eastern adjoining property



Eastern adjoining property

Talbot Park Apartments
Norfolk, Virginia



Self contained diesel fuel emergency generator
located on eastern adjoining property



Western adjoining property

ENVIRONMENTAL DATABASE INFORMATION

ENVIRONMENTAL RECORD SEARCH

for the site

TALBOT PARK APT
7237 WILBY ST, NORFOLK VA

performed for

CONSULTING SOLUTIONS INC

02-26-2009



INTRODUCTION

This document, prepared in accordance with ASTM Standard E-1527-05 and 40 CFR 312.26; Reviews of Federal, State, Tribal, and local government records on 02-26-2009 at the request of CONSULTING SOLUTIONS INC, reports the findings of BBL's investigation of environmental concerns in the vicinity of 7237 Wilby St, Norfolk VA.

A total of 75 records were identified, representing 57 separate sites. None of these records relates to the subject site itself.

A total of 1 records with incomplete location information were found that could be close by the subject site.

The identified sites are grouped into two separate categories - sites with known environmental concerns (46) and sites which have just operating permits (11).

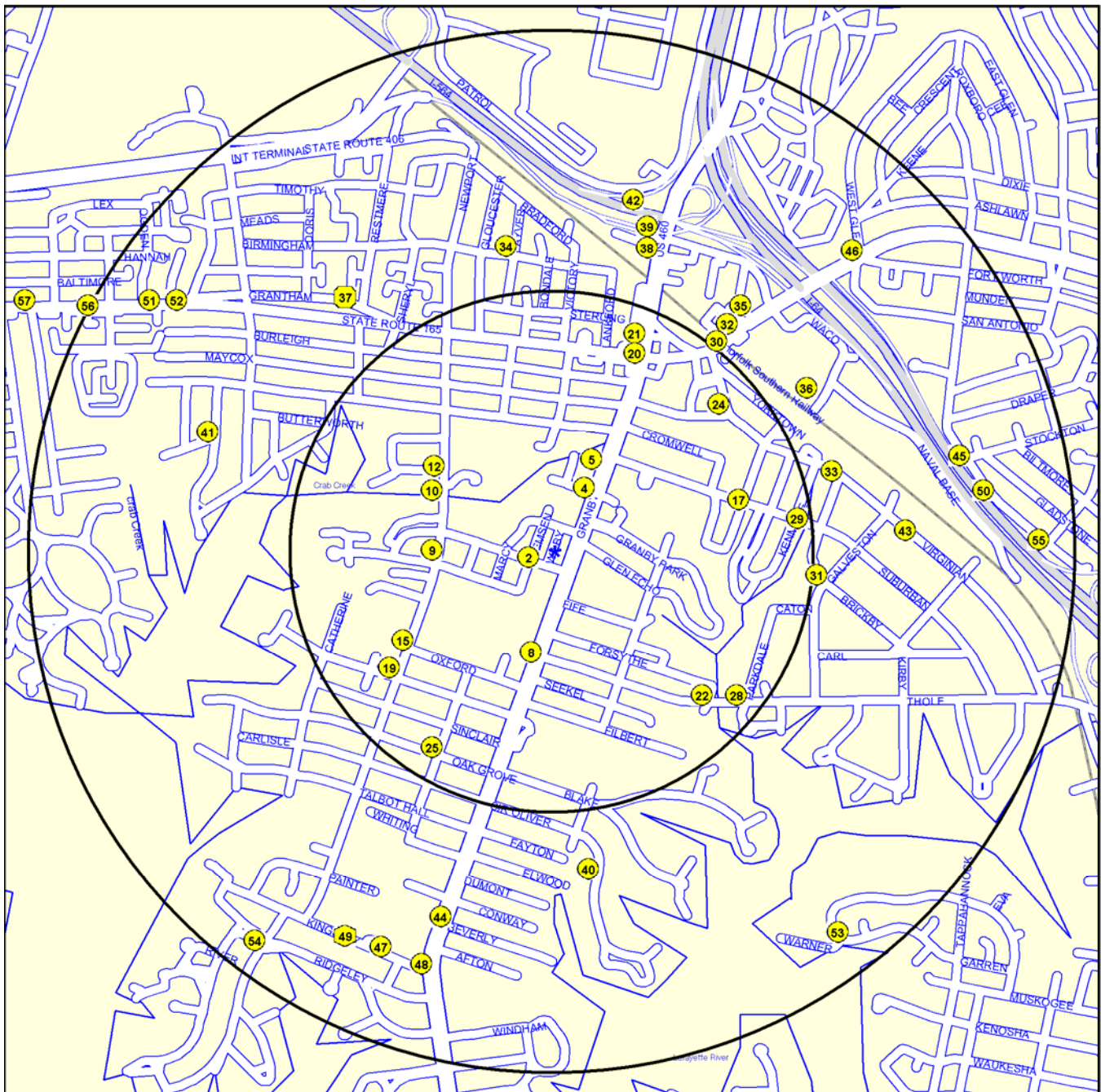
The report is divided into the following segments:

- **Overview Table** - An overview of all the identified records of concern summarized by distance and source.
- **Topographic Map** - of the surrounding area of the subject site.
- **Contour Map** - of the surrounding area of the subject site.
- **Present Aerial Photograph** - of the surrounding area of the subject site.
- **Summary** - listing of the sources investigated and identified records in order of distance to the subject property for each of the categories **Known Environmental Concerns** and **Operating Permits Only**.
- **Detailed Report** - listing of the sites with detailed status information.






SUBJECT SITE INFORMATION			
Address City	7237 WILBY ST NORFOLK VA 23505	County	
Present Tenant	Residential	Latitude Longitude Easting Northing Zone	36° 54' 34" 76° 16' 33" 386349m 4085380m 18

Environmental Concerns	Page	Search Dist	Site	< 1/8	1/8-1/4	1/4-1/2	1/2-1/1	area	un kwn	total
National Priority List	1	1 mile								
CERCLIS	1	1 mile								
NFRAP	1	1 mile								
Federal Facilities	2	1 mile								
Emergency Response Notification System	2	1/2 mile							1	1
Hazardous Material Incident Report System	2	subject								
Targeted Brownfields Assessments	2	1 mile								
Site Enforcement Tracking Sytem	3	1 mile								
Enforcement Docket (DOCKET/CDETS)	3	1/2 mile		1		1	1			3
C-Docket	3	1/2 mile								
Integrated Compliance Information System	3	1 mile				2	1			3
CORRACTS	4	1 mile								
RCRA - TSD Facilities	4	1 mile								
HB 1205 Disposal Areas	4	1 mile								
Virginia Remediation Program	5	1 mile								
Response Investigation	5	1 mile					2			2
Pollution Complaint	5	1 mile								
Leaking Underground Storage Tanks	5	1 mile		2	4	7	23			36
Solid Waste Disposal and Processing Facilities	6	1 mile					1			1
Environmental Concern References				3	4	10	28		1	46
Environmental Concern Sites				3	4	10	28		1	46
Operating Permits										
RCRA Generators	7	1/2 mile			1	3				4
SARA Title III,section 313 (TRIS)	7	1 mile								
Nuclear Regulatory Commission Licensees	7	1/2 mile								
PCB Waste Handlers Database	8	1/2 mile								
Permit Compliance System (PCS)	8	1/2 mile								
AIRS Facility System (AFS)	8	1/2 mile				1				1
Section Seven Tracking System	8	1/2 mile								
FIFRA/TSCA tracking system	8	1/2 mile				1	1			2
Federal Facilities Information System (FFIS)	8	1/2 mile								
Chemicals in Commerce Information System	9	1/2 mile								
FINDS EPA Facility Index System	9	1 mile								
Underground Storage Tanks	9	1/2 mile		2	5	10	3			20
RCRA Virginia State	9	1/2 mile			1	1				2
Operating Permits References				2	7	16	4			29
Operating Permits Sites				1	4	6				11
Total References				5	11	26	32		1	75
Total Sites				4	8	16	28		1	57

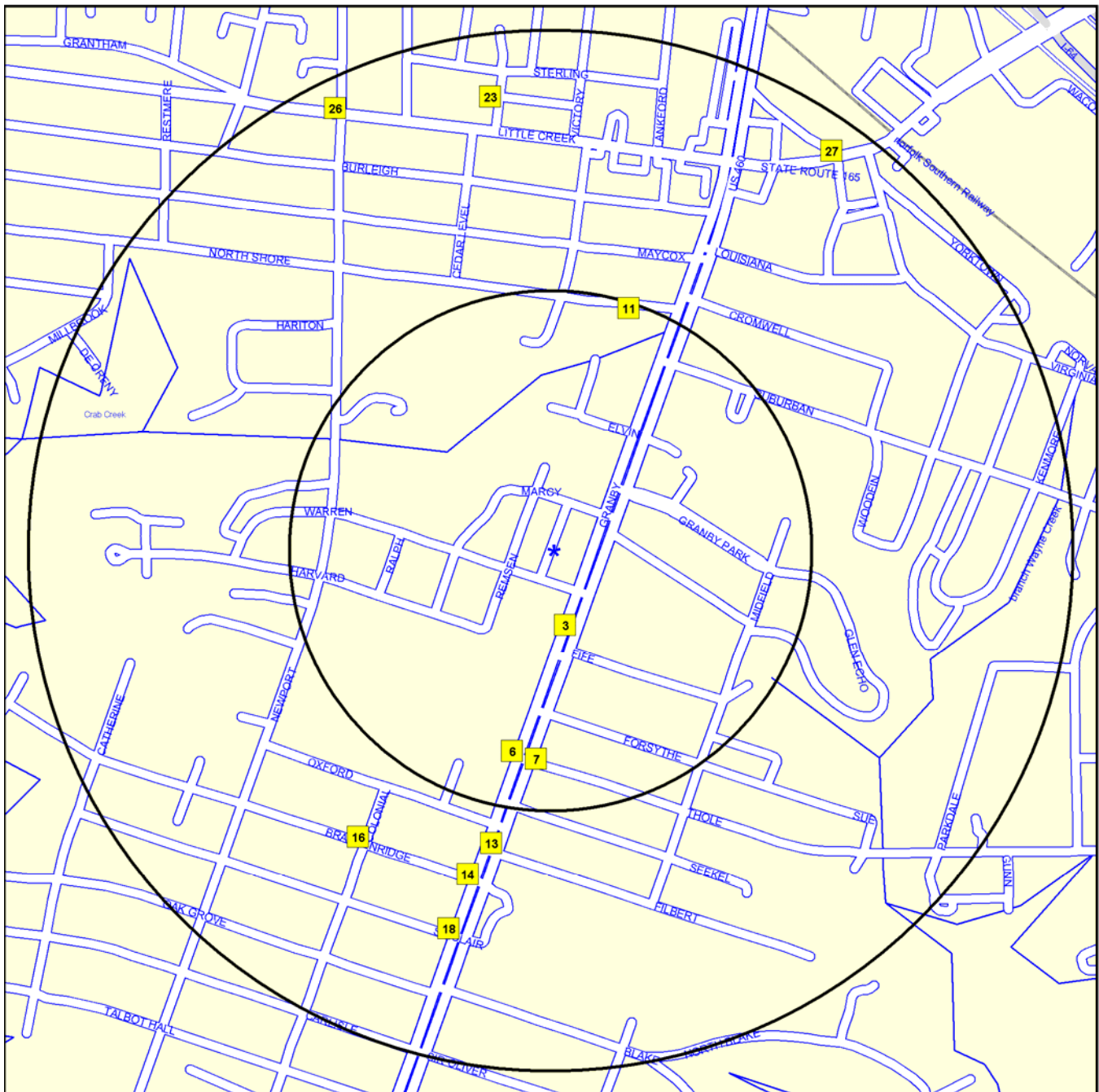
* The classification by distance takes into consideration physical property sizes by assuming a standard size.



odd street numbers to the SW
1.8 inch to 1/2 mile (the circles do not include any buffer zone)






-  ENVIRONMENTAL CONCERNS - HIGH PRIORITY
-  ENVIRONMENTAL CONCERNS
-  ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS'
-  OPERATING PERMITS ONLY
-  WATER WELLS

APPROXIMATE LOCATION OF IDENTIFIED SITES WITH KNOWN ENVIRONMENTAL CONCERNS IN THE VICINITY
AT 7237 WILBY ST, NORFOLK



odd street numbers to the SW
3.6 inch to 1/2 mile (the circles do not include any buffer zone)



-  ENVIRONMENTAL CONCERNS - HIGH PRIORITY
-  ENVIRONMENTAL CONCERNS
-  ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS'
-  OPERATING PERMITS ONLY
-  WATER WELLS

APPROXIMATE LOCATION OF IDENTIFIED SITES WITH OPERATING PERMITS ONLY WITHIN HALF A MILE
AT 7237 WILBY ST, NORFOLK

2.	TALBOT PARK APARTMENTS	118	WARREN ST	
3.	GREEK ORTHODOX CHURCH	7220	GRANBY ST	
4.	REED RESIDENCE	107	ELVIN RD	
5.	NORFOLK COLLEGIATE SCHOOL	7336	GRANBY ST	
6.	THE BALLENTINE	7211	GRANBY ST	
7.	FIRE STATION #9	115	THOLE ST	
8.	TABERNACLE CHURCH OF NORFOLK	7120	GRANBY ST	
9.	RIVERSIDE TERRACE APARTMENTS	7211	NEWPORT AVE	
10.	JEWISH COMMUNITY CENTER OF TID	7300	NEWPORT AVE	
11.	PUMPING STATION #27	101 N	SHORE RD	
12.	DOSSIN JEFFREY AND LIA RESIDEN	411	HARITON CT	
13.	GRANBY HIGH SCHOOLS	7101	GRANBY ST	
14.	MASONIC TEMPLE CORP	7001	GRANBY ST	
15.	NORFOLK CITY SCHOOL DISTRICT (	7101	NEWPORT AVE	
16.	JOHN B SHIPP JR	209	BRACKENRIDGE RD	
17.	GARRICK RESIDENCE	7409	YORKTOWN DR	
18.	WINN NURSERY OF VA INC	6926	GRANBY ST	
19.	KRUGER PROPERTY	411	BRACKENRIDGE RD	
20.	AMOCO # 5176	7600	GRANBY ST	
21.	LENS SERVICE CENTER	7601	GRANBY ST	
22.	NORFOLK CHRISTIAN SCHOOLS	255	THOLE ST	
23.	BONDALE APARTMENTS	7603	BONDALE AVE	
24.	BARNETT RICHARD M RESIDENCE	7539	VIRGINIAN DR	
25.	SIMMS RESIDENCE	205	OAK GROVE RD	
26.	SEWELLS PARK APARTMENTS	400 W	LITTLE CREEK RD	
27.	ESTABROOK PRINTING & LETTER SP	141 E	LITTLE CREEK RD	
28.	NORFOLK CITY SCHOOL DISTRICT (	310	THOLE ST	
29.	ROBBINS RESIDENCE	298	SUBURBAN PKWY	
30.	FORMER DRUG EMPORIUM	201 E	LITTLE CREEK RD	
31.	TURNER RICHARD RESIDENCE	424	BRICKBY RD	
32.	HOME HQ PROPERTY	211 E	LITTLE CREEK RD	
33.	PARKDALE PRIVATE SCHOOL INC	321	VIRGINIAN DR	
34.	FOWLER ROBERT RESIDENCE	7705	FAYVER AVE	
35.	HILL PROPERTY	227 E	LITTLE CREEK RD	
36.	ADDINGTON-BEAMAN LUMBER CO INC	301	NAVAL BASE ROAD & WACO ST	
37.	SUSSEX APARTMENTS	508	GRANTHAM RD, D	
38.	NATIONWIDE SAFTI BRAKE CENTERS	7718	GRANBY ST	
39.	EXXON S/S#2-1658	7726	GRANBY ST	
40.	JENNINGS BRYAN RESIDENCE	216	SIR OLIVER RD	
41.	STEPHENSON THELMA RESIDENCE	7400	COLONY POINT RD	
42.	VDOT		I-64 & GRANBY ST	
43.	CAFFEY BERTA RESIDENCE	468	VIRGINIAN DR	
44.	SLAVIN ANNIE RESIDENCE	108	BEVERLY AVE	
45.	DONALD DIXON SPRAYING AND TREE	424	NAVAL BASE RD	
46.	SENTRY FOOD MART #49	303 E	LITTLE CREEK RD	
47.	DEPAUL MEDICAL CENTER	150	KINGSLEY LN	
48.	VIRGINIA CNTR FOR PSYCHIATRY	100	KINGSLEY LN	
49.	DEPAUL MEDICAL CENTER	150	KINGSLEY LANE, VA 23505	
50.	CALCAGNI MACHINE WORKS, INC.	500	NAVAL BASE RD,NORFOLK,BLOCK	
51.	MILLER MART #31	766 W	LITTLE CREEK RD	
52.	MILLER MART #31	774 W	LITTLE CREEK RD	
53.	THARP RICHARD RESIDENCE	522	GARREN AVE	
54.	HAMILTON, STEPHEN J - RESIDENC	6051	NEWPORT AVE	
55.	WARDS CORNER AREA-NORFOLK RES	609	NAVAL BASE RD	
56.	MIZER MUFFLER / AUTO DEALERSHI	891	LITTLE CREEK RD	
57.	GETTY MART #271	1033 W		LITTLE CREEK RD
UNKNOWN LOCATIONS				
	LITTLE CREEK RD		LITTLE CREEK RD	

INTRODUCTION

BBL has used its best effort but makes no claims as to the completeness or accuracy of the referenced government sources or the completeness of the search. Our records are frequently updated but only as current as their publishing date and may not represent the entire field of known or potential hazardous waste or contaminated sites. To ensure complete coverage of the subject property and surrounding area, sites may be included in the list if there is any doubt as to the location because of discrepancies in map location, zip code, address, or other information in our sources. For additional information call 858 793-0641.

In accordance with ASTM E-1527-05, the following government sources have been searched for sites at the street address, within the distances of the subject location listed below.

FEDERAL SOURCES

NPL National Priority List

EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

No listings within 1 mile radius of the subject site.

CERCLIS Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS is a database used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986).

Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

Using the National Oil and hazardous Substance Pollution Contingency Plan(National Contingency Plan) the EPA set priorities for cleanup.

The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion.

The EPA and state agencies seek to identify potentially responsible parties(PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

Any Institutional/Engineering controls issued under CERCLA are described in the status detail for each site. Sites delisted from the NPL list are included here.

No listings within 1 mile radius of the subject site.

NFRAP No Further Remedial Action Planned sites (CERCLIS)

As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

No listings within 1 mile radius of the subject site.

FEDFAC Federal Facilities

As part of the CERCLA program, federal facilities with known or suspected environmental problems, the Federal Facilities Hazardous Waste Compliance Docket is tracked separately to comply with a Federal Court order.

No listings within 1 mile radius of the subject site.

ERNS Emergency Response Notification System

The ERNS is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center.

There are primarily five Federal statutes that require release reporting the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974(HMTA section 1808(b).

This list has been researched within half of a mile radius of the subject site.

FTO AE09578-4033
UNKNOWN SHEEN INCIDENT

LITTLE CREEK RD
LITTLE CREEK RD
LITTLE CREEK RD

unknown location page 26
unknown location page 27
unknown location page 27

HMIRS Hazardous Material Incident Report System

The Hazardous Material Report Incident Report Subsystem HMIRS of the Research and Special Programs Administration (RSPA) Hazardous Material Information System was established in 1971 to fulfill the requirements of the Federal hazardous material transportation law. Part 171 of Title 49, Code of Federal Regulations (49 CFR) contains the incident reporting requirements of carriers of hazardous materials. An unintentional release of hazardous materials meeting the criteria set forth in Section 171.16, 49 CFR, must be reported on DOT Form 5800.1. The data from the reports received are subsequently entered in the HAZMAT database.

No listings within the street address of the subject site.

TBA Targeted Brownfields Assessments

EPA's Targeted Brownfields Assessment (TBA) program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Pilots/Grants—minimize the uncertainties of contamination often associated with brownfields. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Program to promote the cleanup and redevelopment of brownfields. EPA's TBA assistance is available through two sources: directly from EPA through EPA Regional Brownfields offices under Subtitle A of the law, and from state or tribal voluntary response program offices receiving funding under Subtitle C of the law

No listings within 1 mile radius of the subject site.

SETS Site Enforcement Tracking System (SETS)

When expanding Superfund monies at a CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) Site, EPA must conduct a search to identify parties with potential financial responsibility for remediation of uncontrolled hazardous waste sites. EPA regional Superfund Waste Management Staff issue a notice letter to the potentially responsible party (PRP). The status field contains the EPA ID number and name of the site where the actual pollution occurred.

No listings within 1 mile radius of the subject site.

DO Enforcement Docket System (DOCKET)/Consent Decree Tracking System (CDETS)

DOCKET tracks civil judicial cases against environmental polluters, while CDETS processes court settlements, called consent decrees.

This list has been researched within half of a mile radius of the subject site.

NORFOLK COLLEGIATE SCHOOL	7336 GRANBY ST	.19 mile NE	# 5	page 12
NORFOLK CHRISTIAN SCHOOLS	255 THOLE ST	.42 mile SE	# 22	page 16
PARKDALE PRIVATE SCHOOL INC	321 VIRGINIAN DR	.57 mile E	# 33	page 19

CD Criminal Docket System (C-DOCKET)

The Criminal Docket System is a comprehensive automated system for tracking criminal enforcement actions. C-Docket handles data for all environmental statutes and tracks enforcement actions from the initial stages of investigations through conclusion.

No listings within half of a mile radius of the subject site.

ICIS Integrated Compliance Information System (ICIS)

ICIS is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

This list has been researched within 1 mile radius of the subject site.

NORFOLK CITY SCHOOL DISTRICT (	7101 NEWPORT AVE	.33 mile SW	# 15	page 14
NORFOLK CITY SCHOOL DISTRICT (	310 THOLE ST	.47 mile SE	# 28	page 18
VIRGINIA CNTR FOR PSYCHIATRY	100 KINGSLEY LN	.83 mile S	# 48	page 24

RCRA RCRA Violators List (CORRACTS)

The Resource Conservation and Recovery Act of 1976 provides for "cradle to grave" regulation of hazardous wastes. RCRA requires regulation of hazardous waste generators, transporters, and storage/treatment/disposal sites. Evaluation to potential violations, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA. This database is also known as Corrective Action Report (CORRACTS)

If enforcement is required, it is typically delegated to a state agency.

Any Institutional/Engineeering controls issued under CORRACTS are described in the status detail for each site

No listings within 1 mile radius of the subject site.

RCRA-D Resource Conservation and Recovery Information System - Treatment, Storage & Disposal

The Environmental Protection Agency regulates the treatment, storage and disposal of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form as well as part A (EPA form 8700-23) and Part B of their Hazardous Waste Permit Application.

Status Codes:	I	Incinerator
	T	Storage/Treatment facility other than Incinerator
	D	Land Disposal Facility

No listings within 1 mile radius of the subject site.

VIRGINIA SOURCES

HB HB 1205 Disposal Areas

The Virginia Waste Management Act, at Va. Code § 10.1-1413.2, establishes the "Virginia Landfill Clean-up and Closure Fund" and directs the Virginia Department of Environmental Quality (the "Department") to prioritize landfills in need of grants based on the greatest threat to human health and the environment. In its 2000 session, the Virginia General Assembly amended subsection B of § 10.1-1413.2 by adding the following language (2000 Acts c. 308):

The Department shall establish a schedule, after public notice and a period for public comment, based upon that prioritization requiring municipal solid waste landfills to cease accepting solid waste in, and to prepare financial closure plans for, disposal areas permitted before October 9, 1993. No municipal solid waste landfill may continue accepting waste after 2020 in any disposal area not equipped with a liner system approved by the Department pursuant to a permit issued after October 9, 1993. Notwithstanding the provisions of

subsection N of § 10.1-1408.1, failure by a landfill owner or operator to comply with the schedule established by the Department shall be a violation of this chapter.

No listings within 1 mile radius of the subject site.

VRP Virginia Remediation Program

The Virginia Remediation Program (VRP) lists the sites in the Commonwealth that have entered the Virginia Remediation Program as managed by Virginia Department of Environmental Quality, Waste Division, Office of Environmental Response and Remediation. VRP sites are typically contaminated sites that are being remediated on a voluntary basis. These sites are generally either open dumps or unpermitted solid waste disposal facilities. These sites cannot be on the National Priorities List, nor can they involve disposed RCRA hazardous wastes.

The first step in the VRP process involves conducting an Initial Site Evaluation (ISE), whereby a determination is made whether to keep the site within the VRP, refer it to another agency, or to pursue no further action. Hence, some sites in the database will not have undergone, nor will they undergo, remedial activities within the VRP. It should be noted that the VRP, initiated in June 1993, is the successor to the former State Cleanup Program, which was terminated in November 1991. Approximately 90 sites from the State Cleanup Program file have been incorporated into the VRP file, and efforts are ongoing to verify or update the status of those sites.

No listings within 1 mile radius of the subject site.

RI Response Investigation Database

The Response Investigation or RI database, maintained by Virginia Department of Environmental Quality, Office of Environmental Response and Remediation, contains the reports of pollution releases in the Commonwealth that are typically regulated by the Virginia Waste Management Act. The pollution reports contained in the RI database include the reporting of releases of Hazardous Waste, Regulated Medical Waste, and Solid Waste, as well as other reports related to waste management regulations.

This list has been researched within 1 mile radius of the subject site.

SUSSEX APARTMENTS	508 GRANTHAM RD, D	.6 mile NW	# 37	page 21
CALCAGNI MACHINE WORKS, INC.	500 NAVAL BASE RD,NORFOLK,BLOCK	.84 mile E	# 50	page 24

PC Pollution Complaint

The Pollution complaint or PC databases contain the initial reporting of pollution releases in the Commonwealth that are typically regulated by State Water Control Law. The pollution reports contained in the PC databases include the initial release reporting of Leaking Underground Storage Tanks and all other releases of petroleum to the environment as well as releases to State waters.

No listings within 1 mile radius of the subject site.

LT Leaking Underground Storage Tanks

The Virginia Department of Environmental Quality, Underground Storage Section tracks suspected and confirmed releases for storage tanks, primarily from tanks regulated by Title 40 of the Code of Federal Regulations (CFR) Part280.

This list has been researched within 1 mile radius of the subject site.

TALBOT PARK APARTMENTS	118 WARREN ST	.04 mile W	# 2	page 12
REED RESIDENCE	107 ELVIN RD	.13 mile NE	# 4	page 12
TABERNACLE CHURCH OF NORFOLK	7120 GRANBY ST	.21 mile S	# 8	page 13
RIVERSIDE TERRACE APARTMENTS	7211 NEWPORT AVE	.22 mile W	# 9	page 13
RIVERSIDE TERRACE APARTMENTS	7211 NEWPORT AVE	.22 mile W	# 9	page 13
JEWISH COMMUNITY CENTER OF TID	7300 NEWPORT AVE	.23 mile NW	# 10	page 13
DOSSIN JEFFREY AND LIA RESIDEN	411 HARITON CT	.26 mile NW	# 12	page 14
GARRICK RESIDENCE	7409 YORKTOWN DR	.38 mile E	# 17	page 14
KRUGER PROPERTY	411 BRACKENRIDGE RD	.38 mile SW	# 19	page 14
AMOCO # 5176	7600 GRANBY ST	.41 mile NE	# 20	page 15
AMOCO OIL CO S/S 5176	7600 GRANBY ST	.41 mile NE	# 20	page 15
LENS SERVICE CENTER	7601 GRANBY ST	.41 mile NE	# 21	page 16
LEN'S SERVICE CENTER	7601 GRANBY ST	.41 mile NE	# 21	page 16
BARNETT RICHARD M RESIDENCE	7539 VIRGINIAN DR	.43 mile NE	# 24	page 17
SIMMS RESIDENCE	205 OAK GROVE RD	.44 mile SW	# 25	page 17
ROBBINS RESIDENCE	298 SUBURBAN PKWY	.49 mile E	# 29	page 18
FORMER DRUG EMPORIUM	201 E LITTLE CREEK RD	.52 mile NE	# 30	page 18
DRUG EMPORIUM (FORMER)	201 E LITTLE CREEK RD	.52 mile NE	# 30	page 18
TURNER RICHARD RESIDENCE	424 BRICKBY RD	.53 mile E	# 31	page 19
HOME HQ PROPERTY	211 E LITTLE CREEK RD	.54 mile NE	# 32	page 19
FENTRESS CHARITABLE TRUST PROP	211 E LITTLE CREEK RD	.54 mile NE	# 32	page 19
FOWLER ROBERT RESIDENCE	7705 FAYVER AVE	.57 mile N	# 34	page 20
HILL PROPERTY	227 E LITTLE CREEK RD	.58 mile NE	# 35	page 20
ADDINGTON-BEAMAN LUMBER CO INC	301 NAVAL BASE ROAD & WACO ST	.58 mile NE	# 36	page 20
ADDINGTON-BEAMAN LUMBER CO INC	301 NAVAL BASE ROAD & WACO ST	.58 mile NE	# 36	page 20
NATIONWIDE SAFTI BRAKE CENTERS	7718 GRANBY ST	.6 mile NE	# 38	page 21
EXXON S/S#2-1658	7726 GRANBY ST	.61 mile NE	# 39	page 21
JENNINGS BRYAN RESIDENCE	216 SIR OLIVER RD	.62 mile S	# 40	page 21
STEPHENSON THELMA RESIDENCE	7400 COLONY POINT RD	.67 mile W	# 41	page 22
VDOT	I-64 & GRANBY ST	.68 mile N	# 42	page 22
CAFFEY BERTA RESIDENCE	468 VIRGINIAN DR	.6899999999999999 mile E	#	
43	page 22			
SLAVIN ANNIE RESIDENCE	108 BEVERLY AVE	.74 mile S	# 44	page 22
DONALD DIXON SPRAYING AND TREE	424 NAVAL BASE RD	.8100000000000001 mile E	#	
45	page 23			
SENTRY FOOD MART #49	303 E LITTLE CREEK RD	.8100000000000001 mile NE	#	
46	page 23			
TINEE GIANT	303 E LITTLE CREEK RD	.8100000000000001 mile NE	#	
46	page 23			
SENTRY FOOD MART 49	303 E LITTLE CREEK RD	.8100000000000001 mile NE	#	
46	page 23			
SENTRY FOOD MART #49	303 E LITTLE CREEK RD	.8100000000000001 mile NE	#	
46	page 23			
SENTRY FOOD MART #49	303 E LITTLE CREEK RD	.8100000000000001 mile NE	#	
46	page 23			
DEPAUL MEDICAL CENTER	150 KINGSLEY LN	.83 mile SW	# 47	page 24
MILLER MART #31	766 W LITTLE CREEK RD	.89 mile NW	# 51	page 25
MILLER MART #31	774 W LITTLE CREEK RD	.89 mile NW	# 52	page 25
THARP RICHARD RESIDENCE	522 GARREN AVE	.93 mile SE	# 53	page 25
HAMILTON, STEPHEN J - RESIDENC	6051 NEWPORT AVE	.93 mile SW	# 54	page 25
WARDS CORNER AREA-NORFOLK RES	609 NAVAL BASE RD	.9399999999999999 mile E	#	
55	page 26			
MIZER MUFFLER / AUTO DEALERSHI	891 LITTLE CREEK RD	.98 mile NW	# 56	page 26
GETTY MART #271	1033 W LITTLE CREEK RD	1.09 mile W	# 57	page 26

SW Solid Waste Disposal and Processing Facilities

The Virginia Department of Environmental Quality, Division of Solid Waste issues permits and regulates Solid Waste Disposal sites in the Commonwealth of Virginia.

This list has been researched within 1 mile radius of the subject site.

DEPAUL MEDICAL CENTER

150 KINGSLEY LANE, VA 23505

.83 mile SW # 49 page 24

OPERATING PERMITS

Various agencies issue operating permits or regulate the handling, movements, storage and disposal of hazardous materials and require mandatory reporting. The inclusion in this section does not imply that an environmental problem exists presently or has in the past.

RCRA-G Resource Conservation and Recovery Information System - Generators

The Environmental Protection Agency regulates generators of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste generators are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form. The notification form provides basic identification information and specific waste activities.

Status Codes: L - Generators who generate at least 1000 kg/mo of non-acutely hazardous waste
(or 1 kg/mo of acutely hazardous waste).
S - Generators who generate 100 kg/mo but less than 1000 kg/mo of non-acutely haz waste.
T - Transporter.

This list has been researched within half of a mile radius of the subject site.

GRANBY HIGH SCHOOLS

7101 GRANBY ST

.29 mile S # 13 page 30

AMOCO 5176

7600 GRANBY ST

.41 mile NE # 20 page 15

BON AIR CLEANERS INCORPORATED

7601 GRANBY ST

.41 mile NE # 21 page 16

ESTABROOK PRINTING & LETTER SP

141 E LITTLE CREEK RD

.47 mile NE # 27 page 31

SARA SARA Title III,section 313 (TRIS)

Title III of the Superfund Amendments and Reauthorization Act,Section 313, also known as Emergency Planning and Community Right-to-Know Act of 1986 requires owners or operators of facilities with more than 10 employees and are listed under Standard Industrial Classification(SIC) Codes 20 through 39 to report the manufacturing, processing or use of more than a threshold of certain chemical or chemical categories listed under section 313. This data base is also known as Toxic Release Information System (TRIS).

Below summary information for the last five year period is reported grouping the releases into air, water, underground injection, land, public offsite treatment (potw) and transportation offsite.

No listings within 1 mile radius of the subject site.

NC Nuclear Regulatory Commission Licensees

The Nuclear Regulatory Commission, Office of Nuclear Material Safety and Safeguards has been mandated (10 CFR Ch 1.42) to protect the public health and safety, the common defense and security, and the environment by licensing, inspection, and environmental impact assessment for all nuclear facilities and activities, and for the import and export of special nuclear material.

No listings within half of a mile radius of the subject site.

PCB PCB Waste Handlers Database

The U.S. Environmental Protection Agency tracks generators, transporters, commercial stores and/or brokers and disposers of PCB's in accordance with the Toxic Substance Control Act.

No listings within half of a mile radius of the subject site.

PCS Permit Compliance System

PCS is a database which contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS was developed by The U.S. Environmental Protection Agency to meet the information needs of the NPDES program under the Clean Water Act. PCS tracks permit, compliance, and enforcement states of NPDES facilities.

No listings within half of a mile radius of the subject site.

AFS AIRS Facility System

AFS contains emissions and compliance data on air pollution point sources tracked by the U.S. EPA and state and local environmental regulatory agencies. There are seven "criteria pollutants" for which data must be reported to EPA and stored in AIRS: PM10 (particulate matters less than 10 microns in size), carbon monoxide, sulfur dioxide, nitrogen dioxide, lead, reactive volatile organic compounds (VOC), and ozone.

AFS replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aeromatic Data (SAROAD).

This list has been researched within half of a mile radius of the subject site.

BON AIR CLEANERS INCORPORATED 7601 GRANBY ST .41 mile NE # 21 page 16

PE Section Seven Tracking System (SSTS)

SSTS evolved from the FIFRA and TSCA Enforcement System (FATES). SSTS tracks the registration of all pesticide producing establishments and tracks annually the types and amounts of pesticides, active ingredients, and devices that are produced, sold or distributed each year.

No listings within half of a mile radius of the subject site.

FIFRA FIFRA/TSCA Tracking System/ National Compliance Database (FTTS/NCDB)

NCDB supports implementation of the Federal Insecticide, Fungicide and Rodenticide Control Act (FIFRA) and the Toxic Substance Control Act (TSCA).

This list has been researched within half of a mile radius of the subject site.

NORFOLK CHRISTIAN SCHOOLS 255 THOLE ST .42 mile SE # 22 page 17
PARKDALE PRIVATE SCHOOL INC 321 VIRGINIAN DR .57 mile E # 33 page 20

FFIS Federal Facilities Information System (FFIS)

Federal Facilities Information System (FFIS) contains a list of all Treatment Storage and Disposal Facilities (TSDs) owned and operated by federal agencies.

No listings within half of a mile radius of the subject site.

CICIS Chemicals in Commerce Information System (CICIS)

Chemicals in Commerce Information System contains an inventory of chemicals manufactured in commerce or imported for Toxic Substances Control Act regulated commercial purposes. CICIS allows EPA to maintain a comprehensive listing of over 70,000 chemical substances that are manufactured or imported and are regulated under TSCA.

No listings within half of a mile radius of the subject site.

FINDS FINDS EPA Facility Index System

The U.S. Environmental Protection Agency maintains an index system of all facilities which are regulated or have been assigned an identification number for other purposes.

Facilities that have been reported elsewhere in this report will not be listed under this category.

No listings within 1 mile radius of the subject site.

UT Underground Storage Tanks

The Commonwealth of Virginia, Department of Environmental Quality, (804) 527-5202, maintains a list of registered Underground Storage Tanks as reported on notification form VWCB Form 7530-1.

This list has been researched within half of a mile radius of the subject site.

TALBOT PARK APARTMENTS	118 WARREN ST	.04 mile W	# 2	page 12
GREEK ORTHODOX CHURCH	7220 GRANBY ST	.08 mile S	# 3	page 29
THE BALLENTINE	7211 GRANBY ST	.2 mile S	# 6	page 29
FIRE STATION #9	115 THOLE ST	.2 mile S	# 7	page 29
TABERNACLE CHURCH OF NORFOLK	7120 GRANBY ST	.21 mile S	# 8	page 13
PUMPING STATION #27	101 N SHORE RD	.24 mile NE	# 11	page 29
GRANBY HIGH SCHOOL	7101 GRANBY ST	.29 mile S	# 13	page 30
MASONIC TEMPLE CORP	7001 GRANBY ST	.32 mile S	# 14	page 30
GRANBY ELEMENTARY	7101 NEWPORT AVE	.33 mile SW	# 15	page 14
JOHN B SHIPP JR	209 BRACKENRIDGE RD	.33 mile SW	# 16	page 30
WINN NURSERY OF VA INC	6926 GRANBY ST	.38 mile S	# 18	page 31
AMOCO OIL CO S/S 5176	7600 GRANBY ST	.41 mile NE	# 20	page 15
LENS SERVICE CENTER	7601 GRANBY ST	.41 mile NE	# 21	page 16
NORFOLK CHRISTIAN SCHOOLS	255 THOLE ST	.42 mile SE	# 22	page 17
NORFOLK CHRISTIAN SCHOOLS	255 THOLE ST	.42 mile SE	# 22	page 17
BONDALE APARTMENTS	7603 BONDALE AVE	.43 mile N	# 23	page 31
SEWELLS PARK APARTMENTS	400 W LITTLE CREEK RD	.46 mile NW	# 26	page 31
SUBURBAN PARK ELEMENTARY	310 THOLE ST	.47 mile SE	# 28	page 18
FORMER DRUG EMPORIUM	201 E LITTLE CREEK RD	.52 mile NE	# 30	page 18
HOME HEADQUARTERS PROPERTY	211 E LITTLE CREEK RD	.54 mile NE	# 32	page 19
HILL PROPERTY	227 E LITTLE CREEK RD	.58 mile NE	# 35	page 20

RCRA Resource Conservation and Recovery Act - RCRA (1976) - Virginia State

The Environmental Protection Agency monitors the generation, transportation and storage of hazardous material through the Resource Conservation and Recovery Act (RCRA).

Status Codes:	L	Generators who generate at least 1000 kg/mo of non-acutely hazardous waste (or 1 kg/mo of acutely hazardous waste).
	S	Generators who generate 100 kg/mo but less than 1000 kg/mo of non-acutely hazardous waste.
	3	Generators who generate less than 100 kg/mo of non-acutely hazardous waste.
	T	Treatment/Storage facility
	D	Disposal Facility
	R	Transporter

This list has been researched within half of a mile radius of the subject site.

GRANBY HIGH SCHOOLS
AMOCO 5176

7101 GRANBY ST
7600 GRANBY ST

.29 mile S # 13 page 30
.41 mile NE # 20 page 15

ENVIRONMENTAL RECORDS SEARCH

SITES WITH
KNOWN ENVIRONMENTAL CONCERNS

TALBOT PARK APARTMENTS LUST 118 WARREN ST
TALBOT PARK APARTMENTS UST NORFOLK

2
Map Id
0 mile W

Leaking Underground Storage Tanks

Site: TALBOT PARK APARTMENTS
Address: 118 WARREN ST
City: NORFOLK
Status: INACT -

0-AUG-1994

Underground Storage Tanks

Site: TALBOT PARK APARTMENTS
Address: 118 WARREN ST
City: NORFOLK
Status: Permit #: 5027231

Tanks:

2000 gallon epoxy coated steel tank, containing 1. Permanently out of use (removed).
2000 gallon epoxy coated steel tank, containing 1. Permanently out of use (removed).
2000 gallon epoxy coated steel tank, containing 1. Permanently out of use (removed).
2000 gallon epoxy coated steel tank, containing 1. Permanently out of use (removed).
2000 gallon epoxy coated steel tank, containing 1. Permanently out of use (removed).
2000 gallon epoxy coated steel tank, containing 1. Permanently out of use (removed).
2000 gallon epoxy coated steel tank, containing 1. Permanently out of use (removed).
2000 gallon epoxy coated steel tank, containing 1. Permanently out of use (removed).

REED RESIDENCE LUST 107 ELVIN RD
NORFOLK

4
Map Id
.1 mile NE

Leaking Underground Storage Tanks

Site: REED RESIDENCE
Address: 107 ELVIN RD
City: NORFOLK
Status: CLSD -

5-JUN-1999

NORFOLK COLLEGIATE SCHOOL CDETS 7336 GRANBY ST
NORFOLK

5
Map Id
.1 mile NE

Enforcement Docket (DOCKET/CDETS)

Site: NORFOLK COLLEGIATE SCHOOL
Address: 7336 GRANBY ST
City: NORFOLK
Status:

Permit id#: VAD093550077

TABERNACLE CHURCH OF NORFOLK LUST 7120 GRANBY ST
TABERNACLE CHURCH OF NORFOLK UST NORFOLK

8
Map Id
.2 mile S

Leaking Underground Storage Tanks

Site: TABERNACLE CHURCH OF NORFOLK
Address: 7120 GRANBY ST
City: NORFOLK
Status: CLSD -

6-OCT-1996

Underground Storage Tanks

Site: TABERNACLE CHURCH OF NORFOLK
Address: 7120 GRANBY ST
City: NORFOLK
Status: Permit #: 5027867

Tanks:
500 gallon epoxy coated steel tank, containing I. Permanently out of use (removed).

RIVERSIDE TERRACE APARTMENTS LUST 7211 NEWPORT AVE
RIVERSIDE TERRACE APARTMENTS LUST NORFOLK

9
Map Id
.2 mile W

Leaking Underground Storage Tanks

Site: RIVERSIDE TERRACE APARTMENTS
Address: 7211 NEWPORT AVE
City: NORFOLK
Status: CLSD -

0-MAY-2002

Leaking Underground Storage Tanks

Site: RIVERSIDE TERRACE APARTMENTS
Address: 7211 NEWPORT AVE
City: NORFOLK
Status: CLSD -

9-AUG-2005

JEWISH COMMUNITY CENTER OF T LUST 7300 NEWPORT AVE
NORFOLK

10
Map Id
.2 mile NW

Leaking Underground Storage Tanks

Site: JEWISH COMMUNITY CENTER OF TID
Address: 7300 NEWPORT AVE
City: NORFOLK
Status: CLSD -

3-SEP-2004

DOSSIN JEFFREY AND LIA RESID LUST 411 HARITON CT
NORFOLK

12
Map Id
.2 mile NW

Leaking Underground Storage Tanks

Site: DOSSIN JEFFREY AND LIA RESIDEN
Address: 411 HARITON CT
City: NORFOLK
Status: CLSD -
5-OCT-2002

NORFOLK CITY SCHOOL DISTRICT IS 7101 NEWPORT AVE
GRANBY ELEMENTARY UST NORFOLK

15
Map Id
.3 mile SW

Integrated Compliance Information System

Site: NORFOLK CITY SCHOOL DISTRICT (
Address: 7101 NEWPORT AVE
City: NORFOLK
Status: Permit id#: 110021460676

Underground Storage Tanks

Site: GRANBY ELEMENTARY
Address: 7101 NEWPORT AVE
City: NORFOLK
Status: Permit #: 5023308
Tanks: 7500 gallon epoxy coated steel tank, containing I. Permanently out of use (removed).

GARRICK RESIDENCE LUST 7409 YORKTOWN DR
NORFOLK

17
Map Id
.3 mile E

Leaking Underground Storage Tanks

Site: GARRICK RESIDENCE
Address: 7409 YORKTOWN DR
City: NORFOLK
Status: INACT -
1-OCT-1999

KRUGER PROPERTY LUST 411 BRACKENRIDGE RD
NORFOLK

19
Map Id
.3 mile SW

Leaking Underground Storage Tanks

Site: KRUGER PROPERTY
Address: 411 BRACKENRIDGE RD

City: NORFOLK
Status: CLSD -
1-OCT-1999

AMOCO # 5176	LUST	7600 GRANBY ST
AMOCO OIL CO S/S 5176	LUST	NORFOLK
AMOCO 5176	HW	
AMOCO OIL CO S/S 5176	UST	
AMOCO 5176	RCRA	

20
Map Id
.4 mile NE

Leaking Underground Storage Tanks

Site: AMOCO # 5176
Address: 7600 GRANBY ST
City: NORFOLK
Status: INACT -

Leaking Underground Storage Tanks

Site: AMOCO OIL CO S/S 5176
Address: 7600 GRANBY ST
City: NORFOLK
Status: CLSD -

1-MAR-1992

RCRA Virginia State

Site: AMOCO 5176
Address: 7600 GRANBY ST
City: NORFOLK
Status: S - Small Generator

VAD988199121 301-6257858

Underground Storage Tanks

Site: AMOCO OIL CO S/S 5176
Address: 7600 GRANBY ST
City: NORFOLK
Status: Permit #: 5003752

Tanks:

10000 gallon double walled tank, painted exterior. Currently in use.
10000 gallon tank. Currently in use.
10000 gallon tank. Currently in use.
10000 gallon tank. Currently in use.

RCRA Generators

Site: AMOCO 5176
Address: 7600 GRANBY ST
City: NORFOLK
Status: S - Small Generator

Permit id#: VAD988199121

LENS SERVICE CENTER	LUST	7601 GRANBY ST
LEN'S SERVICE CENTER	LUST	NORFOLK
BON AIR CLEANERS INCORPORATED	AFS	
LENS SERVICE CENTER	UST	
BON AIR CLEANERS INCORPORATED	RCRA	

21
Map Id
.4 mile NE

Leaking Underground Storage Tanks

Site: LENS SERVICE CENTER
Address: 7601 GRANBY ST
City: NORFOLK
Status: CLSD -

4-APR-1990

Leaking Underground Storage Tanks

Site: LEN'S SERVICE CENTER
Address: 7601 GRANBY ST
City: NORFOLK
Status: INACT -

AIRS Facility System (AFS)

Site: BON AIR CLEANERS INCORPORATED
Address: 7601 GRANBY ST
City: NORFOLK
Status:

Permit id#: VAR000006270

Underground Storage Tanks

Site: LENS SERVICE CENTER
Address: 7601 GRANBY ST
City: NORFOLK
Status: Permit #: 5000272

Tanks:

1000 gallon double walled tank, painted exterior. Permanently out of use (removed).
3000 gallon tank. Permanently out of use (removed).
3000 gallon tank. Permanently out of use (removed).
3000 gallon tank. Permanently out of use (removed).
4000 gallon tank. Permanently out of use (removed).
4000 gallon tank. Permanently out of use (removed).
500 gallon steel tank. Permanently out of use (removed).
6000 gallon tank. Permanently out of use (removed).

RCRA Generators

Site: BON AIR CLEANERS INCORPORATED
Address: 7601 GRANBY ST
City: NORFOLK
Status: S - Small Generator

Permit id#: VAR000006270

On 07/15/2004 a compliance evaluation inspection on-site was performed by the state.

NORFOLK CHRISTIAN SCHOOLS	CDETS	255 THOLE ST
NORFOLK CHRISTIAN SCHOOLS	FIFRA	NORFOLK
NORFOLK CHRISTIAN SCHOOLS	UST	
NORFOLK CHRISTIAN SCHOOLS	UST	

22
Map Id
.4 mile SE

Enforcement Docket (DOCKET/CDETS)

Site: NORFOLK CHRISTIAN SCHOOLS
Address: 255 THOLE ST
City: NORFOLK
Status:
Permit id#: VAD074745415

FIFRA/TSCA tracking system

Site: NORFOLK CHRISTIAN SCHOOLS
Address: 255 THOLE ST
City: NORFOLK
Status:
Permit id#: VAD074745415

Underground Storage Tanks

Site: NORFOLK CHRISTIAN SCHOOLS
Address: 255 THOLE ST
City: NORFOLK
Status: Permit #: 5001100
Tanks:
1000 gallon double walled tank, painted exterior. Permanently out of use (closed in place).

Underground Storage Tanks

Site: NORFOLK CHRISTIAN SCHOOLS
Address: 255 THOLE ST
City: NORFOLK
Status: Permit #: 5001099
Tanks:
2000 gallon double walled tank, painted exterior. Permanently out of use (closed in place).
2000 gallon tank. Permanently out of use (removed).
4000 gallon epoxy coated steel tank, containing I. Permanently out of use (removed).

BARNETT RICHARD M RESIDENCE LUST 7539 VIRGINIAN DR
NORFOLK

24
Map Id
.4 mile NE

Leaking Underground Storage Tanks

Site: BARNETT RICHARD M RESIDENCE
Address: 7539 VIRGINIAN DR
City: NORFOLK
Status: CLSD -
1-JUL-2006

SIMMS RESIDENCE LUST 205 OAK GROVE RD
NORFOLK

25
Map Id
.4 mile SW

Leaking Underground Storage Tanks

Site: SIMMS RESIDENCE
Address: 205 OAK GROVE RD
City: NORFOLK
Status: CLSD -
0-SEP-1999

NORFOLK CITY SCHOOL DISTRICT SUBURBAN PARK ELEMENTARY	IS UST	310 THOLE ST NORFOLK	28 Map Id .4 mile SE
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Integrated Compliance Information System

Site: NORFOLK CITY SCHOOL DISTRICT (
Address: 310 THOLE ST
City: NORFOLK
Status:

Permit id#: 110021458386

Underground Storage Tanks

Site: SUBURBAN PARK ELEMENTARY
Address: 310 THOLE ST
City: NORFOLK
Status: Permit #: 5023292

Tanks:
8000 gallon epoxy coated steel tank, containing I. Permanently out of use (removed).

ROBBINS RESIDENCE	LUST	298 SUBURBAN PKWY NORFOLK	29 Map Id .4 mile E
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Leaking Underground Storage Tanks

Site: ROBBINS RESIDENCE
Address: 298 SUBURBAN PKWY
City: NORFOLK
Status: CLSD -

9-FEB-1998

FORMER DRUG EMPORIUM DRUG EMPORIUM (FORMER) FORMER DRUG EMPORIUM	LUST LUST UST	201 E LITTLE CREEK RD NORFOLK	30 Map Id .5 mile NE
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Leaking Underground Storage Tanks

Site: FORMER DRUG EMPORIUM
Address: 201 E LITTLE CREEK RD
City: NORFOLK
Status: INACT -

5-OCT-1995

Leaking Underground Storage Tanks

Site: DRUG EMPORIUM (FORMER)
Address: 201 E LITTLE CREEK RD
City: NORFOLK
Status: INACT -

Underground Storage Tanks

Site: FORMER DRUG EMPORIUM
Address: 201 E LITTLE CREEK RD

City: NORFOLK
Status: Permit #: 5027557
Tanks:
2000 gallon tank. Permanently out of use (removed).

TURNER RICHARD RESIDENCE LUST 424 BRICKBY RD
NORFOLK

31
Map Id
.5 mile E

Leaking Underground Storage Tanks

Site: TURNER RICHARD RESIDENCE
Address: 424 BRICKBY RD
City: NORFOLK
Status: CLSD -

8-NOV-2001

HOME HQ PROPERTY LUST 211 E LITTLE CREEK RD
FENTRESS CHARITABLE TRUST PROP LUST NORFOLK
HOME HEADQUARTERS PROPERTY UST

32
Map Id
.5 mile NE

Leaking Underground Storage Tanks

Site: HOME HQ PROPERTY
Address: 211 E LITTLE CREEK RD
City: NORFOLK
Status: CLSD -

6-DEC-1992

Leaking Underground Storage Tanks

Site: FENTRESS CHARITABLE TRUST PROP
Address: 211 E LITTLE CREEK RD
City: NORFOLK
Status: CLSD -

2-APR-2004

Underground Storage Tanks

Site: HOME HEADQUARTERS PROPERTY
Address: 211 E LITTLE CREEK RD
City: NORFOLK
Status: Permit #: 5026611
Tanks:

PARKDALE PRIVATE SCHOOL INC CDETS 321 VIRGINIAN DR
PARKDALE PRIVATE SCHOOL INC FIFRA NORFOLK

33
Map Id
.5 mile E

Enforcement Docket (DOCKET/CDETS)

Site: PARKDALE PRIVATE SCHOOL INC
Address: 321 VIRGINIAN DR
City: NORFOLK
Status:
Permit id#: VAD101050094

FIFRA/TSCA tracking system

Site: PARKDALE PRIVATE SCHOOL INC
Address: 321 VIRGINIAN DR
City: NORFOLK
Status:
Permit id#: VAD101050094

FOWLER ROBERT RESIDENCE LUST 7705 FAYVER AVE
NORFOLK

34
Map Id
.5 mile N

Leaking Underground Storage Tanks

Site: FOWLER ROBERT RESIDENCE
Address: 7705 FAYVER AVE
City: NORFOLK
Status: CLSD -
1-DEC-2000

HILL PROPERTY LUST 227 E LITTLE CREEK RD
HILL PROPERTY UST NORFOLK

35
Map Id
.5 mile NE

Leaking Underground Storage Tanks

Site: HILL PROPERTY
Address: 227 E LITTLE CREEK RD
City: NORFOLK
Status: CLSD -
8-MAR-1992

Underground Storage Tanks

Site: HILL PROPERTY
Address: 227 E LITTLE CREEK RD
City: NORFOLK
Status: Permit #: 5026387

ADDINGTON-BEAMAN LUMBER CO I LUST 301 NAVAL BASE ROAD & WACO
ADDINGTON-BEAMAN LUMBER CO INC LUST NORFOLK

36
Map Id
.5 mile NE

Leaking Underground Storage Tanks

Site: ADDINGTON-BEAMAN LUMBER CO INC
Address: 301 NAVAL BASE ROAD & WACO ST
City: NORFOLK
Status: CLSD -
9-NOV-1995

Leaking Underground Storage Tanks

Site: ADDINGTON-BEAMAN LUMBER CO INC
Address: 301 NAVAL BASE ROAD & WACO ST
City: NORFOLK

Status: CLSD -
7-APR-1990

SUSSEX APARTMENTS	RI	508 GRANTHAM RD, D NORFOLK	37 Map Id .6 mile NW
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Response Investigation

Site: SUSSEX APARTMENTS
Address: 508 GRANTHAM RD, D
City: NORFOLK
Status: NFA - No Further Action

NATIONWIDE SAFTI BRAKE CENTE	LUST	7718 GRANBY ST NORFOLK	38 Map Id .6 mile NE
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Leaking Underground Storage Tanks

Site: NATIONWIDE SAFTI BRAKE CENTERS
Address: 7718 GRANBY ST
City: NORFOLK
Status: CLSD -
1-MAY-2005

EXXON S/S#2-1658	LUST	7726 GRANBY ST NORFOLK	39 Map Id .6 mile NE
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Leaking Underground Storage Tanks

Site: EXXON S/S#2-1658
Address: 7726 GRANBY ST
City: NORFOLK
Status: CLSD -
3-MAY-1990

JENNINGS BRYAN RESIDENCE	LUST	216 SIR OLIVER RD NORFOLK	40 Map Id .6 mile S
--------------------------	------	------------------------------	----------------------------------

Leaking Underground Storage Tanks

Site: JENNINGS BRYAN RESIDENCE
Address: 216 SIR OLIVER RD
City: NORFOLK
Status: INACT -
8-MAR-2005

STEPHENSON THELMA RESIDENCE	LUST	7400 COLONY POINT RD NORFOLK	41 Map Id .6 mile W
-----------------------------	------	---------------------------------	----------------------------------

Leaking Underground Storage Tanks

Site: STEPHENSON THELMA RESIDENCE
Address: 7400 COLONY POINT RD
City: NORFOLK
Status: CLSD -

7-MAY-1998

VDOT	LUST	I-64 & GRANBY ST NORFOLK	42 Map Id .6 mile N
------	------	-----------------------------	----------------------------------

Leaking Underground Storage Tanks

Site: VDOT
Address: I-64 & GRANBY ST
City: NORFOLK
Status: CLSD -

4-OCT-1990

CAFFEY BERTA RESIDENCE	LUST	468 VIRGINIAN DR NORFOLK	43 Map Id .6 mile E
------------------------	------	-----------------------------	----------------------------------

Leaking Underground Storage Tanks

Site: CAFFEY BERTA RESIDENCE
Address: 468 VIRGINIAN DR
City: NORFOLK
Status: OPEN -

4-JUN-2005

SLAVIN ANNIE RESIDENCE	LUST	108 BEVERLY AVE NORFOLK	44 Map Id .7 mile S
------------------------	------	----------------------------	----------------------------------

Leaking Underground Storage Tanks

Site: SLAVIN ANNIE RESIDENCE
Address: 108 BEVERLY AVE
City: NORFOLK
Status: CLSD -

7-MAR-2001

DONALD DIXON SPRAYING AND TR LUST 424 NAVAL BASE RD
NORFOLK

45
Map Id
.8 mile E

Leaking Underground Storage Tanks

Site: DONALD DIXON SPRAYING AND TREE
Address: 424 NAVAL BASE RD
City: NORFOLK
Status: CLSD -

0-JUN-2003

SENTRY FOOD MART #49 LUST 303 E LITTLE CREEK RD
TINEE GIANT LUST NORFOLK
SENTRY FOOD MART 49 LUST
SENTRY FOOD MART #49 LUST
SENTRY FOOD MART #49 LUST

46
Map Id
.8 mile NE

Leaking Underground Storage Tanks

Site: SENTRY FOOD MART #49
Address: 303 E LITTLE CREEK RD
City: NORFOLK
Status: CLSD -

1-MAR-1997

Leaking Underground Storage Tanks

Site: TINEE GIANT
Address: 303 E LITTLE CREEK RD
City: NORFOLK
Status: INACT -

Leaking Underground Storage Tanks

Site: SENTRY FOOD MART 49
Address: 303 E LITTLE CREEK RD
City: NORFOLK
Status: CLSD -

3-AUG-2005

Leaking Underground Storage Tanks

Site: SENTRY FOOD MART #49
Address: 303 E LITTLE CREEK RD
City: NORFOLK
Status: CLSD -

7-JUN-1989

Leaking Underground Storage Tanks

Site: SENTRY FOOD MART #49
Address: 303 E LITTLE CREEK RD
City: NORFOLK
Status: CLSD -

0-DEC-1993

DEPAUL MEDICAL CENTER LUST 150 KINGSLEY LN
NORFOLK

47
Map Id
.8 mile SW

Leaking Underground Storage Tanks

Site: DEPAUL MEDICAL CENTER
Address: 150 KINGSLEY LN
City: NORFOLK
Status: INACT -

2-JUL-1995

VIRGINIA CNTR FOR PSYCHIATRY IS 100 KINGSLEY LN
NORFOLK

48
Map Id
.8 mile S

Integrated Compliance Information System

Site: VIRGINIA CNTR FOR PSYCHIATRY
Address: 100 KINGSLEY LN
City: NORFOLK
Status:

Permit id#: 110010765733

A formal Administrative Order(03-89-0330NT) was opened in accordance with TSCA-TSCAAsbestos Requirement Violation (CAA)(TSCANON).

DOCKET_CNVCS.
03/10/1989: COMPLAINT/PROPOSED ORDER
03/29/1989: ENFORCEMENT ACTION DATA ENTERED
10/01/2001: ENFORCEMENT ACTION CLOSED

DEPAUL MEDICAL CENTER SW 150 KINGSLEY LANE,
NORFOLK

49
Map Id
.8 mile SW

Solid Waste Disposal and Processing Facilities

Site: DEPAUL MEDICAL CENTER
Address: 150 KINGSLEY LANE, VA 23505
City: NORFOLK
Status: CLOSE

PBR322 RMW Incineration

CALCAGNI MACHINE WORKS, INC. RI 500 NAVAL BASE RD,NORFOLK,
NORFOLK

50
Map Id
.8 mile E

Response Investigation

Site: CALCAGNI MACHINE WORKS, INC.
Address: 500 NAVAL BASE RD,NORFOLK,BLOCK
City: NORFOLK
Status:

MILLER MART #31	LUST	766 W LITTLE CREEK RD NORFOLK	51 Map Id .8 mile NW
-----------------	------	----------------------------------	-----------------------------------

Leaking Underground Storage Tanks

Site: MILLER MART #31
Address: 766 W LITTLE CREEK RD
City: NORFOLK
Status: INACT -

MILLER MART #31	LUST	774 W LITTLE CREEK RD NORFOLK	52 Map Id .8 mile NW
-----------------	------	----------------------------------	-----------------------------------

Leaking Underground Storage Tanks

Site: MILLER MART #31
Address: 774 W LITTLE CREEK RD
City: NORFOLK
Status: CLSD -

5-MAY-1995

THARP RICHARD RESIDENCE	LUST	522 GARREN AVE NORFOLK	53 Map Id .9 mile SE
-------------------------	------	---------------------------	-----------------------------------

Leaking Underground Storage Tanks

Site: THARP RICHARD RESIDENCE
Address: 522 GARREN AVE
City: NORFOLK
Status: CLSD -

4-JUL-2000

HAMILTON, STEPHEN J - RESIDE	LUST	6051 NEWPORT AVE NORFOLK	54 Map Id .9 mile SW
------------------------------	------	-----------------------------	-----------------------------------

Leaking Underground Storage Tanks

Site: HAMILTON, STEPHEN J - RESIDENC
Address: 6051 NEWPORT AVE
City: NORFOLK
Status: CLSD -

9-MAR-2000

WARDS CORNER AREA-NORFOLK RE LUST 609 NAVAL BASE RD
NORFOLK

55
Map Id
.9 mile E

Leaking Underground Storage Tanks

Site: WARDS CORNER AREA-NORFOLK RES
Address: 609 NAVAL BASE RD
City: NORFOLK
Status: CLSD -
2-JUN-1998

MIZER MUFFLER / AUTO DEALERS LUST 891 LITTLE CREEK RD
NORFOLK

56
Map Id
.9 mile NW

Leaking Underground Storage Tanks

Site: MIZER MUFFLER / AUTO DEALERSHI
Address: 891 LITTLE CREEK RD
City: NORFOLK
Status: CLSD -
2-APR-1996

GETTY MART #271 LUST 1033 W LITTLE CREEK RD
NORFOLK

57
Map Id
1 mile W

Leaking Underground Storage Tanks

Site: GETTY MART #271
Address: 1033 W LITTLE CREEK RD
City: NORFOLK
Status: INACT -
1-JUN-1990

FTO AE09578-4033 ERNS LITTLE CREEK RD
UNKNOWN SHEEN INCIDENT ERNS NORFOLK
ERNS

Uknwn
Map Id

Emergency Response Notification System

Site:
Address: LITTLE CREEK RD
City: NORFOLK
Status: 0300700132

On 09/19/03 an incident occurred.
THE PLEASURE CRAFT SEA GOLF TURNED OVER IN LITTLE CREEK. GASOLINE WAS LEAKING OUT OF THE VENTS..

NONE TAKEN.
CALLER HAD NO ADDITIONAL INFORMATION..

Emergency Response Notification System

Site: FTO AE09578-4033
Address: LITTLE CREEK RD
City: NORFOLK
Status: 0000527090

On 25-APR-00 an incident, caused by equipment failure, occurred.
RELEASE DUE TO BROKEN SEAL ON A TOWING WINCH.
BOOMS APPLIED, ABSORBENTS APPLIED, MATERIAL CONTAINED, CLEANUP COMPLETED.
CALLER HAD NO ADDITIONAL INFORMATION.

Emergency Response Notification System

Site: UNKNOWN SHEEN INCIDENT
Address: LITTLE CREEK RD
City: NORFOLK
Status: 0000529765

On 22-MAY-00 an incident was discovered.
UNKNOWN SHEEN.

ENVIRONMENTAL RECORDS SEARCH

SITES WITH
OPERATING PERMITS ONLY

GREEK ORTHODOX CHURCH UST 7220 GRANBY ST
NORFOLK

3
Map Id
0 mile S

Underground Storage Tanks

Site: GREEK ORTHODOX CHURCH
Address: 7220 GRANBY ST
City: NORFOLK
Status: Permit #: 5024484
Tanks:
7500 gallon epoxy coated steel tank, containing I. Permanently out of use (removed).

THE BALLENTINE UST 7211 GRANBY ST
NORFOLK

6
Map Id
.2 mile S

Underground Storage Tanks

Site: THE BALLENTINE
Address: 7211 GRANBY ST
City: NORFOLK
Status: Permit #: 5025786
Tanks:
6000 gallon epoxy coated steel tank, containing I. Permanently out of use (removed).

FIRE STATION #9 UST 115 THOLE ST
NORFOLK

7
Map Id
.2 mile S

Underground Storage Tanks

Site: FIRE STATION #9
Address: 115 THOLE ST
City: NORFOLK
Status: Permit #: 5022532
Tanks:
2000 gallon double walled tank, painted exterior. Permanently out of use (removed).
550 gallon double walled tank, painted exterior. Permanently out of use (removed).

PUMPING STATION #27 UST 101 N SHORE RD
NORFOLK

11
Map Id
.2 mile NE

Underground Storage Tanks

Site: PUMPING STATION #27
Address: 101 N SHORE RD
City: NORFOLK
Status: Permit #: 5008636
Tanks:
500 gallon epoxy coated steel tank, containing I. Permanently out of use (removed).

Operating Permits Only for

7237 WILBY ST, NORFOLK TALBOT PAR

Page: 30

Date: 02-26-2009

Job: CONS3658-S

GRANBY HIGH SCHOOLS
GRANBY HIGH SCHOOL
GRANBY HIGH SCHOOLSRCRA
UST
HW7101 GRANBY ST
NORFOLK**13**
Map Id
.2 mile S**RCRA Generators**Site: GRANBY HIGH SCHOOLS
Address: 7101 GRANBY ST
City: NORFOLK
Status: S - Small Generator

Permit id#: VAD988174108

Underground Storage TanksSite: GRANBY HIGH SCHOOL
Address: 7101 GRANBY ST
City: NORFOLK
Status: Permit #: 5023307

Tanks:

10000 gallon epoxy coated steel tank, containing I. Permanently out of use (removed).

10000 gallon epoxy coated steel tank, containing I. Permanently out of use (removed).

7500 gallon epoxy coated steel tank, containing I. Permanently out of use (removed).

RCRA Virginia StateSite: GRANBY HIGH SCHOOLS
Address: 7101 GRANBY ST
City: NORFOLK
Status: S - Small Generator

VAD988174108 804-4898771

MASONIC TEMPLE CORP

UST

7001 GRANBY ST
NORFOLK**14**
Map Id
.3 mile S**Underground Storage Tanks**Site: MASONIC TEMPLE CORP
Address: 7001 GRANBY ST
City: NORFOLK
Status: Permit #: 5025584

Tanks:

6500 gallon epoxy coated steel tank, containing I. Permanently out of use (closed in place).

JOHN B SHIPP JR

UST

209 BRACKENRIDGE RD
NORFOLK**16**
Map Id
.3 mile SW**Underground Storage Tanks**Site: JOHN B SHIPP JR
Address: 209 BRACKENRIDGE RD
City: NORFOLK
Status: Permit #: 5022914

Tanks:

500 gallon steel tank. Permanently out of use (closed in place).

Operating Permits Only for

7237 WILBY ST, NORFOLK TALBOT PAR

Page: 31

Date: 02-26-2009

Job: CONS3658-S

WINN NURSERY OF VA INC

UST

6926 GRANBY ST
NORFOLK**18**Map Id
.3 mile S**Underground Storage Tanks**

Site: WINN NURSERY OF VA INC

Address: 6926 GRANBY ST

City: NORFOLK

Status: Permit #: 5005009

Tanks:

2000 gallon tank. Permanently out of use (removed).

5000 gallon tank. Permanently out of use (removed).

BONDALE APARTMENTS

UST

7603 BONDALE AVE
NORFOLK**23**Map Id
.4 mile N**Underground Storage Tanks**

Site: BONDALE APARTMENTS

Address: 7603 BONDALE AVE

City: NORFOLK

Status: Permit #: 5020040

Tanks:

300 gallon tank. Permanently out of use.

SEWELLS PARK APARTMENTS

UST

400 W LITTLE CREEK RD
NORFOLK**26**Map Id
.4 mile NW**Underground Storage Tanks**

Site: SEWELLS PARK APARTMENTS

Address: 400 W LITTLE CREEK RD

City: NORFOLK

Status: Permit #: 5020368

Tanks:

10000 gallon epoxy coated steel tank, containing I. Permanently out of use (removed).

8000 gallon epoxy coated steel tank, containing I. Permanently out of use (removed).

ESTABROOK PRINTING & LETTER

RCRA

141 E LITTLE CREEK RD
NORFOLK**27**Map Id
.4 mile NE**RCRA Generators**

Site: ESTABROOK PRINTING & LETTER SP

Address: 141 E LITTLE CREEK RD

City: NORFOLK

Status: N - Non Notifier

Permit id#: VAD003175585

LABORATORY RESULTS

Attention: P2284 / PAUL SNEDDON / CONSULTING SOLUTIONS

Kit #: 4151784 Result: < 0.3 pCi/l

Location: 1st Floor

Talbot Park Apts Bldg 32 Unit 5

Analysis Note :

Analyzed : 2009-03-10 at 12:00 pm

Started : 2009-03-04 at 2:00 pm

Ended : 2009-03-06 at 2:00 pm

Hours/MST% : 48 hours 0.4% 70°F

Kit #: 4196860 Result: 0.7 ± 0.3 pCi/l

Location: Basement

Talbot Park Apts Bldg 9 Basement

Analysis Note :

Analyzed : 2009-03-10 at 12:00 pm

Started : 2009-03-04 at 3:00 pm

Ended : 2009-03-06 at 3:00 pm

Hours/MST% : 48 hours 0.4% 65°F

Kit #: 4196868 Result: 1.1 ± 0.3 pCi/l

Location: 1st Floor

Talbot Park Apts Bldg 1 Renovated
Model

Analysis Note :

Analyzed : 2009-03-10 at 12:00 pm

Started : 2009-03-04 at 1:00 pm

Ended : 2009-03-06 at 2:00 pm




Hours/MST% : 49 hours 0.4% 70°F

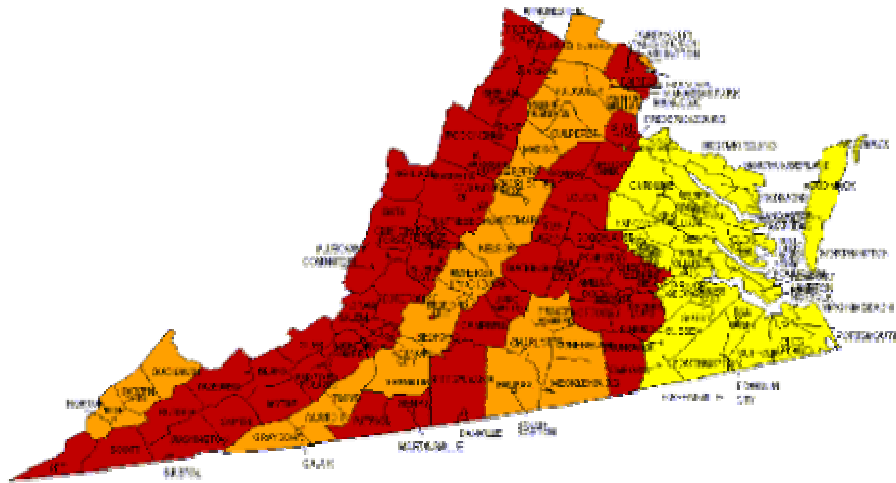
RADON ZONE MAP

EPA Map of Radon Zones

VIRGINIA

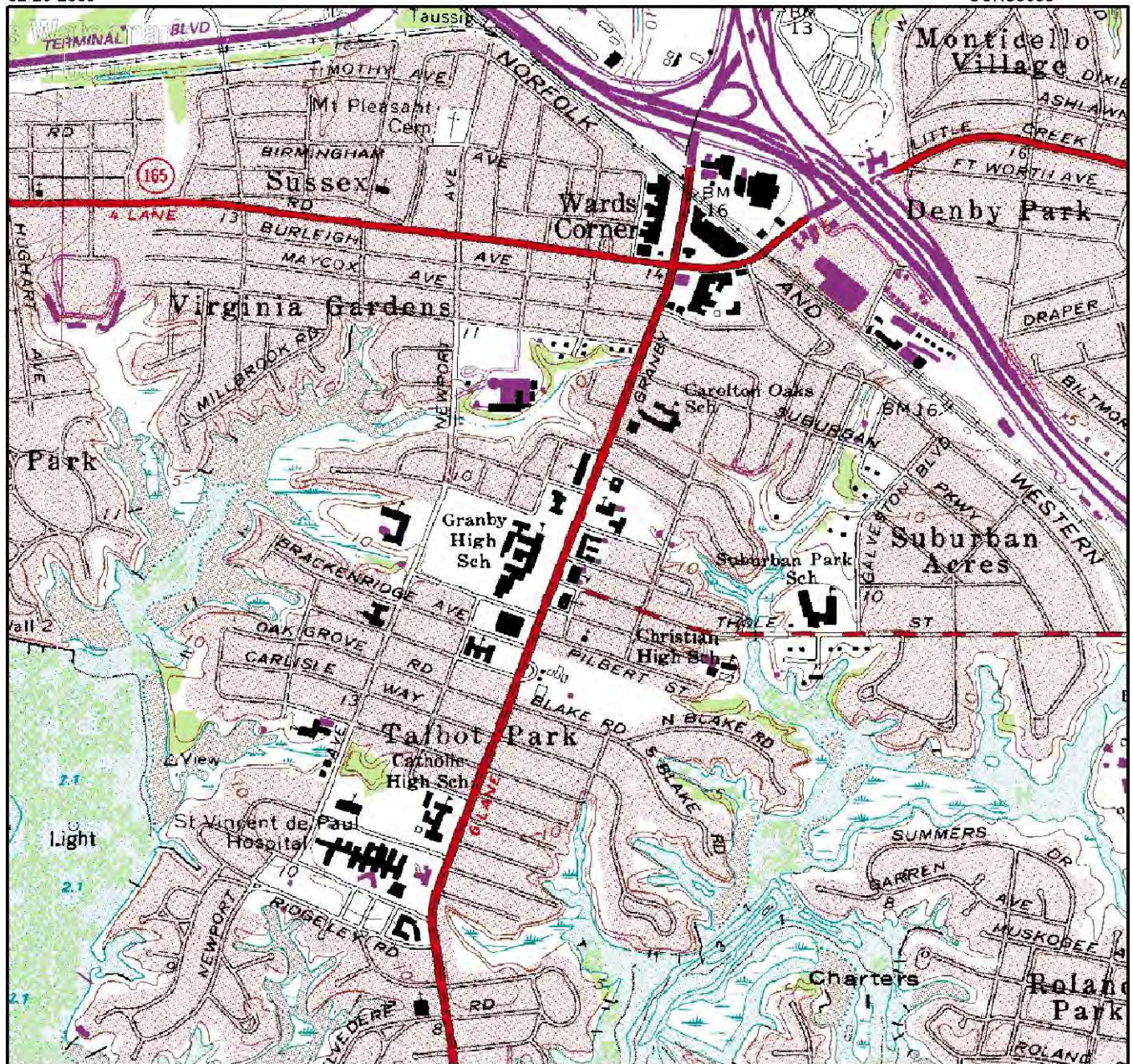
The U.S. EPA and the U.S. Geological Survey have evaluated the radon potential in the U.S. and have developed this map to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. This map is not intended to be used to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones. All homes should be tested regardless of geographic location. The map assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. The radon zone designation of the highest priority is Zone 1.

-  **Zone 1** Highest Potential (greater than 4 pCi/L)
-  **Zone 2** Moderate Potential (from 2 to 4 pCi/L)
-  **Zone 3** Low Potential (less than 2 pCi/L)




Important: Consult the EPA Map of Radon Zones document (EPA-402-R-93-071) before using this map. This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area. This and other indoor air quality publications can be ordered through the IAQ INFO Clearinghouse.

AERIAL PHOTOGRAPHS, TOPOGRAPHIC/CONTOUR MAPS



Scale: 1.6 inches to 1/2 mile

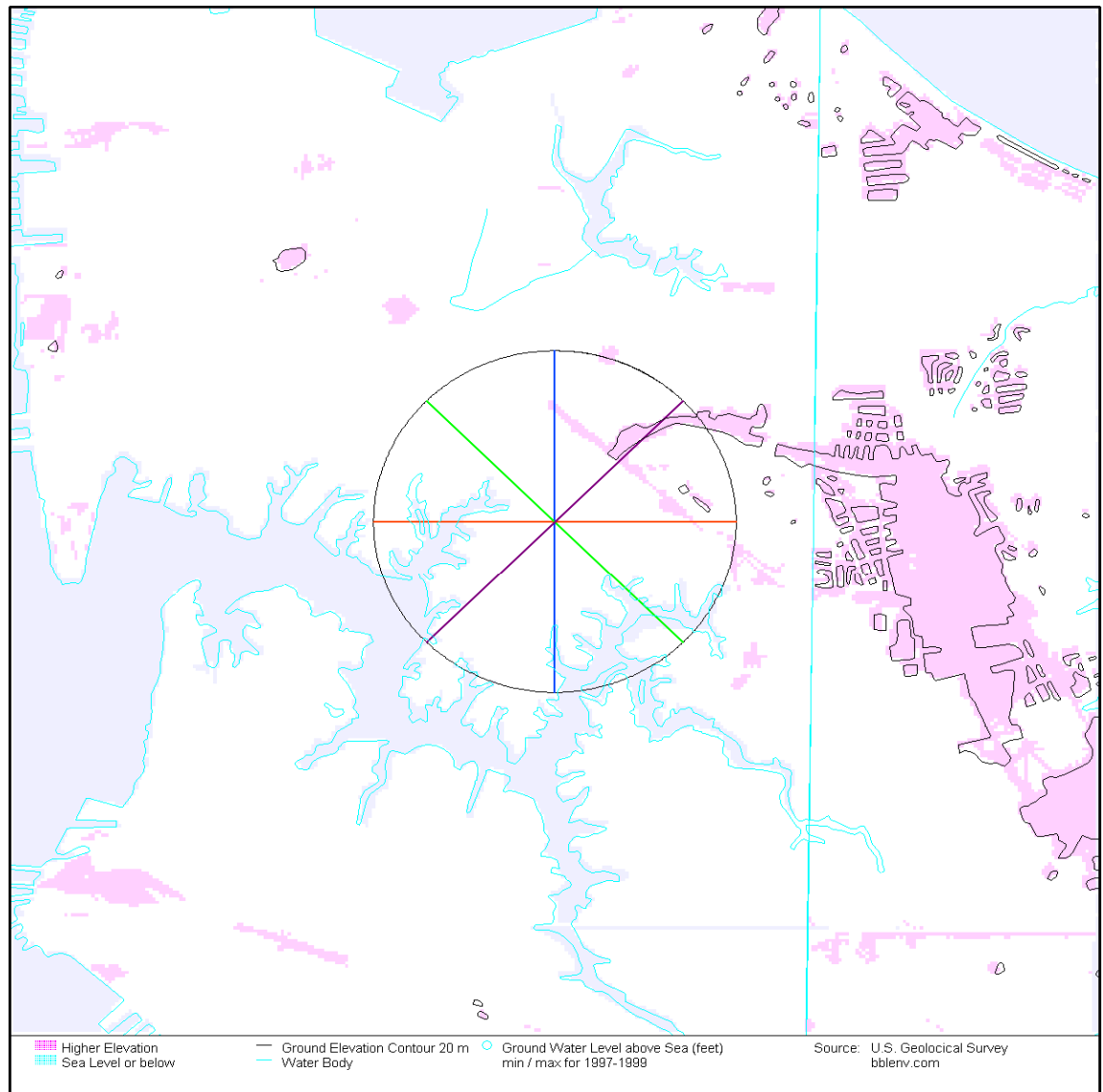

 UTM North is straight up

Longitude: -76° 16' 32.6"
 Latitude: 36° 54' 33.8"
 UTM Easting: 386349 meters
 UTM Northing: 4085380 meters
 UTM Zone: NAD 18

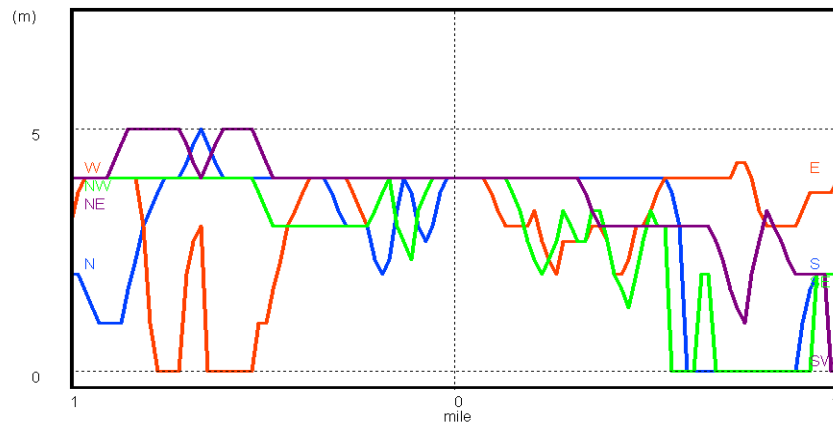
County:

Source: U.S. Dept of Interior, Geological Survey

TOPOGRAPHIC MAP OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
7237 WILBY ST, NORFOLK

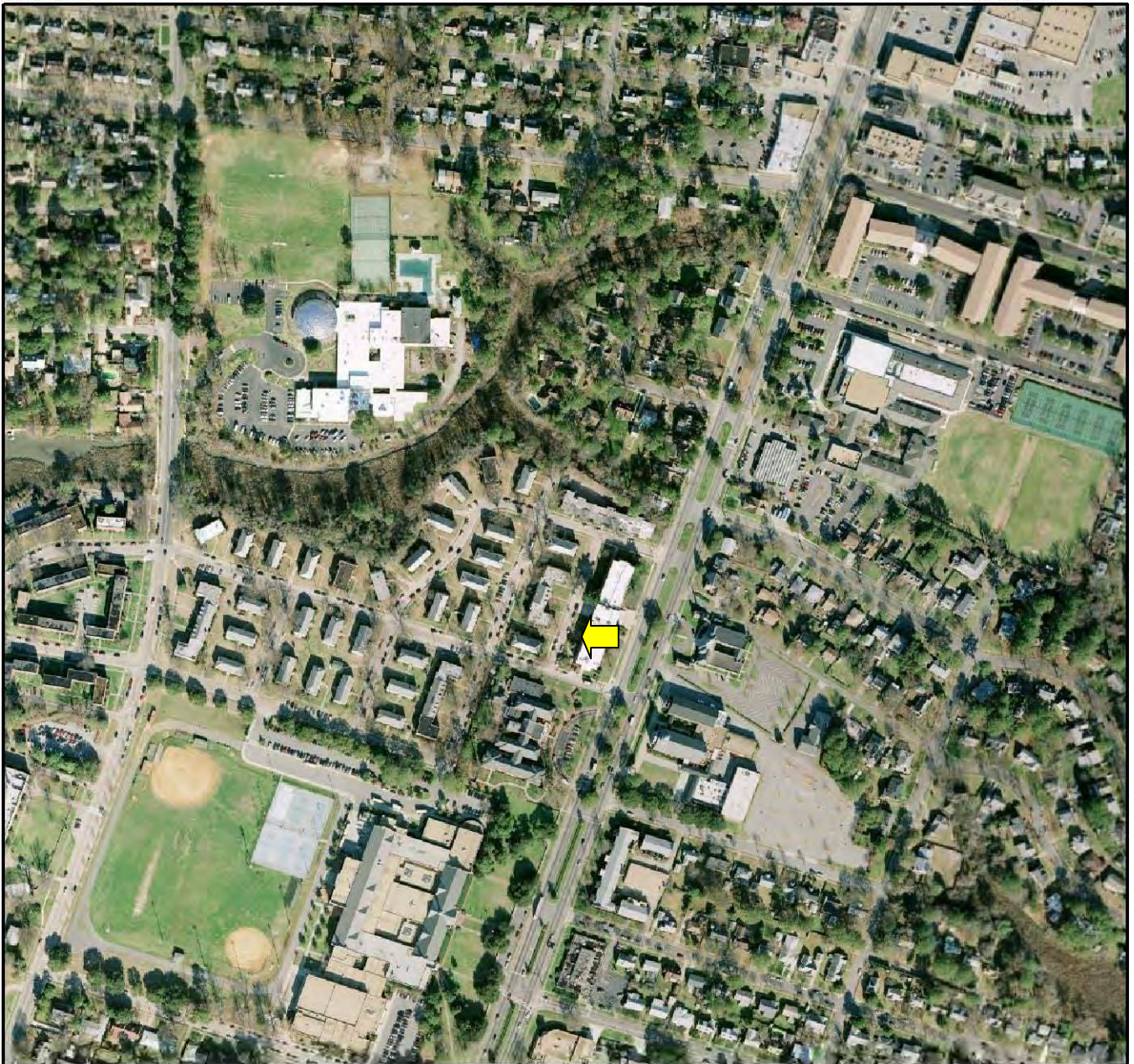


Elevation Contour overview map (6*6 mile)



Elevation Profiles (±1 mile)

CONTOUR DATA IN THE VICINITY OF THE SUBJECT SITE LOCATED AT
7237 WILBY ST, NORFOLK



Scale: 1 inch to 528 feet



UTM North is straight up

Longitude: -76° 16' 32.6"
Latitude: 36° 54' 33.8"
UTM Easting: 386349 meters
UTM Northing: 4085380 meters
UTM Zone: NAD 18

County:

Project: Google Earth
Quadrangle:
Date: Present
Film Type: Color

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
7237 WILBY ST, NORFOLK



Scale: 1 inch to 528 feet

UTM North is straight up

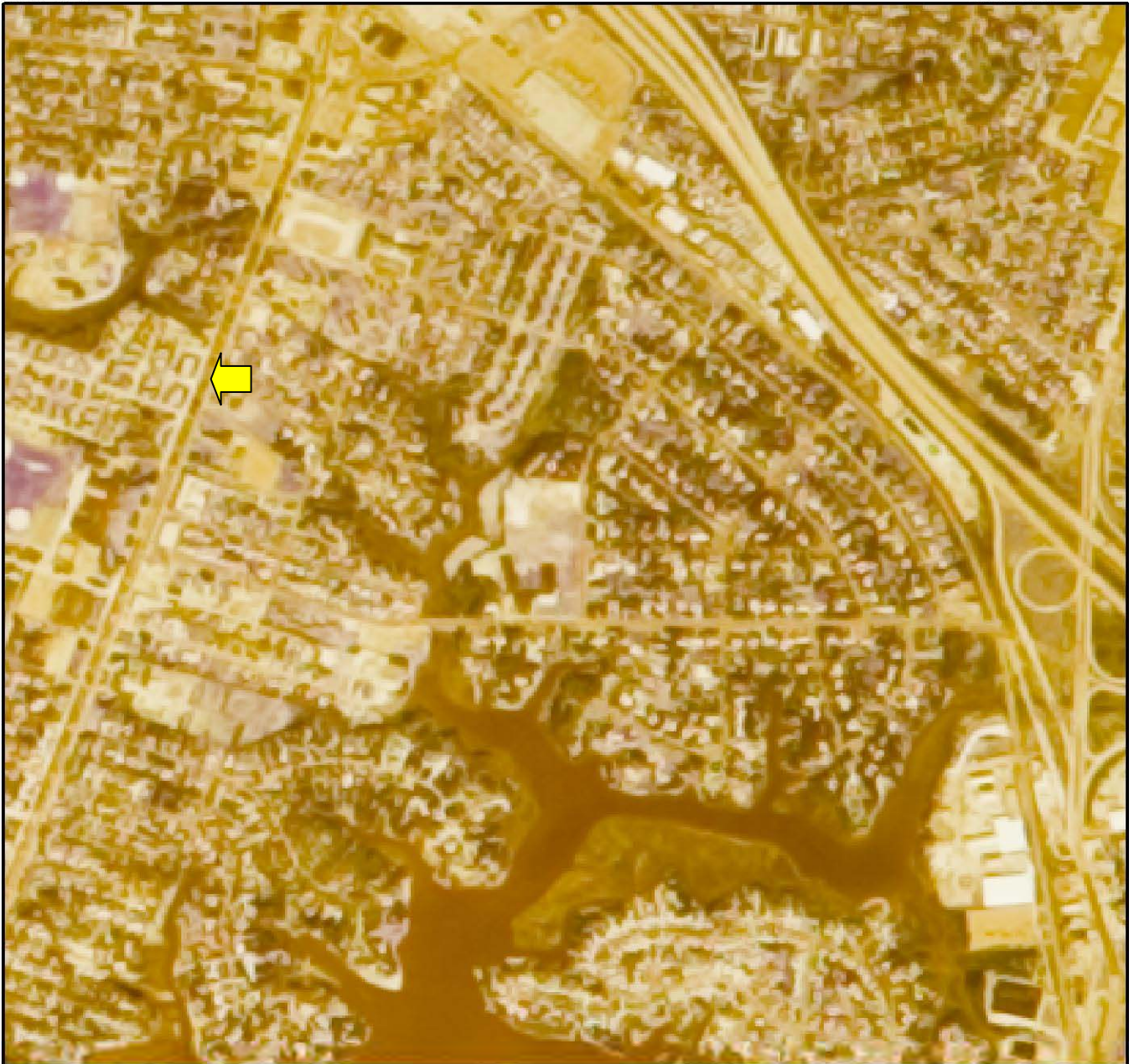
Longitude: -76° 16' 32.6"
Latitude: 36° 54' 33.8"
UTM Easting: 386349 meters
UTM Northing: 4085380 meters
UTM Zone: NAD 18

County:

Project:
Quadrangle:
Date: 3/22/1994
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
7237 WILBY ST, NORFOLK



Scale: 1 inch to 800 feet



Longitude: -76° 16' 32.6"
Latitude: 36° 54' 33.8"
UTM Easting: 386349 meters
UTM Northing: 4085380 meters
UTM Zone: NAD 18

County:

Project: NHAP810313091
Quadrangle:
Date: 04/01/82
Film Type: Black & White



Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
7237 WILBY ST, NORFOLK



Scale: 1 inch to 800 feet



Longitude: -76° 16' 32.6"
Latitude: 36° 54' 33.8"
UTM Easting: 386349 meters
UTM Northing: 4085380 meters
UTM Zone: NAD 18

County:

Project: VAPM00010127
Quadrangle:
Date: 04/03/63
Film Type: Black & White



Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
7237 WILBY ST, NORFOLK



Scale: 1 inch to 800 feet



Longitude: -76° 16' 32.6"
Latitude: 36° 54' 33.8"
UTM Easting: 386349 meters
UTM Northing: 4085380 meters
UTM Zone: NAD 18

County:

Project: 610360050255
Quadrangle:
Date: 06/20/61
Film Type: Black & White

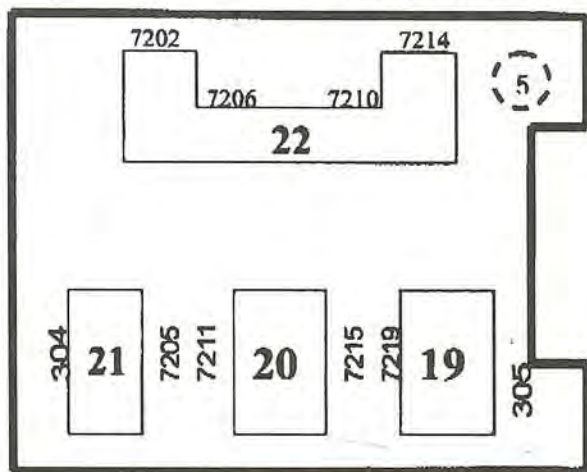


Source: U.S. Dept of Interior, Geological Survey

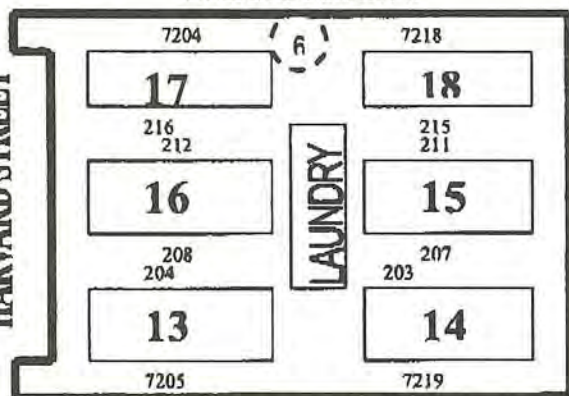
AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
7237 WILBY ST, NORFOLK

PROPERTY INFORMATION

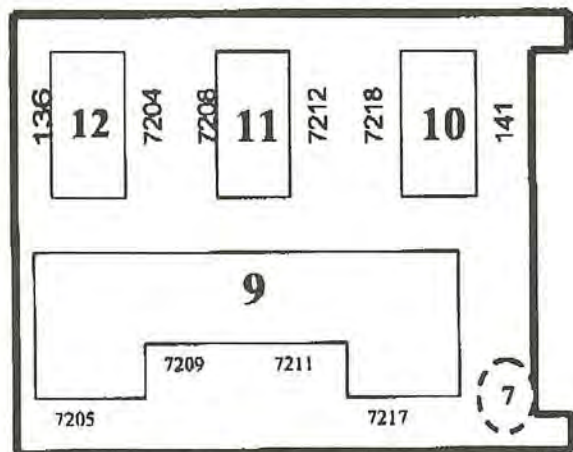
NEWPORT AVENUE



RALPH STREET



MARCY STREET

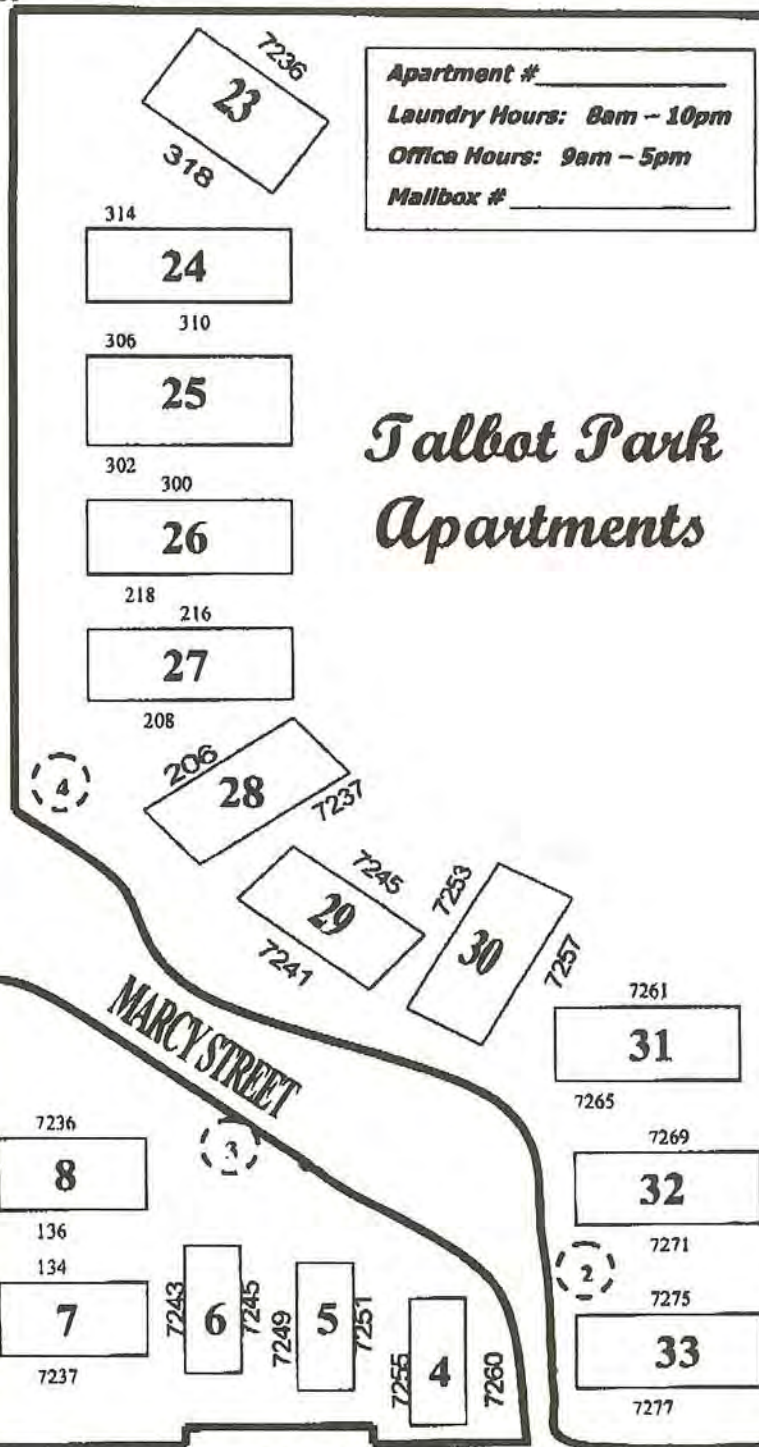


REMSSEN STREET



GRANBY STREET

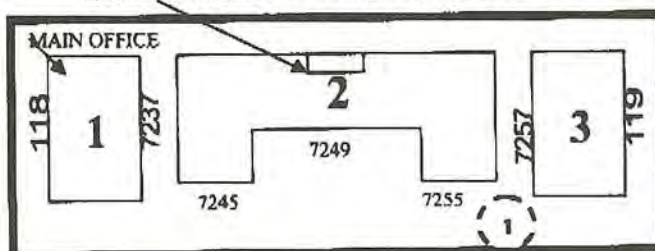
WARREN STREET



Apartment # _____
Laundry Hours: 8am - 10pm
Office Hours: 9am - 5pm
Mailbox # _____

Talbot Park Apartments

WARREN STREET



WILBY STREET

TEMPLE ISRAEL

RECORDS OF COMMUNICATION



PROJECT # 09-2001

PROJECT NAME: Talbot Park Apartments
7237 Wilby Street
Norfolk, VA 22505

DATE COMPLETED: 3/2/09

RECORD OF COMMUNICATION: PCB

CONTACT COMPANY: Virginia Dominion

DATE	CONTACT PERSON/POSITION	PHONE
3/2/09	Miss Kellings, Customer Service, 888-667-3000. They own the transformer that serves the above address. PCB content not available.	



PROJECT # 09-2001

PROJECT NAME: Talbot Park Apartments
7237 Wilby Street
Norfolk, VA 23505

DATE COMPLETED: 3/2/09

RECORD OF COMMUNICATION: Prior Use

CONTACT COMPANY: 1. Norfolk Public Library-Reference Desk
2. Aerial photos

DATE	CONTACT PERSON/POSITION	PHONE
3/2/09	Email sent to Robert Hitchings, Norfolk Public Library, Reference Desk as directed. robert.hitchings@norfolk.gov re prior use of property.	
3/2/09 1.	Via email from Robert Hichings, Reference Desk, Library, property was a large plantation owned by Robert Talbot prior to construction of the apartments. He developed Talbot Park section of Norfolk. He gave to the city of Norfolk property which Granby High is located. Many farmers started selling off their property holdings when Norfolk annexed that section of Norfolk County in 1924.	
3/2/09 2.	Aerial Photos of property received.	



PROJECT # 09-2001

**PROJECT NAME: Talbot Park Apartments
7237 Wilby Street
Norfolk, VA 23505**

DATE COMPLETED: 3/3/09

RECORD OF COMMUNICATION: UST

CONTACT COMPANY: City of Norfolk Department of Law

DATE	CONTACT PERSON/POSITION	PHONE
3/3/09	FOIA request for information on any history of underground storage tanks on the above property faxed to Norfolk City Attorney's office as directed. Phone 757-664-4520, fax 757-664-4201	
3/3/09	Andrew Fox, Norfolk City Attorney, 757-664-4520. He states that by state law all official records are open to inspections and copying by any citizens of the Commonwealth of Virginia only. We would need to hire a local resident or agency to come in to review records for us.	



PROJECT # 09-2001

PROJECT NAME: Talbot Park Apartments
7237 Wilby Street
Norfolk, VA 23505

DATE COMPLETED: 3/2/09

RECORD OF COMMUNICATION: Water

CONTACT COMPANY: Department of Utilities/Norfolk Water

DATE	CONTACT PERSON/POSITION	PHONE
3/2/09	Kat, no last name given, Customer Service, The city provides drinking water to the above address. Meets EPA guidelines.	757-664-6700.

From: [VITA WPS](#)
To: smithmaren06@gmail.com
Subject: FOIA #24-518 from Kayleigh Siemer
Date: Thursday, January 11, 2024 7:07:45 AM

VITA's Enterprise solution for sending large files

You received a Large File Package from Kayleigh Siemer

Click on the tracking number to download your files

Sender's Name: Kayleigh Siemer

Link to download: <https://lft.virginia.gov/workflow/GET/5H54FSLK8W3F6CR1>

Unable to open the link?

Click on this link <https://lft.virginia.gov/workflow/jsp/downloadFiles.jsp> and paste the following tracking number: 5H54FSLK8W3F6CR1 and then enter the PIN (if required).

DEQ, Tidewater Regional Office completed a record search based on information you provided. All DEQ records pertinent to your request are attached. If you asked for Pollution Response/spill records (PReP), please note that these records have a five year retention policy. You can search for PReP files here:

Message from Sender:

<https://portal.deq.virginia.gov/v2/prep/Search>.
Look up Notices of Violations (NOV) and Enforcement Orders here: <https://portal.deq.virginia.gov/enforcement-case-documents> Please DOWNLOAD files so you may review them at your convenience. The link will expire 14 days from receipt. If fees are involved, you will receive a separate email and invoice.
Thank you.

Files Sent with Package: 24-518.zip

Total File Size: 27 KB

Thank you for using VITA's Large File Transfer Application.

ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

Please complete to the best of your knowledge. For those questions that are not applicable, please respond with an "N/A". For those questions that are unknown, please respond with "unknown".

1. PROPERTY INFORMATION:

Property Name: Talbot Park Apartments		
Property Address: 118 Warren Street		
City Norfolk	State Virginia	Zip 23505
Assessor's Parcel Number 1439286420		
Property Owner & Contact Information: Malcolm Van de Water (P)757-620-3900; malcolm@bmrinvestments.com		
Date Property Owner Purchased: 9/2/1994		
Key Site Manager & Contact Information:		

2. COMPLETED BY

Signature	Date 1/8/2024
Printed Name Jessica Stevenson	Relation to Subject Property Prospective Buyer/Developer

3. PREVIOUS INVESTIGATIONS

Have any previous environmental investigations been performed at the property, including Phase I ESAs, Phase II Subsurface Investigations, Remediation, Asbestos or Lead-Based Paint surveys? Yes, please see Environmental Phase 1 from 2009. (If yes, please provide copies) Attached.

4. PROPERTY DESCRIPTION

Property Size: **480,772 sqft** Number of Building(s): 33

Size of Building(s): 175,180 SF

Date of Construction: 1942

Property Type: (please circle)

Multi-Family Hotel Mobile Home Park Retail/Commercial Industrial Office

Other: _____

Please provide Rent Roll if Applicable. Attached

Historical Use of Property: Multifamily/ Apartments

SURROUNDING PROPERTY USES

DIRECTION	USE
North	COMMERCIAL/MEDICAL
South	PUBLIC HIGH SCHOOL AND SPORTS FIELDS
East	SENIOR LIVING APARTMENTS AND A RELIGIOUS FACILITY (TEMPLE)
West	MULTIFAMILY/ APARTMENTS

Are you aware of any potential environmental concerns associated with surrounding properties?

_____ YES

_____ NO

If yes, please describe: N/A

5. UTILITIES & SERVICES

Please provide the name of the utility or contractor providing the following:

Electric	<u>Dominion Energy</u>	Bio-hazardous Waste	<u>N/A</u>
Gas	<u>Virginia Natural Gas</u>	Elevator Maintenance	<u>N/A</u>
Potable Water	<u>HRUBS</u>	Used Grease	<u>N/A</u>
Sanitary Sewer	<u>HRUBS</u>	Hazardous Waste	<u>N/A</u>

6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the property?		
Condition	Response	If yes, please describe
1. Stored Chemicals	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Underground Storage Tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Aboveground Storage Tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
4. Spills or Releases	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
5. Dump Areas/Landfills	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6. Waste Treatment Systems	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
7. Clarifiers/Separators	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8. Vents/Odors	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9. Floor Drains/Sumps	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10. Stained Soil	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
11. Electrical Transformers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
12. Hydraulic Lifts/Elevators	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13. Dry Cleaning Operations	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14. Oil/Gas/Water/Monitoring Wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
15. Environmental Permits	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

THE UNDERSIGNED HEREBY CERTIFIES, AS OF JULY 6, 1994 TO COLUMBIA FINANCIAL, INC., NEWPORT ONE INVESTMENTS, L.C. AND ITS SUCCESSORS AND ASSIGNS, LAWYERS TITLE INSURANCE CORPORATION THAT HE IS A DULY REGISTERED LAND SURVEYOR IN THE STATE OF VIRGINIA, THAT THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYORS AND WITH THE MINIMUM DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS SHOWN.

SIGNED: *Paul E. Garrett*
PAUL E. GARRETT, L.S. 1171

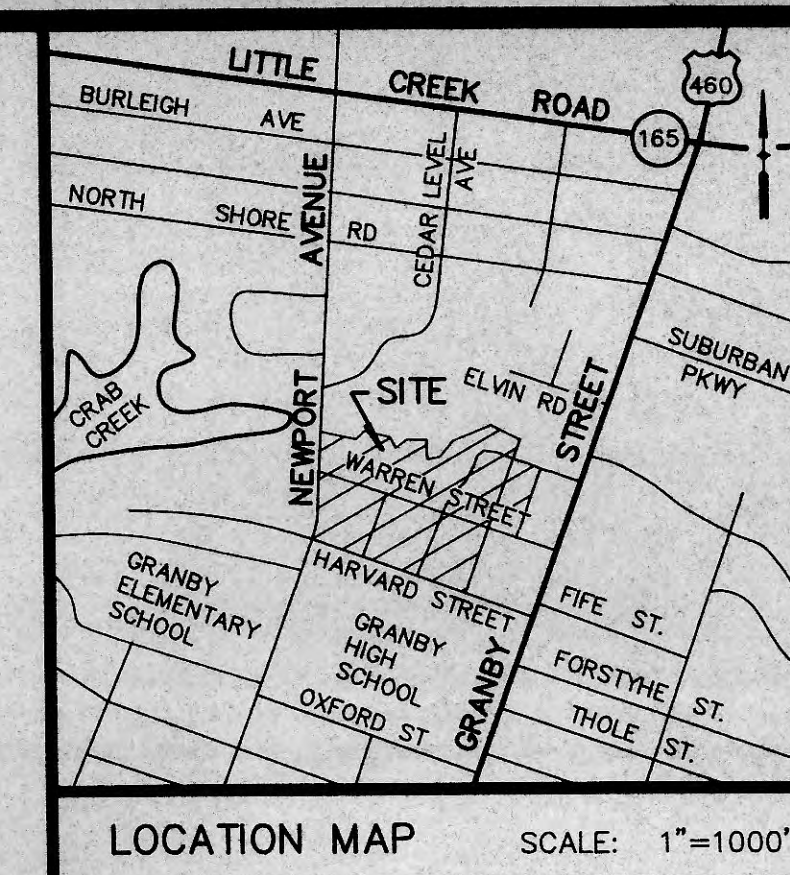
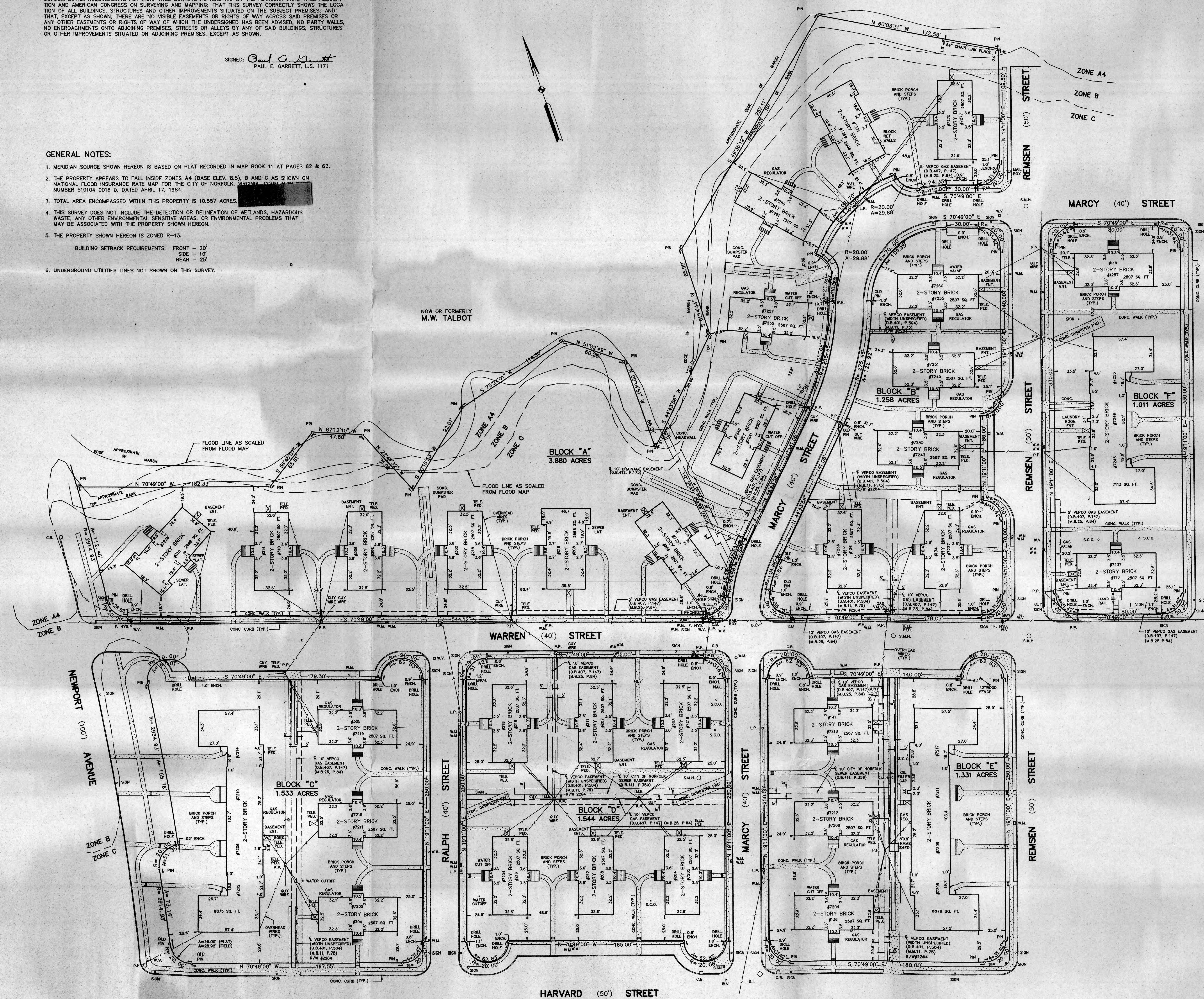
GENERAL NOTES:

1. MERIDIAN SOURCE SHOWN HEREON IS BASED ON PLAT RECORDED IN MAP BOOK 11 AT PAGES 62 & 63.
2. THE PROPERTY APPEARS TO FALL INSIDE ZONES A4 (BASE ELEV. 8.5), B AND C AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP FOR THE CITY OF NORFOLK, VIRGINIA, COMMUNAL NUMBER 51004-018 D, DATED APRIL 17, 1984.
3. TOTAL AREA ENCOMPASSED WITHIN THIS PROPERTY IS 10.557 ACRES.
4. THIS SURVEY DOES NOT INCLUDE THE DETECTION OR DELINEATION OF WETLANDS, HAZARDOUS WASTE, ANY OTHER ENVIRONMENTAL SENSITIVE AREAS, OR ENVIRONMENTAL PROBLEMS THAT MAY BE ASSOCIATED WITH THE PROPERTY SHOWN HEREON.
5. THE PROPERTY SHOWN HEREON IS ZONED R-13.

BUILDING SETBACK REQUIREMENTS: FRONT - 20'
SIDE - 10'
REAR - 25'

6. UNDERGROUND UTILITIES LINES NOT SHOWN ON THIS SURVEY.

NOW OR FORMERLY
M.W. TALBOT



Ed: 7/1/92
Talbot Park
Survey
Paul E. Garrett

DATE PRINTED
AUG 8 1994

PHYSICAL SURVEY
OF
TRACT NO. 1 & TRACT NO. 2
TALBOT PARK APARTMENTS INC.
FOR
NEWPORT ONE INVESTMENTS, L.C.
NORFOLK, VIRGINIA
JULY 6, 1994

JOHN E. SIRINE AND ASSOCIATES, LTD.
SURVEYORS-ENGINEERS-PLANNERS
VIRGINIA BEACH, VIRGINIA
SCALE: 1"=40' JULY 6, 1994
GRAPHIC SCALE
0 40 80 120 160 FEET

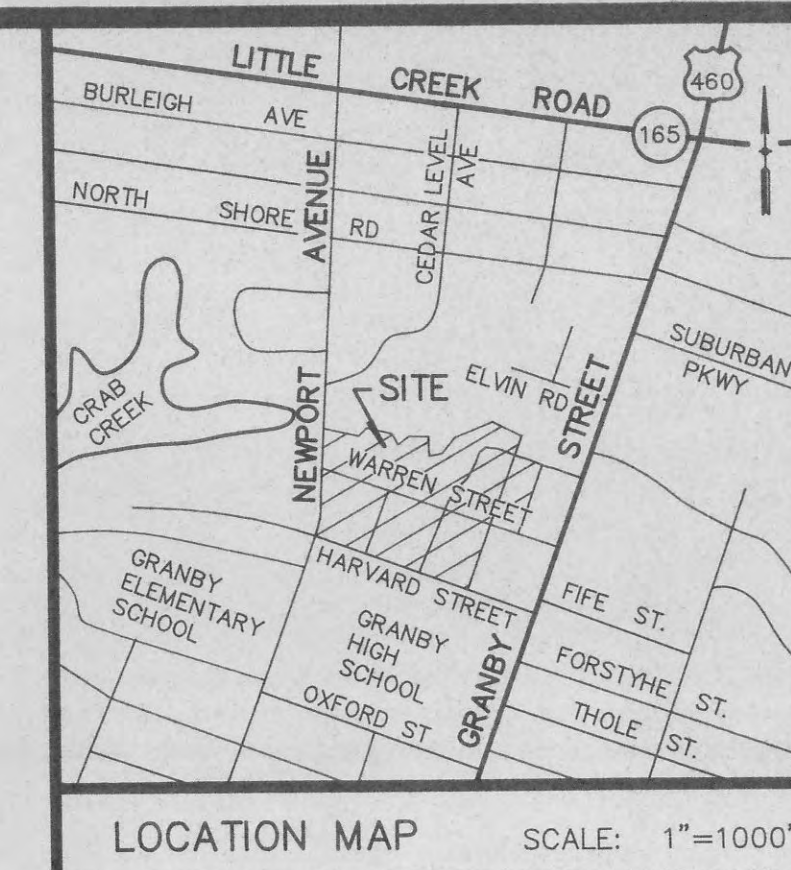
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REAR - 25'
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NOW OR FORMERLY
M.W. TALBOT

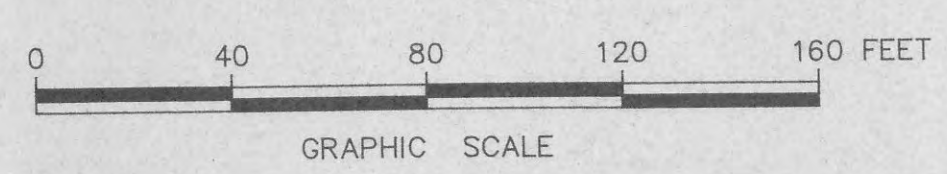


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Talbot Park
Survey
M.W. Talbot

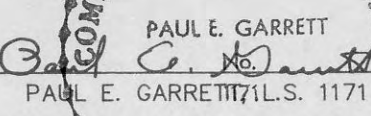
DATE PRINTED
AUG 8 1994

PHYSICAL SURVEY
OF
TRACT NO. 1 & TRACT NO. 2
TALBOT PARK APARTMENTS, INC.
FOR
NEWPORT ONE INVESTMENTS, L.C.
NORFOLK, VIRGINIA
SCALE: 1"=40' JULY 6, 1994

JOHN E. SRINE AND ASSOCIATES, LTD.
SURVEYORS-ENGINEERS-PLANNERS
VIRGINIA BEACH, VIRGINIA



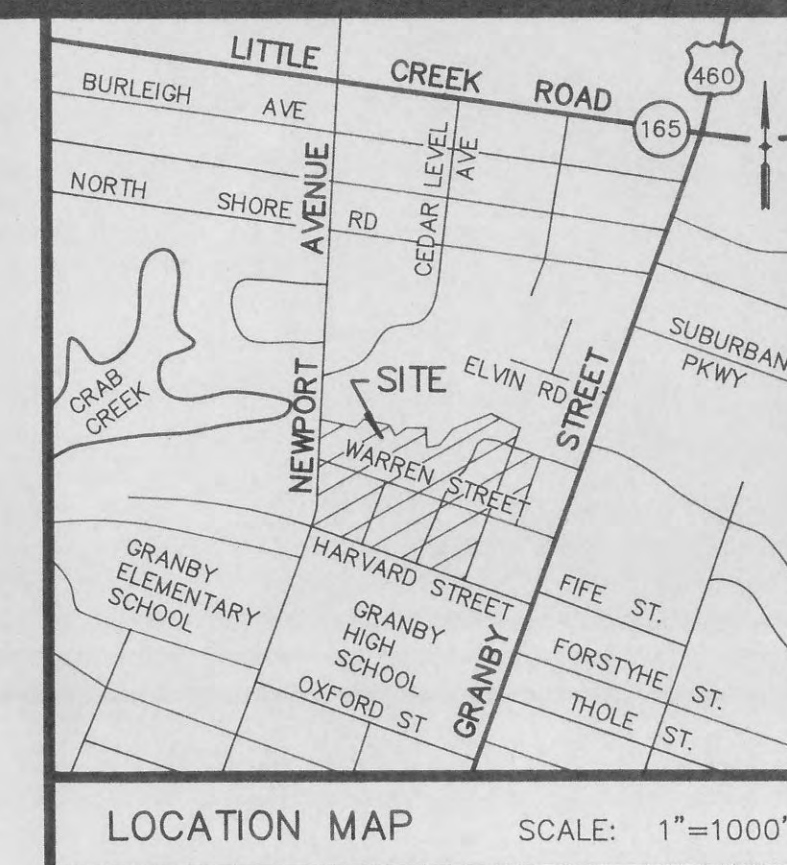
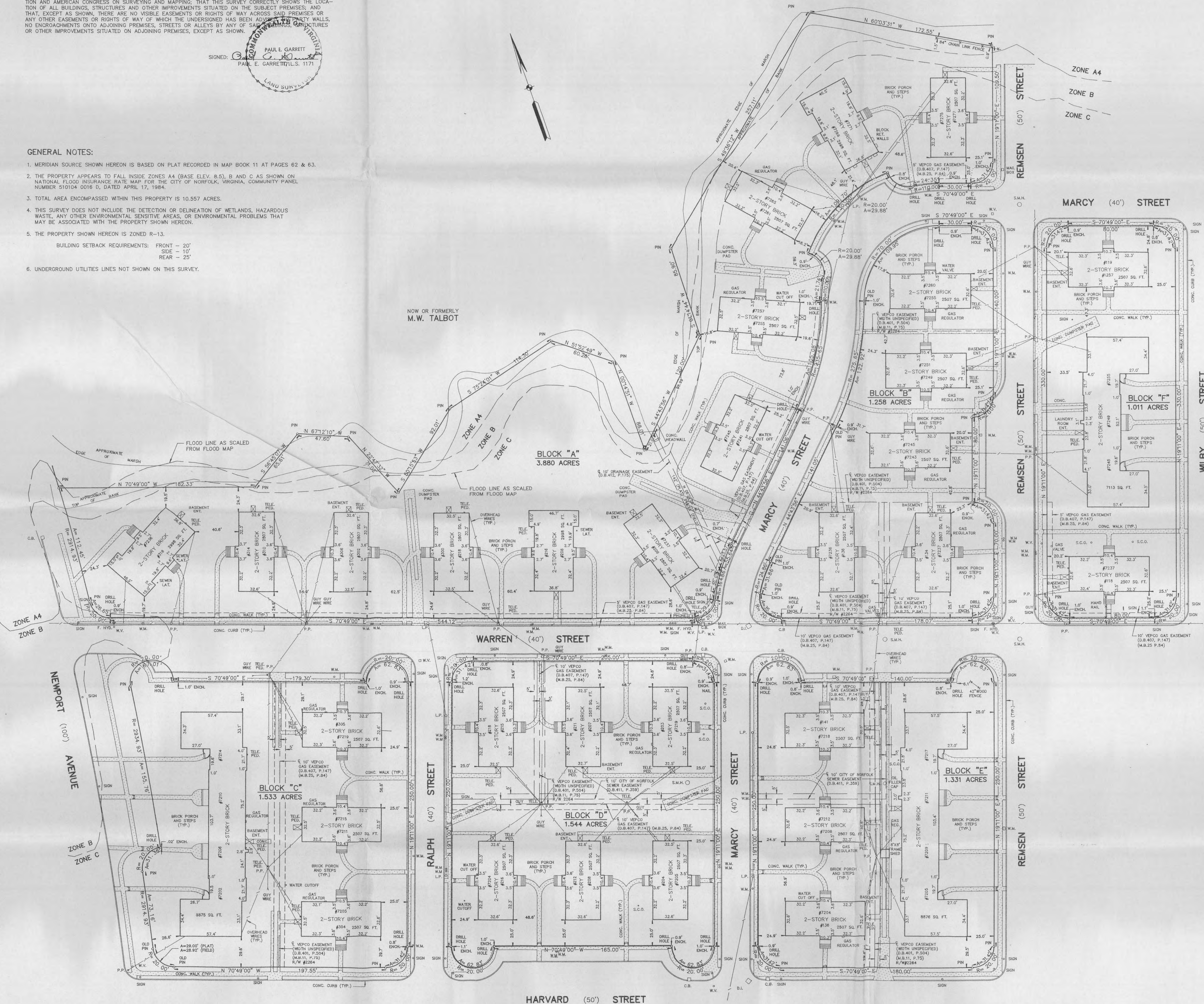
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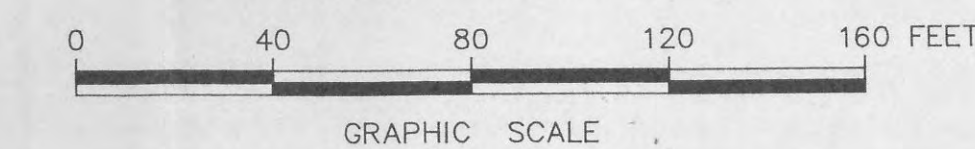
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SCALE: 1"=40' JULY 6, 1994

JOHN E. SIRINE AND ASSOCIATES, LTD.
SURVEYORS-ENGINEERS-PLANNERS
VIRGINIA BEACH, VIRGINIA



APPENDIX C: REGULATORY DATABASE REPORT



DATABASE REPORT

Project Property:	<i>Talbot Park Apartments 118 Warren Street NORFOLK VA 23505</i>
Project No:	<i>23-432832.1</i>
Report Type:	<i>Database Report</i>
Order No:	<i>24010300649</i>
Requested by:	<i>Partner Engineering and Science, Inc.</i>
Date Completed:	<i>January 4, 2024</i>

Environmental Risk Information Services

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Executive Summary

Property Information:

Project Property: *Talbot Park Apartments
118 Warren Street NORFOLK VA 23505*

Project No: *23-432832.1*

Coordinates:

Latitude:	<i>36.9095713</i>
Longitude:	<i>-76.2772375</i>
UTM Northing:	<i>4,085,606.73</i>
UTM Easting:	<i>386,198.85</i>
UTM Zone:	<i>18S</i>

Elevation: *10 FT*

Order Information:

Order No: *24010300649*

Date Requested: *January 3, 2024*

Requested by: *Partner Engineering and Science, Inc.*

Report Type: *Database Report*

Historicals/Products:

Aerial Photographs	<i>Historical Aerials (with Project Boundaries)</i>
City Directory Search	<i>Smart CD Search</i>
ERIS Xplorer	<i>ERIS Xplorer</i>
Excel Add-On	<i>Excel Add-On</i>
Fire Insurance Maps	<i>US Fire Insurance Maps</i>
Physical Setting Report (PSR)	<i>Physical Setting Report (PSR)</i>
Topographic Map	<i>Topographic Maps</i>
Vapor Screening Tool	<i>Vapor Screening Tool</i>

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1	0	0	0	0	1	1
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	1	0	-	-	1
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	1	-	-	-	1
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0

State

SWF/LF	Y	0.5	0	0	0	0	-	0
LST	Y	0.5	1	7	8	39	-	55
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	1	5	5	-	-	11
AST	Y	0.25	0	0	0	-	-	0
TANK	Y	0.25	0	0	0	-	-	0
DELISTED TANK	Y	0.25	0	0	0	-	-	0
INST	Y	0.5	0	0	0	0	-	0
VRP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0

Tribal

INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

County

No County standard environmental record sources available for this State.

Additional Environmental Records

Federal

FINDS/FRS	Y	1	0	2	0	5	17	24
TRIS	Y	1	0	0	0	0	0	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
SPILLS	Y	0.125	0	5	-	-	-	5
PC SPILLS	Y	0.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DRYCLEANERS	Y	0.25	0	0	0	-	-	0

Tribal **No Tribal additional environmental record sources available for this State.**

County **No County additional environmental record sources available for this State.**

Total:	2	21	13	44	18	98
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* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	UST	TALBOT PARK APARTMENTS	118 Warren Street Norfolk VA 23505	ESE	0.00 / 0.00	2	32
Facility ID | Facility Active | Active UST | Inactive UST: 5027231 | No | 0 | 8 Tank No: R7, REM FROM GRD, R8, REM FROM GRD, R4, REM FROM GRD, R5, REM FROM GRD, R6, REM FROM GRD, R3, REM FROM GRD, R1, REM FROM GRD, R2, REM FROM GRD							
1	LST	TALBOT PARK APARTMENTS	118 Warren Street Norfolk VA 23505	ESE	0.00 / 0.00	2	40
RST Status Ind: Closed							

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	LST	Riverside Terrace Apartments	7211 Newport Ave Norfolk VA 23505	W	0.01 / 39.53	-2	41
			CEDS Fac ID / Case Status: 200000206757 | Closed RST Status Ind: Closed				
2	LST	Riverside Terrace Apartments	7211 Newport Ave Norfolk VA 23505	W	0.01 / 39.53	-2	42
			CEDS Fac ID / Case Status: 200000206757 | Closed RST Status Ind: Closed				
3	SPILLS	Apartments being demolished	7231 Newport Avenue Norfolk VA	WNW	0.01 / 52.34	-4	42
			Incident ID / Status / Closure Date: 31806 | Closed | 2/18/2015				
3	ERNS		7231 NEWPORT AVE NORFOLK VA	WNW	0.01 / 52.34	-4	43
			NRC Report No: 1107040				
4	SPILLS	Riverside Apartments	7135 Newport Avenue VA	WSW	0.03 / 158.70	-1	45
			Incident ID / Status / Closure Date: 6/2/2009				
4	SPILLS	Riverside Apartments	7135 Newport Avenue VA	WSW	0.03 / 158.70	-1	46
			Incident ID / Status / Closure Date: 289276 | Closed | 6/2/2009				
5	UST	GRANBY HIGH SCHOOL	7101 Granby Street Norfolk VA 23505	SSE	0.03 / 161.03	1	47
			Facility ID / Facility Active / Active UST / Inactive UST: 5023307 | No | 0 | 3 Tank No: R2, REM FROM GRD, R1, REM FROM GRD, R3, REM FROM GRD				
5	FINDS/FRS	NORFOLK CITY SCHOOL DISTRICT (GRANBY HIGH SCHOOL)	7101 GRANBY ST NORFOLK VA 23505	SSE	0.03 / 161.03	1	51
			Registry ID: 110005237895				
5	RCRA VSQG	GRANBY HIGH SCHOOLS	7101 GRANBY ST NORFOLK VA 23505	SSE	0.03 / 161.03	1	51
			EPA Handler ID: VAD988174108				
5	SPILLS	Granby High School - paint spill	7101 Granby St. Norfolk VA 23505	SSE	0.03 / 161.03	1	53
			Incident ID / Status / Closure Date: 301641 | Closed | 12/9/2021				
5	SPILLS	Duplicate report - see IR 301641	7101 Granby St Norfolk VA 23505	SSE	0.03 / 161.03	1	54
			Incident ID / Status / Closure Date: 301642 | Closed | 11/29/2021				
6	UST	THE BALLENTINE	7211 Granby St Norfolk VA 23505	SE	0.04 / 228.31	2	55
			Facility ID / Facility Active / Active UST / Inactive UST: 5025786 | No | 0 | 1 Tank No: 27822, REM FROM GRD				

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
6	LST	The Ballentine	7211 Granby St Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000067294 | Closed <i>RST Status Ind:</i> Closed	SE	0.04 / 228.31	2	57
7	LST	Trust Property - 7305 Granby Street	7305 Granby St Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000854688 | Closed <i>RST Status Ind:</i> Closed	ENE	0.05 / 239.64	0	58
8	UST	GREEK ORTHODOX CHURCH	7220 Granby St Norfolk VA 23510 <i>Facility ID | Facility Active | Active UST | Inactive UST:</i> 5024484 | No | 0 | 1 <i>Tank No:</i> 1, REM FROM GRD	ESE	0.06 / 292.69	1	58
9	LST	REED RESIDENCE	107 Elvin Road Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000191267 | Closed <i>RST Status Ind:</i> Closed	ENE	0.06 / 332.87	2	60
10	LST	Jewish Community Center of Tidewater	7300 Newport Ave Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000217063 | Closed <i>RST Status Ind:</i> Closed	NW	0.09 / 470.37	-2	61
11	UST	GRANBY ELEMENTARY	7101 Newport Ave Norfolk VA 23505 <i>Facility ID | Facility Active | Active UST | Inactive UST:</i> 5023308 | No | 0 | 2 <i>Tank No:</i> R2, REM FROM GRD, R1, REM FROM GRD	SW	0.10 / 545.04	-1	61
11	FINDS/FRS	NORFOLK CITY SCHOOL DISTRICT (GRANBY ELEMENTARY SCHOOL)	7101 NEWPORT AVE NORFOLK VA 23505-3903 <i>Registry ID:</i> 110021460676	SW	0.10 / 545.04	-1	64
12	UST	NORFOLK CHRISTIAN SCHOOLS	7130 Granby St Norfolk VA 23505 <i>Facility ID | Facility Active | Active UST | Inactive UST:</i> 5001100 | No | 0 | 1 <i>Tank No:</i> 1, CLS IN GRD	SSE	0.12 / 612.05	0	65
13	LST	Dossin Jeffrey and Lia Residence	411 Hariton Ct Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000208312 | Closed <i>RST Status Ind:</i> Closed	WNW	0.12 / 639.24	-2	67
14	UST	TABERNACLE CHURCH OF NORFOLK	7120 Granby Street Norfolk VA 23505 <i>Facility ID | Facility Active | Active UST | Inactive UST:</i> 5027867 | No | 0 | 1 <i>Tank No:</i> R1, REM FROM GRD	SSE	0.16 / 820.60	0	67
14	LST	TABERNACLE CHURCH OF NORFOLK	7120 Granby Street Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000089976 | Closed <i>RST Status Ind:</i> Closed	SSE	0.16 / 820.60	0	69
15	LST	Carr Residence	7001 Newport Ave Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000880736 | Closed <i>RST Status Ind:</i> Closed	SW	0.16 / 860.38	-3	70
16	LST	Chepely Joseph and Melissa Property	449 Hariton Ct Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000896776 | Open <i>RST Status Ind:</i> Open	NW	0.17 / 886.05	2	70

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
17	UST	PUMPING STATION #27	101 N. Shore Road Norfolk VA 23505	NE	0.18 / 956.36	-1	71
Facility ID | Facility Active | Active UST | Inactive UST: 5008636 | No | 0 | 1 Tank No: R1, REM FROM GRD							
18	LST	Pinnacle Premier Properties LLC Property	312 N Shore Rd Norfolk VA 23505	NNW	0.20 / 1,060.15	1	73
CEDS Fac ID | Case Status: 200000859744 | Closed RST Status Ind: Closed							
19	LST	Norman Tina Residence	7218 Midfield St Norfolk VA 23505	ESE	0.20 / 1,063.62	-2	74
CEDS Fac ID | Case Status: 200000892855 | Closed RST Status Ind: Closed							
20	UST	Norfolk Fire Station 9	115 Thole Street Norfolk VA 23505	SE	0.20 / 1,079.49	0	74
Facility ID | Facility Active | Active UST | Inactive UST: 5022532 | No | 0 | 2 Tank No: R1, REM FROM GRD, R2, REM FROM GRD							
21	UST	MASONIC TEMPLE CORP	7001 Granby St. Norfolk VA 23505	S	0.21 / 1,084.78	2	77
Facility ID | Facility Active | Active UST | Inactive UST: 5025584 | No | 0 | 1 Tank No: 1, CLS IN GRD							
22	LST	Wyatt Residence	412 N Shore Rd Norfolk VA 23505	NW	0.23 / 1,233.12	-1	79
CEDS Fac ID | Case Status: 200000885363 | Closed RST Status Ind: Closed							
23	LST	KRUGER PROPERTY - Hurricane	411 Brackenridge Road Norfolk VA 23505	SW	0.24 / 1,250.74	-1	79
CEDS Fac ID | Case Status: 200000191336 | Closed RST Status Ind: Closed							
24	UST	JOHN B SHIPP JR	209 Brackenridge Rd Norfolk VA 23505	SSW	0.24 / 1,267.95	-1	80
Facility ID | Facility Active | Active UST | Inactive UST: 5022914 | No | 0 | 1 Tank No: 1, CLS IN GRD							
25	LST	Wang Meng Qin Property	201 Burleigh Avenue Norfolk VA 23505	NNE	0.24 / 1,270.63	2	82
CEDS Fac ID | Case Status: 200000892024 | Closed RST Status Ind: Closed							
26	LST	Drogus LLC Property	404 Maycox Ave Norfolk VA 23505	NNW	0.26 / 1,388.96	2	83
CEDS Fac ID | Case Status: 200000885794 | Closed RST Status Ind: Closed							
27	LST	Norfolk Collegiate School - 7307 Woodfin Ave	7307 Woodfin Ave Norfolk VA 23505	E	0.27 / 1,411.72	-1	83
CEDS Fac ID | Case Status: 200000880597 | Closed RST Status Ind: Closed							
28	LST	Norfolk Collegiate School - 7309 Woodfin Ave	7309 Woodfin Ave Norfolk VA 23505	E	0.27 / 1,429.69	-1	84
CEDS Fac ID | Case Status: 200000880601 | Closed RST Status Ind: Closed							
29	LST	Norfolk Collegiate School - 7315 Woodfin Ave	7315 Woodfin Ave Norfolk VA 23505	E	0.28 / 1,465.32	0	85
CEDS Fac ID | Case Status: 200000880602 | Closed RST Status Ind: Closed							

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
30	FINDS/FRS	NORFOLK CHRISTIAN SCHOOLS	255 THOLE ST NORFOLK VA 23505-4199 <i>Registry ID:</i> 110010631968	SE	0.30 / 1,569.85	2	85
31	LST	2016-10 Hurricane Matthew Hoke Deborah L Residence	406 Burleigh Ave Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000883479 | Closed <i>RST Status Ind:</i> Closed	NNW	0.31 / 1,652.95	3	86
32	LST	Cromwell House Apartments	114 Cromwell Pkwy Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000860314 | Closed <i>RST Status Ind:</i> Closed	ENE	0.32 / 1,700.20	2	87
33	LST	Bondale Apartments	7603 Bondale Ave Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000872988 | Open <i>RST Status Ind:</i> Open	N	0.32 / 1,703.50	2	87
34	LST	Philip Pinola Residence	7317 Yorktown Dr Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000897410 | Open <i>RST Status Ind:</i> Open	E	0.33 / 1,726.17	-1	88
35	LST	LENS SERVICE CENTER	7601 Granby Street Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000086677 | Closed <i>RST Status Ind:</i> Closed	NNE	0.33 / 1,747.99	3	89
35	FINDS/FRS	BON AIR CLEANERS INC - GRANBY STREET	7601 GRANBY STREET NORFOLK VA 23505-2508 <i>Registry ID:</i> 110001908464	NNE	0.33 / 1,747.99	3	89
36	LST	Suburban Park Shopping Center	SE corner of Granby St and Little Creek Rd Norfolk VA <i>CEDS Fac ID | Case Status:</i> 200000856793 | Closed <i>RST Status Ind:</i> Closed	NE	0.33 / 1,753.12	2	90
37	LST	Laderburg Residence	402 Oak Grove Rd Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000879460 | Closed <i>RST Status Ind:</i> Closed	SW	0.34 / 1,821.18	1	91
38	LST	SIMMS RESIDENCE - Hurricane Floyd	205 Oak Grove Road Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000191283 | Closed <i>RST Status Ind:</i> Closed	SSW	0.35 / 1,831.97	2	91
39	FINDS/FRS	HARRIS TEETER #407 - NORFOLK	7550 GRANBY ST NORFOLK VA 000000000 <i>Registry ID:</i> 110061086417	ENE	0.35 / 1,869.00	2	92
40	LST	Barnett Richard M Residence	7539 Virginian Dr Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000224535 | Closed <i>RST Status Ind:</i> Closed	ENE	0.36 / 1,918.16	8	93
41	LST	AMOCO OIL CO S/S 5176	7600 Granby St Norfolk VA 23505 <i>CEDS Fac ID | Case Status:</i> 200000063940 | Closed <i>RST Status Ind:</i> Closed	NE	0.37 / 1,932.47	3	93

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
41	FINDS/FRS	AMOCO 5176	7600 GRANBY ST NORFOLK VA 23505 <i>Registry ID: 110005244850</i>	NE	0.37 / 1,932.47	3	94
41	LST	Wards Corner BP	7600 Granby St Norfolk VA 23505 <i>CEDS Fac ID | Case Status: 200000063940 | Closed</i> <i>RST Status Ind: Closed</i>	NE	0.37 / 1,932.47	3	95
42	LST	Chandler Residence	441 Oak Grove Rd Norfolk VA 23505 <i>CEDS Fac ID | Case Status: 200000874104 | Closed</i> <i>RST Status Ind: Closed</i>	SW	0.37 / 1,947.44	1	95
43	LST	GARRICK RESIDENCE - Hurricane	7409 Yorktown Drive Norfolk VA 23505 <i>RST Status Ind: Closed</i>	ENE	0.37 / 1,964.61	0	96
44	LST	Thomasson Residence	7342 Ruthven Rd Norfolk VA 23505 <i>CEDS Fac ID | Case Status: 200000872768 | Closed</i> <i>RST Status Ind: Closed</i>	WNW	0.39 / 2,065.09	1	97
45	LST	Van Dyke Residence - Hurricane Ida	110 Carlisle Way Norfolk VA 23505 <i>CEDS Fac ID | Case Status: 200000852628 | Closed</i> <i>RST Status Ind: Closed</i>	SSW	0.40 / 2,100.51	1	97
46	FINDS/FRS	ESTABROOK PRINTING & LETTER SP	141 E LITTLE CREEK RD NORFOLK VA 23505 <i>Registry ID: 110005218978</i>	NE	0.40 / 2,111.17	3	98
47	LST	Berman Property	526 Butterworth Street Norfolk VA 23505 <i>CEDS Fac ID | Case Status: 200000892440 | Closed</i> <i>RST Status Ind: Closed</i>	WNW	0.41 / 2,139.50	1	99
48	LST	England David Residence	142 Blake Road Norfolk VA 23505 <i>CEDS Fac ID | Case Status: 200000893237 | Closed</i> <i>RST Status Ind: Closed</i>	SSE	0.41 / 2,168.18	2	99
49	LST	Pine Residence	414 Carlisle Way Norfolk VA 23505 <i>CEDS Fac ID | Case Status: 200000860167 | Closed</i> <i>RST Status Ind: Closed</i>	SW	0.42 / 2,216.11	0	100
50	LST	Anderson Property	7507 Ruthven Rd Norfolk VA 23505 <i>CEDS Fac ID | Case Status: 200000856375 | Closed</i> <i>RST Status Ind: Closed</i>	WNW	0.45 / 2,368.71	2	101
51	LST	Phillips Residence - TS Nicole	505 Carlisle Way Norfolk VA 23505 <i>CEDS Fac ID | Case Status: 200000854296 | Closed</i> <i>RST Status Ind: Closed</i>	SW	0.45 / 2,369.52	0	101
52	LST	Sanderson Residence	504 Carlisle Way Norfolk VA 23505 <i>CEDS Fac ID | Case Status: 200000885449 | Closed</i> <i>RST Status Ind: Closed</i>	SW	0.45 / 2,374.39	0	102
53	LST	Stephenson Thelma Residence	7400 Colony Point Rd Norfolk VA 23505	WNW	0.45 / 2,394.98	1	103

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			CEDS Fac ID / Case Status: 200000206147 | Closed RST Status Ind: Closed				
54	LST	Bernard Leon Residence	211 N Blake Rd Norfolk VA 23505	SE	0.45 / 2,400.58	1	103
			CEDS Fac ID / Case Status: 200000891196 | Closed RST Status Ind: Closed				
55	LST	Griffey Andrew Residence	7312 Colony Point Rd Norfolk VA 23505	W	0.46 / 2,406.32	1	104
			CEDS Fac ID / Case Status: 200000888939 | Closed RST Status Ind: Closed				
56	LST	Boyd Property	506 Carlisle Way Norfolk VA 23505	SW	0.46 / 2,417.00	0	105
			CEDS Fac ID / Case Status: 200000885246 | Closed RST Status Ind: Closed				
57	LST	Hecht Michael Property	107 Talbot Hall Rd Norfolk VA 23505	SSW	0.46 / 2,428.30	2	105
			CEDS Fac ID / Case Status: 200000882234 | Closed RST Status Ind: Closed				
58	LST	Dexter Residence	509 Carlisle Way Norfolk VA 23505	SW	0.46 / 2,444.15	0	106
			CEDS Fac ID / Case Status: 200000873726 | Closed RST Status Ind: Closed				
59	LST	ROBBINS RESIDENCE	298 Suburban Parkway Norfolk VA 23505	E	0.46 / 2,449.11	-3	107
			CEDS Fac ID / Case Status: 200000091610 | Closed RST Status Ind: Closed				
60	LST	Tarver Ivanka Residence	221 N Blake Rd Norfolk VA 23505	SE	0.47 / 2,456.67	1	107
			CEDS Fac ID / Case Status: 200000885984 | Closed RST Status Ind: Closed				
61	LST	Corder David G Residence	7406 Colony Point Rd Norfolk VA 23505	WNW	0.47 / 2,469.96	1	108
			CEDS Fac ID / Case Status: 200000889309 | Closed RST Status Ind: Closed				
62	LST	Hayes Residence	6614 Granby St Norfolk VA 23505	S	0.48 / 2,517.16	2	109
			CEDS Fac ID / Case Status: 200000883631 | Closed RST Status Ind: Closed				
63	LST	Fentress Charitable Trust Property	211 E Little Creek Rd Norfolk VA 23505	NE	0.48 / 2,542.01	4	109
			CEDS Fac ID / Case Status: 200000065553 | Closed RST Status Ind: Closed				
63	LST	HOME HQ PROPERTY	211 E Little Creek Rd Norfolk VA 23505	NE	0.48 / 2,542.01	4	110
			CEDS Fac ID / Case Status: 200000065553 | Closed RST Status Ind: Closed				
63	LST	211 E Little Creek Rd McDonalds	211 E Little Creek Rd Norfolk VA 23505	NE	0.48 / 2,542.01	4	111
			CEDS Fac ID / Case Status: 200000065553 | Closed RST Status Ind: Closed				
64	LST	Fowler Robert Residence	7705 Fayver Avenue Norfolk VA 23505	N	0.48 / 2,549.05	0	111

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
CEDS Fac ID | Case Status: 200000199272 | Closed RST Status Ind: Closed							
65	FINDS/FRS	NORFOLK CITY SCHOOL DISTRICT (SUBURBAN PARK ELEM SCHOOL)	310 THOLE ST NORFOLK VA 23505-4247	ESE	0.50 / 2,640.57	0	112
Registry ID: 110021458386							
66	FINDS/FRS	FARM FRESH PAINT SHOP	129 TAUSSIG BLVD NORFOLK VA 23505	NE	0.52 / 2,728.43	2	113
Registry ID: 110005288955							
67	FINDS/FRS	KROGER #0536-029	205 E LITTLE CREEK RD NORFOLK VA 23505	ENE	0.52 / 2,730.95	5	113
Registry ID: 110063694284							
68	FINDS/FRS	EXXON CO U S A RA521658	7726 GRANBY ST NORFOLK VA 23505	NE	0.53 / 2,814.33	4	114
Registry ID: 110005233032							
69	FINDS/FRS	FARM FRESH #6246	230 E. LITTLE CREEK RD NORFOLK VA 23505	NE	0.54 / 2,841.60	5	114
Registry ID: 110046542309							
70	FINDS/FRS	PARKDALE PRIVATE SCHOOL INC	321 VIRGINIAN DR NORFOLK VA 23505-4299	E	0.54 / 2,866.97	0	115
Registry ID: 110010608379							
71	FINDS/FRS	J.H. TWO, L.C. T/A JERRY HARRIS REMODELING	119 DUMONT AVENUE NORFOLK VA 23505	S	0.58 / 3,068.86	-2	116
Registry ID: 110070254528							
72	NPL	NORFOLK NAVAL BASE (SEWELLS POINT NAVAL COMPLEX)	HELMICK ST NORFOLK VA 23511	NNE	0.60 / 3,181.10	-2	116
EPA ID: VA6170061463							
73	FINDS/FRS	SUNOCO SERVICE STATION	287 E LITTLE CREEK D NORFOLK VA 23505	ENE	0.70 / 3,696.01	3	117
Registry ID: 110005217194							
74	FINDS/FRS	BON SECOURS DEPAUL MEDICAL CENTER	150 KINGSLEY LANE NORFOLK VA 23505-4602	SSW	0.73 / 3,857.31	0	118
Registry ID: 110001890598							
75	FINDS/FRS	VIRGINIA CNTR FOR PSYCHIATRY	100 KINGSLEY LANE NORFOLK VA 23505-4604	SSW	0.74 / 3,901.19	-2	119
Registry ID: 110010765733							
75	FINDS/FRS	KINGSLEY ACADEMY	100 KINGSLEY LANE NORFOLK VA 23505-4604	SSW	0.74 / 3,901.19	-2	119
Registry ID: 110010631682							

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<u>76</u>	FINDS/FRS	DREADNOUGHT MARINE INC	TERMINAL PIER 3 NORTH NORFOLK VA 23501 <i>Registry ID: 110005258014</i>	NW	0.78 / 4,093.59	3	<u>120</u>
<u>77</u>	FINDS/FRS	RACE COAST	303 E LITTLE CREEK ROAD NORFOLK VA 23505 <i>Registry ID: 110062626118</i>	ENE	0.78 / 4,141.76	2	<u>120</u>
<u>78</u>	FINDS/FRS	DENBY PARK DAY CARE CENTER INC	369 FORTH WORTH AVE NORFOLK VA 23505 <i>Registry ID: 110010615584</i>	ENE	0.86 / 4,523.50	2	<u>121</u>
<u>78</u>	FINDS/FRS	DENBY PARK PRIVATE SCHOOL	369 FORT WORTH AVENUE NORFOLK VA 23503 <i>Registry ID: 110011480094</i>	ENE	0.86 / 4,523.50	2	<u>122</u>
<u>79</u>	FINDS/FRS	ALBANO CLEANERS INC - LITTLE CREEK RD	1100 WEST LITTLE CREEK ROAD NORFOLK VA 23505-1909 <i>Registry ID: 110002083799</i>	WNW	0.93 / 4,888.43	2	<u>122</u>
<u>80</u>	FINDS/FRS	MEADOWBROOK HARDWARE	1215D WEST LITTLE CREEK ROAD NORFOLK VA 23505 <i>Registry ID: 110070071880</i>	WNW	0.98 / 5,173.18	2	<u>123</u>

Executive Summary: Summary by Data Source

Standard

Federal

NPL - National Priority List

A search of the NPL database, dated Oct 26, 2023 has found that there are 1 NPL site(s) within approximately 1.00miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
NORFOLK NAVAL BASE (SEWELLS POINT NAVAL COMPLEX)	HELMICK ST NORFOLK VA 23511	NNE	0.60 / 3,181.10	72
<i>EPA ID: VA6170061463</i>				

RCRA VSQG - RCRA Very Small Quantity Generators List

A search of the RCRA VSQG database, dated Oct 2, 2023 has found that there are 1 RCRA VSQG site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
GRANBY HIGH SCHOOLS	7101 GRANBY ST NORFOLK VA 23505	SSE	0.03 / 161.03	5
<i>EPA Handler ID: VAD988174108</i>				

ERNS - Emergency Response Notification System

A search of the ERNS database, dated Aug 12, 2023 has found that there are 1 ERNS site(s) within approximately 0.02miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	7231 NEWPORT AVE NORFOLK VA	WNW	0.01 / 52.34	3
<i>NRC Report No: 1107040</i>				

State

LST - Leaking Petroleum Storage Tanks

A search of the LST database, dated Oct 20, 2023 has found that there are 55 LST site(s) within approximately 0.50miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
TALBOT PARK APARTMENTS	118 Warren Street Norfolk VA 23505	ESE	0.00 / 0.00	1
<i>RST Status Ind: Closed</i>				
The Ballentine	7211 Granby St Norfolk VA 23505	SE	0.04 / 228.31	6

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	CEDS Fac ID | Case Status: 200000067294 | Closed RST Status Ind: Closed			
Trust Property - 7305 Granby Street	7305 Granby St Norfolk VA 23505	ENE	0.05 / 239.64	<u>7</u>
	CEDS Fac ID | Case Status: 200000854688 | Closed RST Status Ind: Closed			
REED RESIDENCE	107 Elvin Road Norfolk VA 23505	ENE	0.06 / 332.87	<u>9</u>
	CEDS Fac ID | Case Status: 200000191267 | Closed RST Status Ind: Closed			
TABERNACLE CHURCH OF NORFOLK	7120 Granby Street Norfolk VA 23505	SSE	0.16 / 820.60	<u>14</u>
	CEDS Fac ID | Case Status: 200000089976 | Closed RST Status Ind: Closed			
Chepely Joseph and Melissa Property	449 Hariton Ct Norfolk VA 23505	NW	0.17 / 886.05	<u>16</u>
	CEDS Fac ID | Case Status: 200000896776 | Open RST Status Ind: Open			
Pinnacle Premier Properties LLC Property	312 N Shore Rd Norfolk VA 23505	NNW	0.20 / 1,060.15	<u>18</u>
	CEDS Fac ID | Case Status: 200000859744 | Closed RST Status Ind: Closed			
Wang Meng Qin Property	201 Burleigh Avenue Norfolk VA 23505	NNE	0.24 / 1,270.63	<u>25</u>
	CEDS Fac ID | Case Status: 200000892024 | Closed RST Status Ind: Closed			
Drogus LLC Property	404 Maycox Ave Norfolk VA 23505	NNW	0.26 / 1,388.96	<u>26</u>
	CEDS Fac ID | Case Status: 200000885794 | Closed RST Status Ind: Closed			
Norfolk Collegiate School - 7315 Woodfin Ave	7315 Woodfin Ave Norfolk VA 23505	E	0.28 / 1,465.32	<u>29</u>
	CEDS Fac ID | Case Status: 200000880602 | Closed RST Status Ind: Closed			
2016-10 Hurricane Matthew Hoke Deborah L Residence	406 Burleigh Ave Norfolk VA 23505	NNW	0.31 / 1,652.95	<u>31</u>
	CEDS Fac ID | Case Status: 200000883479 | Closed RST Status Ind: Closed			
Cromwell House Apartments	114 Cromwell Pkwy Norfolk VA 23505	ENE	0.32 / 1,700.20	<u>32</u>
	CEDS Fac ID | Case Status: 200000860314 | Closed RST Status Ind: Closed			
Bondale Apartments	7603 Bondale Ave Norfolk VA 23505	N	0.32 / 1,703.50	<u>33</u>
	CEDS Fac ID | Case Status: 200000872988 | Open RST Status Ind: Open			

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
LENS SERVICE CENTER	7601 Granby Street Norfolk VA 23505 CEDS Fac ID / Case Status: 200000086677 | Closed RST Status Ind: Closed	NNE	0.33 / 1,747.99	35
Suburban Park Shopping Center	SE corner of Granby St and Little Creek Rd Norfolk VA CEDS Fac ID / Case Status: 200000856793 | Closed RST Status Ind: Closed	NE	0.33 / 1,753.12	36
Laderburg Residence	402 Oak Grove Rd Norfolk VA 23505 CEDS Fac ID / Case Status: 200000879460 | Closed RST Status Ind: Closed	SW	0.34 / 1,821.18	37
SIMMS RESIDENCE - Hurricane Floyd	205 Oak Grove Road Norfolk VA 23505 CEDS Fac ID / Case Status: 200000191283 | Closed RST Status Ind: Closed	SSW	0.35 / 1,831.97	38
Barnett Richard M Residence	7539 Virginian Dr Norfolk VA 23505 CEDS Fac ID / Case Status: 200000224535 | Closed RST Status Ind: Closed	ENE	0.36 / 1,918.16	40
AMOCO OIL CO S/S 5176	7600 Granby St Norfolk VA 23505 CEDS Fac ID / Case Status: 200000063940 | Closed RST Status Ind: Closed	NE	0.37 / 1,932.47	41
Wards Corner BP	7600 Granby St Norfolk VA 23505 CEDS Fac ID / Case Status: 200000063940 | Closed RST Status Ind: Closed	NE	0.37 / 1,932.47	41
Chandler Residence	441 Oak Grove Rd Norfolk VA 23505 CEDS Fac ID / Case Status: 200000874104 | Closed RST Status Ind: Closed	SW	0.37 / 1,947.44	42
GARRICK RESIDENCE - Hurricane	7409 Yorktown Drive Norfolk VA 23505 RST Status Ind: Closed	ENE	0.37 / 1,964.61	43
Thomasson Residence	7342 Ruthven Rd Norfolk VA 23505 CEDS Fac ID / Case Status: 200000872768 | Closed RST Status Ind: Closed	WNW	0.39 / 2,065.09	44
Van Dyke Residence - Hurricane Ida	110 Carlisle Way Norfolk VA 23505 CEDS Fac ID / Case Status: 200000852628 | Closed RST Status Ind: Closed	SSW	0.40 / 2,100.51	45
Berman Property	526 Butterworth Street Norfolk VA 23505 CEDS Fac ID / Case Status: 200000892440 | Closed RST Status Ind: Closed	WNW	0.41 / 2,139.50	47

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
England David Residence	142 Blake Road Norfolk VA 23505	SSE	0.41 / 2,168.18	48
	CEDS Fac ID / Case Status: 200000893237 | Closed RST Status Ind: Closed			
Pine Residence	414 Carlisle Way Norfolk VA 23505	SW	0.42 / 2,216.11	49
	CEDS Fac ID / Case Status: 200000860167 | Closed RST Status Ind: Closed			
Anderson Property	7507 Ruthven Rd Norfolk VA 23505	WNW	0.45 / 2,368.71	50
	CEDS Fac ID / Case Status: 200000856375 | Closed RST Status Ind: Closed			
Phillips Residence - TS Nicole	505 Carlisle Way Norfolk VA 23505	SW	0.45 / 2,369.52	51
	CEDS Fac ID / Case Status: 200000854296 | Closed RST Status Ind: Closed			
Sanderson Residence	504 Carlisle Way Norfolk VA 23505	SW	0.45 / 2,374.39	52
	CEDS Fac ID / Case Status: 200000885449 | Closed RST Status Ind: Closed			
Stephenson Thelma Residence	7400 Colony Point Rd Norfolk VA 23505	WNW	0.45 / 2,394.98	53
	CEDS Fac ID / Case Status: 200000206147 | Closed RST Status Ind: Closed			
Bernard Leon Residence	211 N Blake Rd Norfolk VA 23505	SE	0.45 / 2,400.58	54
	CEDS Fac ID / Case Status: 200000891196 | Closed RST Status Ind: Closed			
Griffey Andrew Residence	7312 Colony Point Rd Norfolk VA 23505	W	0.46 / 2,406.32	55
	CEDS Fac ID / Case Status: 200000888939 | Closed RST Status Ind: Closed			
Boyd Property	506 Carlisle Way Norfolk VA 23505	SW	0.46 / 2,417.00	56
	CEDS Fac ID / Case Status: 200000885246 | Closed RST Status Ind: Closed			
Hecht Michael Property	107 Talbot Hall Rd Norfolk VA 23505	SSW	0.46 / 2,428.30	57
	CEDS Fac ID / Case Status: 200000882234 | Closed RST Status Ind: Closed			
Dexter Residence	509 Carlisle Way Norfolk VA 23505	SW	0.46 / 2,444.15	58
	CEDS Fac ID / Case Status: 200000873726 | Closed RST Status Ind: Closed			
Tarver Ivanka Residence	221 N Blake Rd Norfolk VA 23505	SE	0.47 / 2,456.67	60
	CEDS Fac ID / Case Status: 200000885984 | Closed RST Status Ind: Closed			

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Corder David G Residence	7406 Colony Point Rd Norfolk VA 23505	WNW	0.47 / 2,469.96	61
	CEDS Fac ID / Case Status: 200000889309 | Closed RST Status Ind: Closed			
Hayes Residence	6614 Granby St Norfolk VA 23505	S	0.48 / 2,517.16	62
	CEDS Fac ID / Case Status: 200000883631 | Closed RST Status Ind: Closed			
Fentress Charitable Trust Property	211 E Little Creek Rd Norfolk VA 23505	NE	0.48 / 2,542.01	63
	CEDS Fac ID / Case Status: 200000065553 | Closed RST Status Ind: Closed			
HOME HQ PROPERTY	211 E Little Creek Rd Norfolk VA 23505	NE	0.48 / 2,542.01	63
	CEDS Fac ID / Case Status: 200000065553 | Closed RST Status Ind: Closed			
211 E Little Creek Rd McDonalds	211 E Little Creek Rd Norfolk VA 23505	NE	0.48 / 2,542.01	63
	CEDS Fac ID / Case Status: 200000065553 | Closed RST Status Ind: Closed			
Fowler Robert Residence	7705 Fayver Avenue Norfolk VA 23505	N	0.48 / 2,549.05	64
	CEDS Fac ID / Case Status: 200000199272 | Closed RST Status Ind: Closed			
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Riverside Terrace Apartments	7211 Newport Ave Norfolk VA 23505	W	0.01 / 39.53	2
	CEDS Fac ID / Case Status: 200000206757 | Closed RST Status Ind: Closed			
Riverside Terrace Apartments	7211 Newport Ave Norfolk VA 23505	W	0.01 / 39.53	2
	CEDS Fac ID / Case Status: 200000206757 | Closed RST Status Ind: Closed			
Jewish Community Center of Tidewater	7300 Newport Ave Norfolk VA 23505	NW	0.09 / 470.37	10
	CEDS Fac ID / Case Status: 200000217063 | Closed RST Status Ind: Closed			
Dossin Jeffrey and Lia Residence	411 Hariton Ct Norfolk VA 23505	WNW	0.12 / 639.24	13
	CEDS Fac ID / Case Status: 200000208312 | Closed RST Status Ind: Closed			
Carr Residence	7001 Newport Ave Norfolk VA 23505	SW	0.16 / 860.38	15
	CEDS Fac ID / Case Status: 200000880736 | Closed RST Status Ind: Closed			
Norman Tina Residence	7218 Midfield St Norfolk VA 23505	ESE	0.20 / 1,063.62	19
	CEDS Fac ID / Case Status: 200000892855 | Closed RST Status Ind: Closed			

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Wyatt Residence	412 N Shore Rd Norfolk VA 23505	NW	0.23 / 1,233.12	22
	CEDS Fac ID / Case Status: 200000885363 | Closed RST Status Ind: Closed			
KRUGER PROPERTY - Hurricane	411 Brackenridge Road Norfolk VA 23505	SW	0.24 / 1,250.74	23
	CEDS Fac ID / Case Status: 200000191336 | Closed RST Status Ind: Closed			
Norfolk Collegiate School-7307 Woodfin Ave	7307 Woodfin Ave Norfolk VA 23505	E	0.27 / 1,411.72	27
	CEDS Fac ID / Case Status: 200000880597 | Closed RST Status Ind: Closed			
Norfolk Collegiate School - 7309 Woodfin Ave	7309 Woodfin Ave Norfolk VA 23505	E	0.27 / 1,429.69	28
	CEDS Fac ID / Case Status: 200000880601 | Closed RST Status Ind: Closed			
Philip Pinola Residence	7317 Yorktown Dr Norfolk VA 23505	E	0.33 / 1,726.17	34
	CEDS Fac ID / Case Status: 200000897410 | Open RST Status Ind: Open			
ROBBINS RESIDENCE	298 Suburban Parkway Norfolk VA 23505	E	0.46 / 2,449.11	59
	CEDS Fac ID / Case Status: 200000091610 | Closed RST Status Ind: Closed			

UST - Underground Storage Tanks

A search of the UST database, dated Oct 20, 2023 has found that there are 11 UST site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
TALBOT PARK APARTMENTS	118 Warren Street Norfolk VA 23505	ESE	0.00 / 0.00	1
	Facility ID / Facility Active / Active UST / Inactive UST: 5027231 | No | 0 | 8 Tank No: R7, REM FROM GRD, R8, REM FROM GRD, R4, REM FROM GRD, R5, REM FROM GRD, R6, REM FROM GRD, R3, REM FROM GRD, R1, REM FROM GRD, R2, REM FROM GRD			
GRANBY HIGH SCHOOL	7101 Granby Street Norfolk VA 23505	SSE	0.03 / 161.03	5
	Facility ID / Facility Active / Active UST / Inactive UST: 5023307 | No | 0 | 3 Tank No: R2, REM FROM GRD, R1, REM FROM GRD, R3, REM FROM GRD			
THE BALLENTINE	7211 Granby St Norfolk VA 23505	SE	0.04 / 228.31	6
	Facility ID / Facility Active / Active UST / Inactive UST: 5025786 | No | 0 | 1 Tank No: 27822, REM FROM GRD			
GREEK ORTHODOX CHURCH	7220 Granby St Norfolk VA 23510	ESE	0.06 / 292.69	8
	Facility ID / Facility Active / Active UST / Inactive UST: 5024484 | No | 0 | 1 Tank No: 1, REM FROM GRD			
NORFOLK CHRISTIAN SCHOOLS	7130 Granby St Norfolk VA 23505	SSE	0.12 / 612.05	12

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Facility ID | Facility Active | Active UST | Inactive UST: 5001100 | No | 0 | 1 Tank No: 1, CLS IN GRD				
TABERNACLE CHURCH OF NORFOLK	7120 Granby Street Norfolk VA 23505	SSE	0.16 / 820.60	14
Facility ID | Facility Active | Active UST | Inactive UST: 5027867 | No | 0 | 1 Tank No: R1, REM FROM GRD				
Norfolk Fire Station 9	115 Thole Street Norfolk VA 23505	SE	0.20 / 1,079.49	20
Facility ID | Facility Active | Active UST | Inactive UST: 5022532 | No | 0 | 2 Tank No: R1, REM FROM GRD, R2, REM FROM GRD				
MASONIC TEMPLE CORP	7001 Granby St. Norfolk VA 23505	S	0.21 / 1,084.78	21
Facility ID | Facility Active | Active UST | Inactive UST: 5025584 | No | 0 | 1 Tank No: 1, CLS IN GRD				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
GRANBY ELEMENTARY	7101 Newport Ave Norfolk VA 23505	SW	0.10 / 545.04	11
Facility ID | Facility Active | Active UST | Inactive UST: 5023308 | No | 0 | 2 Tank No: R2, REM FROM GRD, R1, REM FROM GRD				
PUMPING STATION #27	101 N. Shore Road Norfolk VA 23505	NE	0.18 / 956.36	17
Facility ID | Facility Active | Active UST | Inactive UST: 5008636 | No | 0 | 1 Tank No: R1, REM FROM GRD				
JOHN B SHIPP JR	209 Brackenridge Rd Norfolk VA 23505	SSW	0.24 / 1,267.95	24
Facility ID | Facility Active | Active UST | Inactive UST: 5022914 | No | 0 | 1 Tank No: 1, CLS IN GRD				

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Sep 8, 2023 has found that there are 24 FINDS/FRS site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
NORFOLK CITY SCHOOL DISTRICT (GRANBY HIGH SCHOOL)	7101 GRANBY ST NORFOLK VA 23505	SSE	0.03 / 161.03	5
Registry ID: 110005237895				
NORFOLK CHRISTIAN SCHOOLS	255 THOLE ST NORFOLK VA 23505-4199	SE	0.30 / 1,569.85	30
Registry ID: 110010631968				
BON AIR CLEANERS INC - GRANBY STREET	7601 GRANBY STREET NORFOLK VA 23505-2508	NNE	0.33 / 1,747.99	35

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	Registry ID: 110001908464			
HARRIS TEETER #407 - NORFOLK	7550 GRANBY ST NORFOLK VA 000000000	ENE	0.35 / 1,869.00	39
	Registry ID: 110061086417			
AMOCO 5176	7600 GRANBY ST NORFOLK VA 23505	NE	0.37 / 1,932.47	41
	Registry ID: 110005244850			
ESTABROOK PRINTING & LETTER SP	141 E LITTLE CREEK RD NORFOLK VA 23505	NE	0.40 / 2,111.17	46
	Registry ID: 110005218978			
NORFOLK CITY SCHOOL DISTRICT (SUBURBAN PARK ELEM SCHOOL)	310 THOLE ST NORFOLK VA 23505-4247	ESE	0.50 / 2,640.57	65
	Registry ID: 110021458386			
FARM FRESH PAINT SHOP	129 TAUSSIG BLVD NORFOLK VA 23505	NE	0.52 / 2,728.43	66
	Registry ID: 110005288955			
KROGER #0536-029	205 E LITTLE CREEK RD NORFOLK VA 23505	ENE	0.52 / 2,730.95	67
	Registry ID: 110063694284			
EXXON CO U S A RA521658	7726 GRANBY ST NORFOLK VA 23505	NE	0.53 / 2,814.33	68
	Registry ID: 110005233032			
FARM FRESH #6246	230 E. LITTLE CREEK RD NORFOLK VA 23505	NE	0.54 / 2,841.60	69
	Registry ID: 110046542309			
PARKDALE PRIVATE SCHOOL INC	321 VIRGINIAN DR NORFOLK VA 23505-4299	E	0.54 / 2,866.97	70
	Registry ID: 110010608379			
SUNOCO SERVICE STATION	287 E LITTLE CREEK D NORFOLK VA 23505	ENE	0.70 / 3,696.01	73
	Registry ID: 110005217194			
BON SECOURS DEPAUL MEDICAL CENTER	150 KINGSLEY LANE NORFOLK VA 23505-4602	SSW	0.73 / 3,857.31	74
	Registry ID: 110001890598			
DREADNOUGHT MARINE INC	TERMINAL PIER 3 NORTH NORFOLK VA 23501	NW	0.78 / 4,093.59	76
	Registry ID: 110005258014			
RACE COAST	303 E LITTLE CREEK ROAD NORFOLK VA 23505	ENE	0.78 / 4,141.76	77

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Registry ID: 110062626118				
DENBY PARK PRIVATE SCHOOL	369 FORT WORTH AVENUE NORFOLK VA 23503	ENE	0.86 / 4,523.50	78
Registry ID: 110011480094				
DENBY PARK DAY CARE CENTER INC	369 FORTH WORTH AVE NORFOLK VA 23505	ENE	0.86 / 4,523.50	78
Registry ID: 110010615584				
ALBANO CLEANERS INC - LITTLE CREEK RD	1100 WEST LITTLE CREEK ROAD NORFOLK VA 23505-1909	WNW	0.93 / 4,888.43	79
Registry ID: 110002083799				
MEADOWBROOK HARDWARE	1215D WEST LITTLE CREEK ROAD NORFOLK VA 23505	WNW	0.98 / 5,173.18	80
Registry ID: 110070071880				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
NORFOLK CITY SCHOOL DISTRICT (GRANBY ELEMENTARY SCHOOL)	7101 NEWPORT AVE NORFOLK VA 23505-3903	SW	0.10 / 545.04	11
Registry ID: 110021460676				
J.H. TWO, L.C. T/A JERRY HARRIS REMODELING	119 DUMONT AVENUE NORFOLK VA 23505	S	0.58 / 3,068.86	71
Registry ID: 110070254528				
KINGSLEY ACADEMY	100 KINGSLEY LANE NORFOLK VA 23505-4604	SSW	0.74 / 3,901.19	75
Registry ID: 110010631682				
VIRGINIA CNTR FOR PSYCHIATRY	100 KINGSLEY LANE NORFOLK VA 23505-4604	SSW	0.74 / 3,901.19	75
Registry ID: 110010765733				

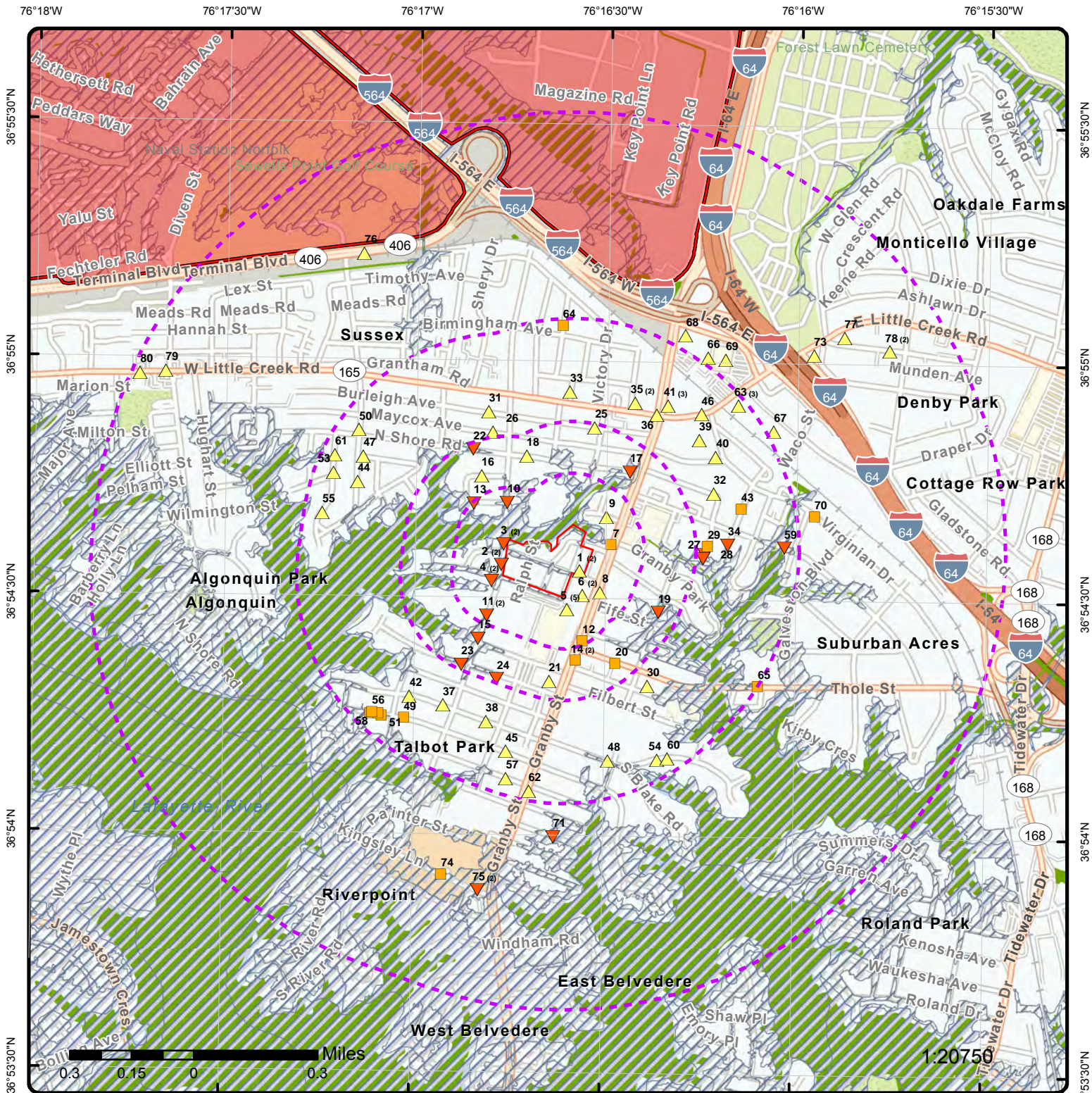
State

SPILLS - Spills

A search of the SPILLS database, dated Oct 18, 2023 has found that there are 5 SPILLS site(s) within approximately 0.12miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Granby High School - paint spill	7101 Granby St. Norfolk VA 23505	SSE	0.03 / 161.03	5
Incident ID / Status / Closure Date: 301641 | Closed | 12/9/2021				
Duplicate report - see IR 301641	7101 Granby St Norfolk VA 23505	SSE	0.03 / 161.03	5
Incident ID / Status / Closure Date: 301642 | Closed | 11/29/2021				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Apartments being demolished	7231 Newport Avenue Norfolk VA	WNW	0.01 / 52.34	<u>3</u>
<i>Incident ID / Status / Closure Date: 31806 | Closed | 2/18/2015</i>				
Riverside Apartments	7135 Newport Avenue VA	WSW	0.03 / 158.70	<u>4</u>
<i>Incident ID / Status / Closure Date: 289276 | Closed | 6/2/2009</i>				
Riverside Apartments	7135 Newport Avenue VA	WSW	0.03 / 158.70	<u>4</u>
<i>Incident ID / Status / Closure Date: 6/2/2009</i>				



Map: 1.0 Mile Radius

Order Number: 24010300649

Address: 118 Warren Street, NORFOLK, VA



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

100 Year Flood Zone

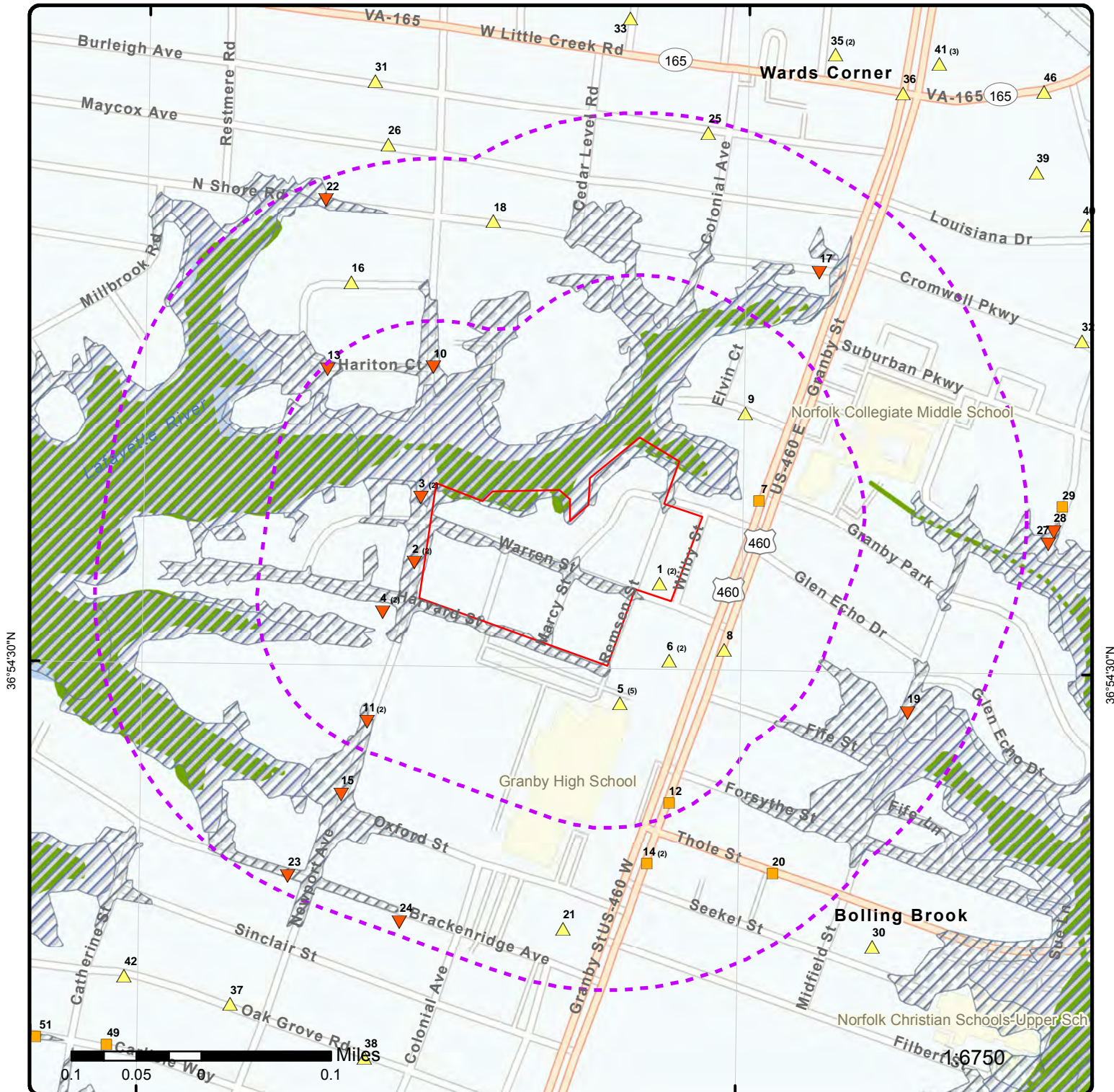
500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)

76°17'W

76°16'30"W



Map: 0.25 Mile Radius

Order Number: 24010300649

Address: 118 Warren Street, NORFOLK, VA



Project Property

Buffer Outline

▲ Sites with Higher Elevation

■ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)

76°17'W

76°16'30"W

76°16'W

36°55'N

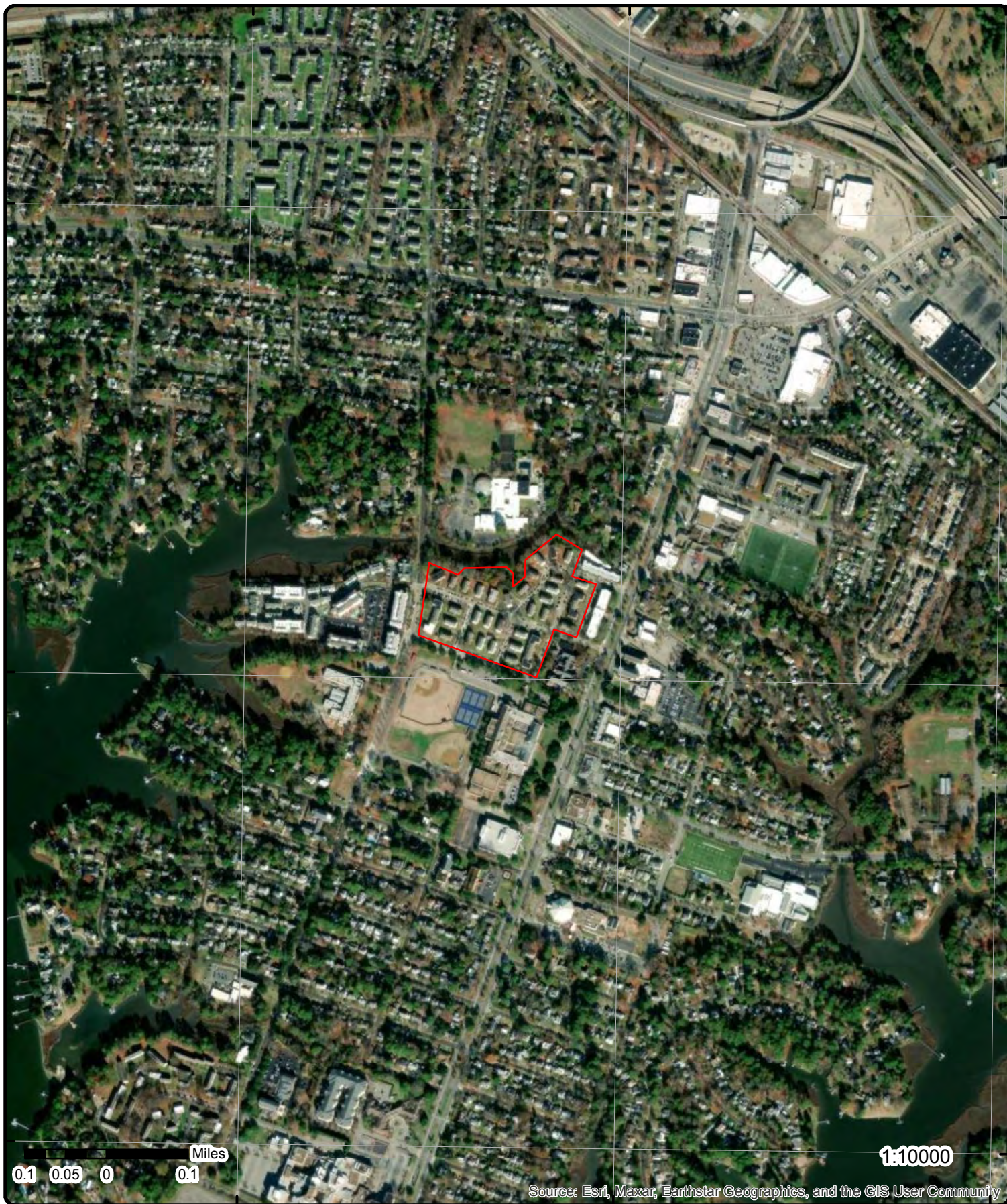
36°55'N

36°54'30"N

36°54'30"N

36°54'N

36°54'N



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Aerial Year: 2022

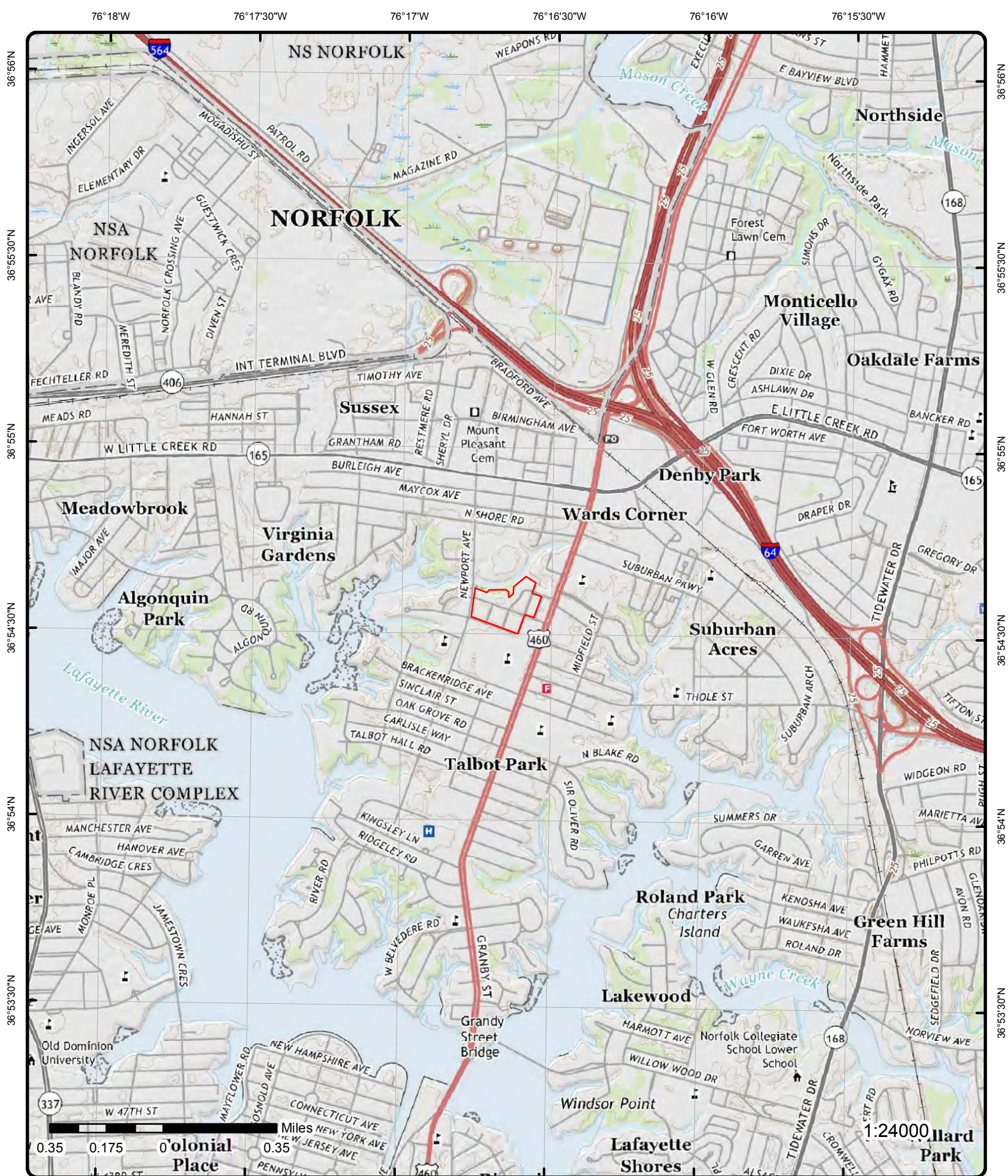
Order Number: 24010300649

Address: 118 Warren Street, NORFOLK, VA



© ERIS Information Inc.

Source: ESRI World Imagery



Topographic Map Year: 2019

Address: 118 Warren Street, VA

Quadrangle(s): Little Creek VA, Norfolk North VA

Source: USGS Topographic Map

Order Number: 24010300649



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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1</u>	1 of 2	ESE	0.00 / 0.00	11.91 / 2	TALBOT PARK APARTMENTS 118 Warren Street Norfolk VA 23505	UST

Facility ID:	5027231	Facility Active:	No
CEDS Facility ID:	200000067219	Federally Regulatd:	No
Facility Type:	RESIDENTIAL	Parent Reg Alt Des:	Tidewater
Active UST:	0	County:	Norfolk City
Inactive UST:	8	Region:	TRO
Active AST:	0	Latitude (HUB):	36.9091950033834
Inactive AST:	0	Longitude (HUB):	-76.2763940042481
Name:	TALBOT PARK APARTMENTS		
Address 1:	118 Warren Street		
Address 2:			
City:	Norfolk		
ZIP:	23505		
State:	VA		
Name (HUB):	Norfolk		
Facility Name (HUB):	TALBOT PARK APARTMENTS		
Facility Addr 1 (HUB):	118 Warren Street		
Facility Addr 2 (HUB):			
Facility City (HUB):	Norfolk		
Facility ZIP 5 (HUB):	23505		
Facility State (HUB):	VA		
Facility Location (HUB):			
Facility Name (Red Tagged):			
Facility Address (Red Tagged):			
Source:	Registered Petroleum Storage Tanks; Virginia Environmental Data Hub - Registered Petroleum Tank Facilities		

Tank Information

Tank Owner ID:	28533
Tank No:	R7
Tank Type:	UST

Tank Details

Fed Regulated Tank:	No	Install Date:	
Tank Status:	REM FROM GRD	Date Closed:	7/1/1994
Capacity:	2000		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	No	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Pipe Materials

Piping Type:	UNKNOWN	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		
Pipe RD ATG:			
Pipe RD GW Monitor:	No		
Pipe RD Vap Monitor:	No		
Pipe RD IM Dbl Wall:	No		
Pipe RD IM Sec Contain:	No		
Pipe RD ALLD:	No		
Pipe RD Tightness Test:	No		
Pipe RD Sir:	No		
Pipe RD Leak Deferred:			
Pipe RD Other:	No		
Pipe RD Other Specify:			

Tank Information

Tank Owner ID:	28533
Tank No:	R8
Tank Type:	UST

Tank Details

Fed Regulated Tank:	No	Install Date:	
Tank Status:	REM FROM GRD	Date Closed:	7/1/1994
Capacity:	2000		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	No	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Pipe Materials

Piping Type:	UNKNOWN	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		
Pipe RD ATG:			
Pipe RD GW Monitor:	No		
Pipe RD Vap Monitor:	No		
Pipe RD IM Dbl Wall:	No		
Pipe RD IM Sec Contain:	No		
Pipe RD ALLD:	No		
Pipe RD Tightness Test:	No		
Pipe RD Sir:	No		
Pipe RD Leak Deferred:			
Pipe RD Other:	No		
Pipe RD Other Specify:			

Tank Information

Tank Owner ID:	28533
Tank No:	R4
Tank Type:	UST

Tank Details

Fed Regulated Tank:	No	Install Date:	
Tank Status:	REM FROM GRD	Date Closed:	7/1/1994
Capacity:	2000		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	No	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Pipe Materials

Piping Type:	UNKNOWN	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		
Pipe RD ATG:			
Pipe RD GW Monitor:	No		
Pipe RD Vap Monitor:	No		
Pipe RD IM Dbl Wall:	No		
Pipe RD IM Sec Contain:	No		
Pipe RD ALLD:	No		
Pipe RD Tightness Test:	No		
Pipe RD Sir:	No		
Pipe RD Leak Deferred:			
Pipe RD Other:	No		
Pipe RD Other Specify:			

Tank Information

Tank Owner ID:	28533
Tank No:	R5
Tank Type:	UST

Tank Details

Fed Regulated Tank:	No	Install Date:	
Tank Status:	REM FROM GRD	Date Closed:	7/1/1994
Capacity:	2000		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	No	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Pipe Materials

Piping Type:	UNKNOWN	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		
Pipe RD ATG:			
Pipe RD GW Monitor:	No		
Pipe RD Vap Monitor:	No		
Pipe RD IM Dbl Wall:	No		
Pipe RD IM Sec Contain:	No		
Pipe RD ALLD:	No		
Pipe RD Tightness Test:	No		
Pipe RD Sir:	No		
Pipe RD Leak Deferred:			
Pipe RD Other:	No		
Pipe RD Other Specify:			

Tank Information

Tank Owner ID:	28533
Tank No:	R6
Tank Type:	UST

Tank Details

Fed Regulated Tank:	No	Install Date:	
Tank Status:	REM FROM GRD	Date Closed:	7/1/1994
Capacity:	2000		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	No	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Pipe Materials

Piping Type:	UNKNOWN	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		
Pipe RD ATG:			
Pipe RD GW Monitor:	No		
Pipe RD Vap Monitor:	No		
Pipe RD IM Dbl Wall:	No		
Pipe RD IM Sec Contain:	No		
Pipe RD ALLD:	No		
Pipe RD Tightness Test:	No		
Pipe RD Sir:	No		
Pipe RD Leak Deferred:			
Pipe RD Other:	No		
Pipe RD Other Specify:			

Tank Information

Tank Owner ID:	28533
Tank No:	R3
Tank Type:	UST

Tank Details

Fed Regulated Tank:	No	Install Date:	
Tank Status:	REM FROM GRD	Date Closed:	7/1/1994
Capacity:	2000		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	No	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Pipe Materials

Piping Type:	UNKNOWN	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		
Pipe RD ATG:			
Pipe RD GW Monitor:	No		
Pipe RD Vap Monitor:	No		
Pipe RD IM Dbl Wall:	No		
Pipe RD IM Sec Contain:	No		
Pipe RD ALLD:	No		
Pipe RD Tightness Test:	No		
Pipe RD Sir:	No		
Pipe RD Leak Deferred:			
Pipe RD Other:	No		
Pipe RD Other Specify:			

Tank Information

Tank Owner ID:	28533
Tank No:	R1
Tank Type:	UST

Tank Details

Fed Regulated Tank:	No	Install Date:	
Tank Status:	REM FROM GRD	Date Closed:	7/1/1994
Capacity:	2000		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	No	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Pipe Materials

Piping Type:	UNKNOWN	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		
Pipe RD ATG:			
Pipe RD GW Monitor:	No		
Pipe RD Vap Monitor:	No		
Pipe RD IM Dbl Wall:	No		
Pipe RD IM Sec Contain:	No		
Pipe RD ALLD:	No		
Pipe RD Tightness Test:	No		
Pipe RD Sir:	No		
Pipe RD Leak Deferred:			
Pipe RD Other:	No		
Pipe RD Other Specify:			

Tank Information

Tank Owner ID:	28533
Tank No:	R2
Tank Type:	UST

Tank Details

Fed Regulated Tank:	No	Install Date:	
Tank Status:	REM FROM GRD	Date Closed:	7/1/1994
Capacity:	2000		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	No	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Pipe Materials

Piping Type:	UNKNOWN	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		
Pipe RD ATG:			
Pipe RD GW Monitor:	No		
Pipe RD Vap Monitor:	No		
Pipe RD IM Dbl Wall:	No		
Pipe RD IM Sec Contain:	No		
Pipe RD ALLD:	No		
Pipe RD Tightness Test:	No		
Pipe RD Sir:	No		
Pipe RD Leak Deferred:			
Pipe RD Other:	No		
Pipe RD Other Specify:			

Owner

Tank Owner ID:	28533	No of Active AST:	0
Owner Type:	PRIVATE	No of Active UST:	0
Region:	TRO	No of Inactive AST:	0
Federal Regulated:	No	No of Inactive UST:	8
Facility Active:	No		
Name:	TALBOT PARK APARTMENTS		
Owner Name:	BMR INVESTMENTS; INC		
Owner Address 1:	5269 GREENWICH ROAD; SUITE 201		
Owner Address 2:			
Owner City:	VIRGINIA BEACH		
Owner State:	VA		
Owner ZIP 5:	23462		
Owner ZIP 4:			

Data Hub - Registered Tanks Detail

CEDS Fac:	200000067219	Reference Point:	
Fac Insp Year:		X:	-8491049.3401
Fac Risk Rank:		Y:	4426457.2884

<u>1</u>	2 of 2	ESE	0.00 / 0.00	11.91 / 2	TALBOT PARK APARTMENTS 118 Warren Street Norfolk VA 23505	LST
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PC No : Fed Regulated UST:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
PC No (HUB): CEDS Fac ID: Program: Region: Case Status: Case Closed Date: Release Reported: Heat Oil Category: Unknown Tank Type: Site Name: Address : City : Zip: County : RST Name (HUB): Fac L Addr 1 (HUB): Fac L City (HUB): Fac L ZIP 5 (HUB): FIC Desc (HUB): Other Tank Type: Oth Tank Type Desc: Source:	19952226				Reg Petrol UST 1: Excluded UST 1: Deferred UST 1: Partial Defr UST 1: Exmpt 1 UST 2: Exmpt2 Ht Oil UST2: Small Ht Oil AST 2: Regulated AST3: Unregulated AST3:	
		TALBOT PARK APARTMENTS 118 Warren Street Norfolk 23505 Norfolk City				
		Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	12670	RST Response:	
RST Fac ID:	200000067219	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	19952226	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST Rls Reported:	1994/08/10 00:00:00+00	Reference Point:	
RST Case Closed:	1994/08/11 00:00:00+00	Latitude:	36.9097409800795
RST Suspect Cnfrmd:	Suspected	Longitude:	-76.2774684818544
RST Rec Code:	TRO	X:	-8491168.9504
RST Priority:		Y:	4426533.3001
RST Fed Reg Tank:	N		
RST Name:	TALBOT PARK APARTMENTS		
Fac Location:			

<u>2</u>	1 of2	W	0.01 / 39.53	7.89 / -2	Riverside Terrace Apartments 7211 Newport Ave Norfolk VA 23505	LST
PC No :	20025096	Fed Regulated UST:	No			
PC No (HUB):	20025096	Reg Petrol UST 1:	No			
CEDS Fac ID:	200000206757	Excluded UST 1:	No			
Program:	RP Lead	Deferred UST 1:	No			
Region:	TRO	Partial Defr UST 1:	No			
Case Status:	Closed	Exmpt 1 UST 2:	No			
Case Closed Date:	9/24/2002	Exmpt2 Ht Oil UST2:	Yes			
Release Reported:	5/30/2002	Small Ht Oil AST 2:	No			
Heat Oil Category:	Category 2	Regulated AST3:	No			
Unknown Tank Type:	No	Unregulated AST3:	No			
Site Name:	Riverside Terrace Apartments					
Address :	7211 Newport Ave					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	Riverside Terrace Apartments					
Fac L Addr 1 (HUB):	7211 Newport Ave					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Data Hub - Petroleum Releases Geodatabase Details

RST ID:	20458	RST Response:	
RST Fac ID:	200000206757	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20025096	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2002/05/30 00:00:00+00	Reference Point:	
RST Case Closed:	2002/09/24 00:00:00+00	Latitude:	36.9097945879643
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2812385907275
RST Rec Code:	TRO	X:	-8491588.637
RST Priority:	2	Y:	4426540.7635
RST Fed Reg Tank:	N		
RST Name:	Riverside Terrace Apartments		
Fac Location:			

2	2 of2	W	0.01 / 39.53	7.89 / -2	Riverside Terrace Apartments 7211 Newport Ave Norfolk VA 23505	LST
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PC No :	20065024	Fed Regulated UST:	No
PC No (HUB):	20065024	Reg Petrol UST 1:	No
CEDS Fac ID:	200000206757	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defr UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	8/4/2006	Exmpt2 Ht Oil UST2:	Yes
Release Reported:	8/19/2005	Small Ht Oil AST 2:	No
Heat Oil Category:	Category 3	Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	Riverside Terrace Apartments		
Address :	7211 Newport Ave		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	Riverside Terrace Apartments		
Fac L Addr 1 (HUB):	7211 Newport Ave		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:			
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	25810	RST Response:	
RST Fac ID:	200000206757	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20065024	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2005/08/19 00:00:00+00	Reference Point:	
RST Case Closed:	2006/08/04 00:00:00+00	Latitude:	36.9087938760956
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2811188749446
RST Rec Code:	TRO	X:	-8491575.3103
RST Priority:	2	Y:	4426401.4432
RST Fed Reg Tank:	N		
RST Name:	Riverside Terrace Apartments		
Fac Location:			

3	1 of2	WNW	0.01 / 52.34	6.22 / -4	Apartments being demolished 7231 Newport Avenue Norfolk VA	SPILLS
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Legacy IR No:	2015-T-1727	Incident ID:	31806
Status:	Closed	Incident Address 1:	7231 Newport Avenue

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Incident Type:		Petroleum(Petroleum), Surface Spill (Petroleum)		Incident Address 2:	
Incident Subtype:				FIPS City County: 710/Norfolk City	
Effect to Receptor:				Region: Tidewater	
Incident Dte Time:		01/31/2015 07:17		Closure Date: 2/18/2015	
CallRecvdDteTime:		02/02/2015 10:19		Impacts:	
OngoingAtCallDt?:		No		Other Impacts:	
EPA ID:				Steps Taken:	
SSORS ID:				System Structure:	
HMVA No:				Oth Sys Structure:	
NRC ID:				Weather Status:	
Agencies Notified?:				Wet Weather Event: No	
Threat to:				Precipitation Inch: 0	
Terrorism?:				Discharge Type:	
Charactriz Incdnt:		Unknown		Dischrg Vol Gal: 0	
Quantity Units:				Discharge Treated:	
High Qty to Water:				Unkwn Discharge?:	
Low Qty to Water:				Sewage Related?: No	
Water Body:				Permitted?: No	
CallReportedAnon?:				Facility Name:	
CallPrptyOwnrUnkn?:				Property Owner:	
Call PRP Unknown?:				PrprtyOwnrOrgnzttn:	
Call Rprtd by Org?:				Event Duration Hrs: 0	
CallPrprtyOwnrOrg:				Received By: John Settle	
Call Prop Owner Nm:				Materials: transformer oil	
CallReprtdByName:		ANONYMOUS ANONYMOUS		PRP Name: WilliamUnderwood	
Call PRP Name:				Participating Prgm:	
Call PRP Org:				Point X:	
PRP Organization:		B & R Construction Management		Point Y:	
Associated IR:				Steps Taken Desc:	
Incident Name:		Apartments being demolished			
Weather Event:					
Other Receptors:					
Other Agencies:					
Original Call Loc Desc:		7231 NEWPORT AVENUE, NORFOLK, VA 23505			
Original Call Material Desc:		transformer oil - 20 gallons			
Cause of Event:					
Location Description:		7231 NEWPORT AVENUE, NORFOLK, VA 23505			
Closure Reason Comments:		Non-PCB oil. Contractor doing clean up with the City of Norfolk. No water impacts. NFA at this time.			
Description of Incident:		PROPERTY OF APTS ARE UNDER DEMOLITION AND CONTRACTOR CAUSED THREE POLES TO COME DOWN WITH 3 TRANSFORMERS.			
Original Call Incident Descri:					
PROPERTY OF APTS ARE UNDER DEMOLITION AND CONTRACTOR CAUSED THREE POLES TO COME DOWN WITH 3 TRANSFORMERS.					
Site Summary Notes:					
PROPERTY OF APTS ARE UNDER DEMOLITION AND CONTRACTOR CAUSED THREE POLES TO COME DOWN WITH 3 TRANSFORMERS					
Corrective Action Taken:					

<u>3</u>	2 of2	WNW	0.01 / 52.34	6.22 / -4	7231 NEWPORT AVE NORFOLK VA	ERNS
NRC Report No:		1107040		Latitude Degrees:		
Type of Incident:		FIXED		Latitude Minutes:		
Incident Cause:		OTHER		Latitude Seconds:		
Incident Date:		31-Jan-2015 14:30:00		Longitude Degrees:		
Incident Location:				Longitude Minutes:		
Incident Dtg:		OCCURRED		Longitude Seconds:		
Distance from City:				Lat Quad:		
Distance Units:				Long Quad:		
Direction from City:				Location Section:		
Location County:		NORFOLK		Location Township:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Potential Flag:	No	Location Range:				
Year:	Year 2015 Reports					
Description of Incident:	CALLER IS REPORTING A RELEASE OF TRANSFORMER OIL WHEN DEMOLITION NEARBY CAUSED THREE POLES TO COME DOWN WITH 3 TRANSFORMERS.					

Material Spill Information

Chris Code:	OMN	Unit of Measure:	GALLON(S)
CAS No:	000000-00-0	If Reached Water:	UNKNOWN
UN No:		Amount in Water:	0
Name of Material:	OIL, MISC: MINERAL	Unit Reach Water:	UNKNOWN AMOUNT
Amount of Material:	20		
Chris Code:	PCB	Unit of Measure:	UNKNOWN AMOUNT
CAS No:	000000-00-0	If Reached Water:	UNKNOWN
UN No:		Amount in Water:	0
Name of Material:	POLYCHLORINATED BIPHENYLS	Unit Reach Water:	UNKNOWN AMOUNT
Amount of Material:	0		

Calls Information

Date Time Received:	31-Jan-2015 20:26:02	Responsible City:	NORFOLK
Date Time Complete:	31-Jan-2015 20:33:07	Responsible State:	VA
Call Type:	INC	Responsible Zip:	
Resp Company:	B&R CONSTRUCTION MANAGEMENT	Source:	TELEPHONE
Resp Org Type:	PRIVATE ENTERPRISE		

Incident Information

Tank ID:		Building ID:	
Tank Regulated:	U	Location Area ID:	
Tank Regulated By:		Location Block ID:	
Capacity of Tank:		OCSG No:	
Capacity Tank Units:		OCSF No:	
Description of Tank:		State Lease No:	
Actual Amount:		Pier Dock No:	
Actual Amount Units:		Berth Slip No:	
Tank Above Ground:	ABOVE	Brake Failure:	U
NPDES:		Airbag Deployed:	U
NPDES Compliance:	U	Transport Contain:	U
Init Contin Rel No:		Location Subdiv:	
Contin Rel Permit:		Platform Rig Name:	
Contin Release Type:		Platform Letter:	
Aircraft ID:		Allision:	U
Aircraft Runway No:		Type of Structure:	
Aircraft Spot No:		Structure Name:	
Aircraft Type:		Structure Oper:	U
Aircraft Model:		Transit Bus Flag:	
Aircraft Fuel Cap:		Date Time Norm Serv:	
Aircraft Fuel Cap U:		Serv Disrupt Time:	
Aircraft Fuel on Brd:		Serv Disrupt Units:	
Aircraft Fuel OB U:		CR Begin Date:	
Aircraft Hanger:		CR End Date:	
Road Mile Marker:		CR Change Date:	
Power Gen Facility:	N	FBI Contact:	
Generating Capacity:		FBI Contact Dt Tm:	
Type of Fixed Obj:	TRANSFORMER	Passenger Handling:	
Type of Fuel:		Passenger Route:	XXX
DOT Crossing No:		Passenger Delay:	XXX
DOT Regulated:	U	Sub Part C Test Req:	XXX
Pipeline Type:		Conductor Test:	
Pipeline Abv Ground:	ABOVE	Engineer Test:	
Pipeline Covered:	U	Trainman Test:	
Exposed Underwater:	N	Yard Foreman Test:	
Railroad Hotline:		RCL Operator Test:	
Railroad Milepost:		Brakeman Test:	

45 erisinfo.com | Environmental Risk Information Services Order No: 24010300649

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Terrorism?: Charactriz Incdnt: Quantity Units: High Qty to Water: Low Qty to Water: Water Body: CallReportedAnon?: CallPrptyOwnrUnkn?: Call PRP Unknown?: Call Rprtd by Org?: CallPrptyOwnrOrg: Call Prop Owner Nm: CallReprtdByName: Call PRP Name: Call PRP Org: PRP Organization: Associated IR: Incident Name: Weather Event: Other Receptors: Other Agencies: Original Call Loc Desc: Original Call Material Desc: Cause of Event: Location Description: Closure Reason Comments: Description of Incident: Original Call Incident Descr:	NO Jill Sunderland Riverside Terrrace Apartments Riverside Apartments Storm Ditch Riverside Apartments-7135 Newport Avenue--VA--Norfolk City Pesticide, Paint, Fertilizer See Site Summary for details				Discharge Type: Dischrg Vol Gal: Discharge Treated: Unkwn Discharge?: Sewage Related?: Permitted?: Facility Name: Property Owner: PrprtyOwnrOrgnzttn: Event Duration Hrs: Received By: Materials: PRP Name: Participating Prgm: Point X: Point Y: Steps Taken Desc:	NO NO Paint(-1 - -1 Unknown)
Site Summary Notes: Corrective Action Taken:						

<u>4</u>	2 of2	WSW	0.03 / 158.70	8.92 / -1	Riverside Apartments 7135 Newport Avenue VA	SPILLS
Legacy IR No: Status: Incident Type: Incident Subtype: Effect to Receptor: Incident Dte Time: CallRecvdDteTime: OngoingAtCallDt?: EPA ID: SSORS ID: HMVA No: NRC ID: Agencies Notified?: Threat to: Terrorism?: Charactriz Incdnt: Quantity Units: High Qty to Water: Low Qty to Water: Water Body: CallReportedAnon?: CallPrptyOwnrUnkn?: Call PRP Unknown?: Call Rprtd by Org?: CallPrptyOwnrOrg: Call Prop Owner Nm: CallReprtdByName: Call PRP Name: Call PRP Org: PRP Organization: Associated IR:	2009-T-1004 Closed Water(Water) 05/22/2009 12:00 06/01/2009 12:00 No Jill Sunderland Riverside Terrrace Apartments Riverside Terrrace Apartments				Incident ID: Incident Address 1: Incident Address 2: FIPS City County: Region: Closure Date: Impacts: Other Impacts: Steps Taken: System Structure: Oth Sys Structure: Weather Status: Wet Weather Event: Precipitation Inch: Discharge Type: Dischrg Vol Gal: Discharge Treated: Unkwn Discharge?: Sewage Related?: Permitted?: Facility Name: Property Owner: PrprtyOwnrOrgnzttn: Event Duration Hrs: Received By: Materials: PRP Name: Participating Prgm: Point X: Point Y: Steps Taken Desc:	289276 7135 Newport Avenue 710/Norfolk City Tidewater 6/2/2009 No No Paint

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Incident Name: Riverside Apartments
Weather Event:
Other Receptors: Storm Ditch
Other Agencies:
Original Call Loc Desc: Riverside Apartments-7135 Newport Avenue--VA--Norfolk City
Original Call Material Desc: Pesticide, Paint, Fertilizer
Cause of Event:
Location Description: Riverside Apartments-7135 Newport Avenue--VA--Norfolk City
Closure Reason Comments: See Site Comments for details
Description of Incident:
Original Call Incident Descr:

PVC PIPE CONNECTED A MAINTENANCE SHOP SINK TO STORM WATER DRAIN INLET; PVC PIPE DISCONNECTED & SUMMONS ISSUED

Site Summary Notes:

Corrective Action Taken:

5	1 of 5	SSE	0.03 / 161.03	10.75 / 1	GRANBY HIGH SCHOOL 7101 Granby Street Norfolk VA 23505	UST
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Facility ID:	5023307	Facility Active:	No
CEDS Facility ID:	200000091125	Federally Regulatd:	Yes
Facility Type:	LOCAL	Parent Reg Alt Des:	Tidewater
Active UST:	0	County:	Norfolk City
Inactive UST:	3	Region:	TRO
Active AST:	0	Latitude (HUB):	36.9053340042744
Inactive AST:	0	Longitude (HUB):	-76.2768229992036
Name:	GRANBY HIGH SCHOOL		
Address 1:	7101 Granby Street		
Address 2:			
City:	Norfolk		
ZIP:	23505		
State:	VA		
Name (HUB):	Norfolk		
Facility Name (HUB):	GRANBY HIGH SCHOOL		
Facility Addr 1 (HUB):	7101 Granby Street		
Facility Addr 2 (HUB):			
Facility City (HUB):	Norfolk		
Facility ZIP 5 (HUB):	23505		
Facility State (HUB):	VA		
Facility Location (HUB):			
Facility Name (Red Tagged):			
Facility Address (Red Tagged):			
Source:	Registered Petroleum Storage Tanks; Virginia Environmental Data Hub - Registered Petroleum Tank Facilities		

Tank Information

Tank Owner ID:	31434
Tank No:	R2
Tank Type:	UST

Tank Details

Fed Regulated Tank:	Yes	Install Date:	1/22/1975
Tank Status:	REM FROM GRD	Date Closed:	5/1/1990
Capacity:	10000		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	Yes	Polyethyl Jacket:	No
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CCP/STI-P3:	No				Concrete:	No
Composite:	No				Excavation Liner:	No
Fiberglass:	No				Secondary Contain:	No
Lined Interior:	No				Repaired:	No
Double Walled:	No				Unknown:	No
Impressed Curr:	No					
Other:		No				
Other Specify:						
<u>Pipe Materials</u>						
Piping Type:	UNKNOWN				Double Walled:	No
Asphalt/Bare Steel:	Yes				Impressed Current:	
Galvanized Steel:	No				Polyflexible:	No
Fiberglass:	No				Secondary Contain:	No
Copper:	No				Repaired:	No
Cathodical Protect:	No				Unknown:	No
Other:		No				
Other Specify:						
<u>Tank/Pipe Release Detection</u>						
Manual Gauging:	No				Groundwatr Monitor:	No
Tightness Testing:	No				IM Dbl Walled:	No
Inventory Controls:	No				IM Sec Contain:	No
ATG:	No				Tank Rd Sir:	No
Vapor Monitoring:	No				Leak Deferred:	No
Other:		No				
Other Specify:						
Spill Device Installed:		No				
Overfill Device Install:		No				
Overfill Type:						
Overfill Other Specify:						
Pipe RD MTD:		No				
Pipe RD ATG:						
Pipe RD GW Monitor:		No				
Pipe RD Vap Monitor:		No				
Pipe RD IM Dbl Wall:		No				
Pipe RD IM Sec Contain:		No				
Pipe RD ALLD:		No				
Pipe RD Tightness Test:		No				
Pipe RD Sir:		No				
Pipe RD Leak Deferred:						
Pipe RD Other:		No				
Pipe RD Other Specify:						
<u>Tank Information</u>						
Tank Owner ID:		31434				
Tank No:		R1				
Tank Type:		UST				
<u>Tank Details</u>						
Fed Regulated Tank:	Yes				Install Date:	1/22/1975
Tank Status:	REM FROM GRD				Date Closed:	5/1/1990
Capacity:	10000					
Contents:		HEATING OIL				
Other Contents:						
<u>Tank Materials</u>						
Asphalt/Bare Steel:	Yes				Polyethyl Jacket:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CCP/STI-P3:	No				Concrete:	No
Composite:	No				Excavation Liner:	No
Fiberglass:	No				Secondary Contain:	No
Lined Interior:	No				Repaired:	No
Double Walled:	No				Unknown:	No
Impressed Curr:	No					
Other:		No				
Other Specify:						
<u>Pipe Materials</u>						
Piping Type:	UNKNOWN				Double Walled:	No
Asphalt/Bare Steel:	Yes				Impressed Current:	
Galvanized Steel:	No				Polyflexible:	No
Fiberglass:	No				Secondary Contain:	No
Copper:	No				Repaired:	No
Cathodical Protect:	No				Unknown:	No
Other:		No				
Other Specify:						
<u>Tank/Pipe Release Detection</u>						
Manual Gauging:	No				Groundwatr Monitor:	No
Tightness Testing:	No				IM Dbl Walled:	No
Inventory Controls:	No				IM Sec Contain:	No
ATG:	No				Tank Rd Sir:	No
Vapor Monitoring:	No				Leak Deferred:	No
Other:		No				
Other Specify:						
Spill Device Installed:		No				
Overfill Device Install:		No				
Overfill Type:						
Overfill Other Specify:						
Pipe RD MTD:		No				
Pipe RD ATG:						
Pipe RD GW Monitor:		No				
Pipe RD Vap Monitor:		No				
Pipe RD IM Dbl Wall:		No				
Pipe RD IM Sec Contain:		No				
Pipe RD ALLD:		No				
Pipe RD Tightness Test:		No				
Pipe RD Sir:		No				
Pipe RD Leak Deferred:						
Pipe RD Other:		No				
Pipe RD Other Specify:						
<u>Tank Information</u>						
Tank Owner ID:		31434				
Tank No:		R3				
Tank Type:		UST				
<u>Tank Details</u>						
Fed Regulated Tank:	Yes				Install Date:	1/22/1975
Tank Status:	REM FROM GRD				Date Closed:	8/13/1993
Capacity:	7500					
Contents:		HEATING OIL				
Other Contents:						
<u>Tank Materials</u>						
Asphalt/Bare Steel:	Yes				Polyethyl Jacket:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CCP/STI-P3:	No				Concrete:	No
Composite:	No				Excavation Liner:	No
Fiberglass:	No				Secondary Contain:	No
Lined Interior:	No				Repaired:	No
Double Walled:	No				Unknown:	No
Impressed Curr:	No					
Other:		No				
Other Specify:						

Pipe Materials

Piping Type:	NO VALVE SUCTION			Double Walled:	No
Asphalt/Bare Steel:	Yes			Impressed Current:	
Galvanized Steel:	No			Polyflexible:	No
Fiberglass:	No			Secondary Contain:	No
Copper:	No			Repaired:	No
Cathodical Protect:	No			Unknown:	No
Other:		No			
Other Specify:					

Tank/Pipe Release Detection

Manual Gauging:	No			Groundwatr Monitor:	No
Tightness Testing:	No			IM Dbl Walled:	No
Inventory Controls:	No			IM Sec Contain:	No
ATG:	No			Tank Rd Sir:	No
Vapor Monitoring:	No			Leak Deferred:	No
Other:		No			
Other Specify:					
Spill Device Installed:		No			
Overfill Device Install:		No			
Overfill Type:					
Overfill Other Specify:					
Pipe RD MTD:		No			
Pipe RD ATG:					
Pipe RD GW Monitor:		No			
Pipe RD Vap Monitor:		No			
Pipe RD IM Dbl Wall:		No			
Pipe RD IM Sec Contain:		No			
Pipe RD ALLD:		No			
Pipe RD Tightness Test:		No			
Pipe RD Sir:		No			
Pipe RD Leak Deferred:					
Pipe RD Other:		No			
Pipe RD Other Specify:					

Owner

Tank Owner ID:	31434			No of Active AST:	0
Owner Type:	LOCAL			No of Active UST:	0
Region:	TRO			No of Inactive AST:	0
Federal Regulated:	Yes			No of Inactive UST:	3
Facility Active:	No				
Name:		GRANBY HIGH SCHOOL			
Owner Name:		Norfolk Public Schools			
Owner Address 1:		966 Bellmore Ave			
Owner Address 2:					
Owner City:		Norfolk			
Owner State:		VA			
Owner ZIP 5:		23504			
Owner ZIP 4:					

Data Hub - Registered Tanks Detail

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CEDS Fac: 200000091125		Reference Point:				
Fac Insp Year:		X: -8491097.0956				
Fac Risk Rank:		Y: 4425919.7698				

5	2 of 5	SSE	0.03 / 161.03	10.75 / 1	NORFOLK CITY SCHOOL DISTRICT (GRANBY HIGH SCHOOL) 7101 GRANBY ST NORFOLK VA 23505	FINDS/FRS
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Registry ID: 110005237895
 FIPS Code: 51710
 HUC Code: 02080208
 Site Type Name: STATIONARY
 Location Description:
 Supplemental Location:
 Create Date: 01-MAR-00
 Update Date: 03-MAY-15
 Interest Types: FORMAL ENFORCEMENT ACTION, VSQG
 SIC Codes:
 SIC Code Descriptions:
 NAICS Codes:
 NAICS Code Descriptions:
 Conveyor: FRS-GEOCODE
 Federal Facility Code:
 Federal Agency Name:
 Tribal Land Code:
 Tribal Land Name:
 Congressional Dist No: 03
 Census Block Code: 517100017001013
 EPA Region Code: 03
 County Name: NORFOLK CITY
 US/Mexico Border Ind:
 Latitude: 36.90669
 Longitude: -76.27635
 Reference Point: CENTER OF A FACILITY OR STATION
 Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER
 Accuracy Value: 30
 Datum: NAD83
 Source:
 Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110005237895
 Data Source: Facility Registry Service - Single File
 Program Acronyms:

ICIS:600009050, RCRAINFO:VAD988174108

5	3 of 5	SSE	0.03 / 161.03	10.75 / 1	GRANBY HIGH SCHOOLS 7101 GRANBY ST NORFOLK VA 23505	RCRA VSQG
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EPA Handler ID: VAD988174108
 Gen Status Universe: VSG
 Contact Name: WILLIAM D BANKART
 Contact Address: 800 E CITY HALL AVE. , , NORFOLK , VA, 23501 , US
 Contact Phone No and Ext:
 Contact Email: WBANKART@NPS.K12.VA.US
 Contact Country: US
 County Name: NORFOLK CITY
 EPA Region: 03
 Land Type:
 Receive Date: 20171005
 Location Latitude: 36.906702
 Location Longitude: -76.276382

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation/Evaluation Summary

Note: NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19900807
Handler Name:	GRANBY HIGH SCHOOLS
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	D000
Waste Code Description:	DESCRIPTION
Hazardous Waste Code:	D001
Waste Code Description:	IGNITABLE WASTE
Hazardous Waste Code:	D002
Waste Code Description:	CORROSIVE WASTE
Hazardous Waste Code:	D003
Waste Code Description:	REACTIVE WASTE

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20171005
Handler Name:	GRANBY HIGH SCHOOLS
Federal Waste Generator Code:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Implementer

Waste Code Details

Hazardous Waste Code:	D001
Waste Code Description:	IGNITABLE WASTE
Hazardous Waste Code:	D002
Waste Code Description:	CORROSIVE WASTE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Hazardous Waste Code:		D003				
Waste Code Description:		REACTIVE WASTE				
<u>Owner/Operator Details</u>						
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Municipal			Street 1:	OPERSTREET	
Name:	OPERNAME			Street 2:		
Date Became Current:				City:	OPERCITY	
Date Ended Current:				State:	AK	
Phone:	215-555-1212			Country:		
Source Type:	Notification			Zip Code:	99999	
Owner/Operator Ind:	Current Owner			Street No:		
Type:	Municipal			Street 1:	OWNERSTREET	
Name:	NORFOLK PUBLIC SCHOOLS			Street 2:		
Date Became Current:				City:	OWNERCITY	
Date Ended Current:				State:	AK	
Phone:	215-555-1212			Country:		
Source Type:	Notification			Zip Code:	99999	
Owner/Operator Ind:	Current Owner			Street No:		
Type:	Municipal			Street 1:	OWNERSTREET	
Name:	NORFOLK PUBLIC SCHOOLS			Street 2:		
Date Became Current:				City:	OWNERCITY	
Date Ended Current:				State:	AK	
Phone:	215-555-1212			Country:	US	
Source Type:	Implementer			Zip Code:	99999	
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Municipal			Street 1:	OPERSTREET	
Name:	OPERNAME			Street 2:		
Date Became Current:				City:	OPERCITY	
Date Ended Current:				State:	AK	
Phone:	215-555-1212			Country:	US	
Source Type:	Implementer			Zip Code:	99999	
<u>Historical Handler Details</u>						
Receive Dt:	19900807					
Generator Code Description:	Small Quantity Generator					
Handler Name:	GRANBY HIGH SCHOOLS					

5	4 of 5	SSE	0.03 / 161.03	10.75 / 1	Granby High School - paint spill	SPILLS
7101 Granby St.						
Norfolk VA 23505						
Legacy IR No:				Incident ID:	301641	
Status:	Closed			Incident Address 1:	7101 Granby St.	
Incident Type:	Surface Spill(Petroleum)			Incident Address 2:		
Incident Subtype:				FIPS City County:	710/Norfolk City	
Effect to Receptor:				Region:	Tidewater	
Incident Dte Time:				Closure Date:	12/9/2021	
CallRecvdDteTime:	11/25/2021 04:21			Impacts:		
OngoingAtCallDt?:	No			Other Impacts:		
EPA ID:				Steps Taken:		
SSORS ID:				System Structure:		
HMVA No:				Oth Sys Structure:		
NRC ID:				Weather Status:		
Agencies Notified?:				Wet Weather Event:	No	
Threat to:				Precipitation Inch:		
Terrorism?:				Discharge Type:		
Charactriz Incdnt:				Dischrg Vol Gal:		
Quantity Units:				Discharge Treated:		
High Qty to Water:				Unkwn Discharge?:		
Low Qty to Water:				Sewage Related?:	No	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Water Body:					Permitted?:	No
CallReportedAnon?:					Facility Name:	
CallPrptyOwnrUnkn?:					Property Owner:	
Call PRP Unknown?:					PrptyOwnrOrgnztn:	
Call Rprtd by Org?:	N/A				Event Duration Hrs:	
CallPrptyOwnrOrg:					Received By:	Public Website
Call Prop Owner Nm:					Materials:	Paint
CallReprtdByName:	Don Gartrell				PRP Name:	
Call PRP Name:					Participating Prgm:	
Call PRP Org:	City of Norfolk Schools				Point X:	-76.2770259995932
PRP Organization:	City of Norfolk Schools				Point Y:	36.9070520000618
Associated IR:	301642				Steps Taken Desc:	
Incident Name:		Granby High School - paint spill				
Weather Event:						
Other Receptors:						
Other Agencies:						
Original Call Loc Desc:		Adjacent to tennis courts Granby HS				
Original Call Material Desc:						
Cause of Event:						
Location Description:		Adjacent to tennis courts Granby HS				
Closure Reason Comments:		Joint jurisdiction. Referred to external agency or locality for management. City of Norfolk conducted investigation and gained compliance from responsible party; see "301641 correspondence with City of Norfolk" under Documents tab.				
Description of Incident:		Paint spill adjacent to tennis court resurfacing project at Granby High School.				
Original Call Incident Descr:						
Paint spill adjacent to tennis court resurfacing project at Granby High School.						
Corrective Action Taken:						
Site Summary Notes:						
<u>PRP Report Details</u>						
RSC Status:	Closed				PRP Site Addr:	7101 Granby St.
PRP Incide:					PRP Site County:	Norfolk
PRP Assign:	554				PRP Site State:	VA
PRP Site 1:					PRP Site ZIP:	23505
PRP Repo 1:	11/25/2021				Reference :	PG
PRP Inci 1:	12/9/2021					
SRC Status:		Joint jurisdiction. Referred to external agency or locality for management.				
PRP Site Name:		Granby High School - paint spill				
<hr/>						
5	5 of 5	SSE	0.03 / 161.03	10.75 / 1	Duplicate report - see IR 301641 7101 Granby St Norfolk VA 23505	SPILLS
Legacy IR No:					Incident ID:	301642
Status:	Closed				Incident Address 1:	7101 Granby St
Incident Type:	Surface Spill(Petroleum)				Incident Address 2:	
Incident Subtype:					FIPS City County:	710/Norfolk City
Effect to Receptor:					Region:	Tidewater
Incident Dte Time:					Closure Date:	11/29/2021
CallRecvdDteTime:	11/25/2021 04:23				Impacts:	
OngoingAtCallDt?:	No				Other Impacts:	
EPA ID:					Steps Taken:	
SSORS ID:					System Structure:	
HMVA No:					Oth Sys Structure:	
NRC ID:					Weather Status:	
Agencies Notified?:					Wet Weather Event:	No
Threat to:					Precipitation Inch:	
Terrorism?:					Discharge Type:	
Charactriz Incdnt:					Dischrg Vol Gal:	
Quantity Units:					Discharge Treated:	
High Qty to Water:					Unkwn Discharge?:	
Low Qty to Water:					Sewage Related?:	No
Water Body:					Permitted?:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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CallReportedAnon?:					Facility Name:	
CallPrptyOwnrUnkn?:					Property Owner:	
Call PRP Unknown?:					PrprtyOwnrOrgnzttn:	
Call Rprtd by Org?:	N/A				Event Duration Hrs:	
CallPrprtyOwnrOrg:					Received By:	Public Website
Call Prop Owner Nm:					Materials:	Paint
CallReprtdByName:	Don Gartrell				PRP Name:	
Call PRP Name:					Participating Prgm:	
Call PRP Org:	City of Norfolk Schools				Point X:	-76.2770259995932
PRP Organization:	City of Norfolk Schools				Point Y:	36.9070520000618
Associated IR:	301641				Steps Taken Desc:	
Incident Name:		Duplicate report - see IR 301641				
Weather Event:						
Other Receptors:						
Other Agencies:						
Original Call Loc Desc:		Adjacent to tennis courts Granby HS				
Original Call Material Desc:						
Cause of Event:						
Location Description:		Adjacent to tennis courts Granby HS				
Closure Reason Comments:		Duplicate pollution report See IR 301641				
Description of Incident:		Paint spill adjacent to tennis court resurfacing project at Granby High School.				
Original Call Incident Descri:						

Paint spill adjacent to tennis court resurfacing project at Granby High School.

Corrective Action Taken:

Site Summary Notes:

PRP Report Details

RSC Status:	Closed	PRP Site Addr:	7101 Granby St
PRP Incide:		PRP Site County:	Norfolk
PRP Assign:	554	PRP Site State:	VA
PRP Site 1:		PRP Site ZIP:	23505
PRP Repo 1:	11/25/2021	Reference :	PG
PRP Inci 1:	11/29/2021		
SRC Status:	Duplicate pollution report		
PRP Site Name:	Duplicate report - see IR 301641		

6	1 of2	SE	0.04 / 228.31	11.95 / 2	THE BALLENTINE 7211 Granby St Norfolk VA 23505	UST
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Facility ID:	5025786	Facility Active:	No
CEDS Facility ID:	200000067294	Federally Regulatd:	Yes
Facility Type:	RESIDENTIAL	Parent Reg Alt Des:	Tidewater
Active UST:	0	County:	Norfolk City
Inactive UST:	1	Region:	TRO
Active AST:	0	Latitude (HUB):	36.9084729975995
Inactive AST:	0	Longitude (HUB):	-76.2754950035494
Name:	THE BALLENTINE		
Address 1:	7211 Granby St		
Address 2:			
City:	Norfolk		
ZIP:	23505		
State:	VA		
Name (HUB):	Norfolk		
Facility Name (HUB):	THE BALLENTINE		
Facility Addr 1 (HUB):	7211 Granby St		
Facility Addr 2 (HUB):			
Facility City (HUB):	Norfolk		
Facility ZIP 5 (HUB):	23505		
Facility State (HUB):	VA		
Facility Location (HUB):	7211 Granby St		
Facility Name (Red Tagged):			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Facility Address (Red Tagged):

Source: Registered Petroleum Storage Tanks; Virginia Environmental Data Hub - Registered Petroleum Tank Facilities

Tank Information

Tank Owner ID: 27001
Tank No: 27822
Tank Type: UST

Tank Details

Fed Regulated Tank:	Yes	Install Date:	
Tank Status:	REM FROM GRD	Date Closed:	4/30/1991
Capacity:	6000		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	No	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	Yes	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Pipe Materials

Piping Type:	NO VALVE SUCTION	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	Yes	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		
Pipe RD ATG:			
Pipe RD GW Monitor:	No		
Pipe RD Vap Monitor:	No		
Pipe RD IM Dbl Wall:	No		
Pipe RD IM Sec Contain:	No		
Pipe RD ALLD:	No		
Pipe RD Tightness Test:	No		
Pipe RD Sir:	No		
Pipe RD Leak Deferred:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Pipe RD Other: No
Pipe RD Other Specify:

Owner

Tank Owner ID:	27001	No of Active AST:	0
Owner Type:	COMMERCIAL	No of Active UST:	0
Region:	TRO	No of Inactive AST:	0
Federal Regulated:	Yes	No of Inactive UST:	1
Facility Active:	No		
Name:	THE BALLENTINE		
Owner Name:	BALLENTINE HOME CORPORATION		
Owner Address 1:	7211 GRANBY ST.		
Owner Address 2:			
Owner City:	NORFOLK		
Owner State:	VA		
Owner ZIP 5:	23505		
Owner ZIP 4:			

Data Hub - Registered Tanks Detail

CEDS Fac:	200000067294	Reference Point:	
Fac Insp Year:		X:	-8490949.2638
Fac Risk Rank:		Y:	4426356.7705

6	2 of2	SE	0.04 / 228.31	11.95 / 2	The Ballentine 7211 Granby St Norfolk VA 23505	LST
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PC No :	20125081	Fed Regulated UST:	No
PC No (HUB):	20125081	Reg Petrol UST 1:	No
CEDS Fac ID:	200000067294	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defr UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	1/5/2012	Exmpt2 Ht Oil UST2:	Yes
Release Reported:	1/4/2012	Small Ht Oil AST 2:	No
Heat Oil Category:	NFA	Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	The Ballentine		
Address :	7211 Granby St		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	The Ballentine		
Fac L Addr 1 (HUB):	7211 Granby St		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:			
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	35963	RST Response:	
RST Fac ID:	200000067294	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20125081	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2012/01/04 00:00:00+00	Reference Point:	
RST Case Closed:	2012/01/05 00:00:00+00	Latitude:	36.9085929309681
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.276322437266
RST Rec Code:	TRO	X:	-8491041.3733
RST Priority:	3	Y:	4426373.4676

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
RST Fed Reg Tank:	N					
RST Name:		The Ballentine				
Fac Location:		7211 Granby St				
<hr/>						

<u>7</u>	1 of 1	ENE	0.05 / 239.64	9.83 / 0	Trust Property - 7305 Granby Street 7305 Granby St Norfolk VA 23505	LST
<hr/>						
PC No :	20115055			Fed Regulated UST:	No	
PC No (HUB):	20115055			Reg Petrol UST 1:	No	
CEDS Fac ID:	200000854688			Excluded UST 1:	No	
Program:	RP Lead			Deferred UST 1:	No	
Region:	TRO			Partial Defr UST 1:	No	
Case Status:	Closed			Exmpt 1 UST 2:	No	
Case Closed Date:	11/29/2011			Exmpt2 Ht Oil UST2:	No	
Release Reported:	12/3/2010			Small Ht Oil AST 2:	Yes	
Heat Oil Category:	Category 3			Regulated AST3:	No	
Unknown Tank Type:	No			Unregulated AST3:	No	
Site Name:	Trust Property - 7305 Granby Street					
Address :	7305 Granby St					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	Trust Property - 7305 Granby Street					
Fac L Addr 1 (HUB):	7305 Granby St					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	34401			RST Response:	
RST Fac ID:	200000854688			RST Responsibi Ind:	RP Lead
RST Poll Cmpl No:	20115055			DES First Name:	Leann
RST Status Ind:	Closed			DES Last Name:	Moran
RST RIs Reported:	2010/12/03 00:00:00+00			Reference Point:	
RST Case Closed:	2011/11/29 00:00:00+00			Latitude:	36.9103298947534
RST Suspect Cnfrmd:	Confirmed			Longitude:	-76.2749197062718
RST Rec Code:	TRO			X:	-8490885.222
RST Priority:	3			Y:	4426615.2903
RST Fed Reg Tank:	N				
RST Name:	Trust Property - 7305 Granby Street				
Fac Location:					

<u>8</u>	1 of 1	ESE	0.06 / 292.69	10.64 / 1	GREEK ORTHODOX CHURCH 7220 Granby St Norfolk VA 23510	UST
<hr/>						
Facility ID:	5024484			Facility Active:	No	
CEDS Facility ID:	200000065345			Federally Regulatd:	No	
Facility Type:	UNKNOWN			Parent Reg Alt Des:	Tidewater	
Active UST:	0			County:	Norfolk City	
Inactive UST:	1			Region:	TRO	
Active AST:	0			Latitude (HUB):	36.9087150060796	
Inactive AST:	0			Longitude (HUB):	-76.2751370033491	
Name:	GREEK ORTHODOX CHURCH					
Address 1:	7220 Granby St					
Address 2:						
City:	Norfolk					
ZIP:	23510					
State:	VA					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Name (HUB):		Norfolk				
Facility Name (HUB):		GREEK ORTHODOX CHURCH				
Facility Addr 1 (HUB):		7220 Granby St				
Facility Addr 2 (HUB):						
Facility City (HUB):		Norfolk				
Facility ZIP 5 (HUB):		23510				
Facility State (HUB):		VA				
Facility Location (HUB):		7220 Granby St, Norfolk VA 23510				
Facility Name (Red Tagged):						
Facility Address (Red Tagged):						
Source:		Registered Petroleum Storage Tanks; Virginia Environmental Data Hub - Registered Petroleum Tank Facilities				

Tank Information

Tank Owner ID: 32124
Tank No: 1
Tank Type: UST

Tank Details

Fed Regulated Tank:	No	Install Date:	
Tank Status:	REM FROM GRD	Date Closed:	7/1/1991
Capacity:	7500		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	Yes	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Pipe Materials

Piping Type:	VALVE SUCTION	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	Yes	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Pipe RD ATG:						
Pipe RD GW Monitor:		No				
Pipe RD Vap Monitor:		No				
Pipe RD IM Dbl Wall:		No				
Pipe RD IM Sec Contain:		No				
Pipe RD ALLD:		No				
Pipe RD Tightness Test:		No				
Pipe RD Sir:		No				
Pipe RD Leak Deferred:						
Pipe RD Other:		No				
Pipe RD Other Specify:						

Owner

Tank Owner ID:	32124	No of Active AST:	0
Owner Type:	COMMERCIAL	No of Active UST:	0
Region:	TRO	No of Inactive AST:	0
Federal Regulated:	No	No of Inactive UST:	1
Facility Active:	No		
Name:	GREEK ORTHODOX CHURCH		
Owner Name:	GREEK ORTHODOX CHURCH		
Owner Address 1:	7220 GRANBY STREET		
Owner Address 2:			
Owner City:	NORFOLK		
Owner State:	VA		
Owner ZIP 5:	23510		
Owner ZIP 4:			

Data Hub - Registered Tanks Detail

CEDS Fac:	200000065345	Reference Point:	
Fac Insp Year:		X:	-8490909.4114
Fac Risk Rank:		Y:	4426390.4629

<u>9</u>	1 of 1	ENE	0.06 / 332.87	11.77 / 2	REED RESIDENCE 107 Elvin Road Norfolk VA 23505	LST
PC No :	19992421	Fed Regulated UST:	No			
PC No (HUB):	19992421	Reg Petrol UST 1:	No			
CEDS Fac ID:	200000191267	Excluded UST 1:	No			
Program:	RP Lead	Deferred UST 1:	No			
Region:	TRO	Partial Defr UST 1:	No			
Case Status:	Closed	Exmpt 1 UST 2:	No			
Case Closed Date:	7/20/1999	Exmpt2 Ht Oil UST2:	Yes			
Release Reported:	6/25/1999	Small Ht Oil AST 2:	No			
Heat Oil Category:	Category 2	Regulated AST3:	No			
Unknown Tank Type:	No	Unregulated AST3:	No			
Site Name:	REED RESIDENCE					
Address :	107 Elvin Road					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	REED RESIDENCE					
Fac L Addr 1 (HUB):	107 Elvin Road					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Data Hub - Petroleum Releases Geodatabase Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
RST ID:	13698				RST Response:	
RST Fac ID:	200000191267				RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	19992421				DES First Name:	Leann
RST Status Ind:	Closed				DES Last Name:	Moran
RST RIs Reported:	1999/06/25 00:00:00+00				Reference Point:	
RST Case Closed:	1999/07/20 00:00:00+00				Latitude:	36.9109339171992
RST Suspect Cnfrmd:	Confirmed				Longitude:	-76.2750595110794
RST Rec Code:	TRO				X:	-8490900.785
RST Priority:	3				Y:	4426699.3845
RST Fed Reg Tank:	N					
RST Name:	REED RESIDENCE					
Fac Location:						

10	1 of1	NW	0.09 / 470.37	7.70 / -2	Jewish Community Center of Tidewater 7300 Newport Ave Norfolk VA 23505	LST
PC No :	20055061				Fed Regulated UST:	No
PC No (HUB):	20055061				Reg Petrol UST 1:	No
CEDS Fac ID:	200000217063				Excluded UST 1:	No
Program:	RP Lead				Deferred UST 1:	No
Region:	TRO				Partial Defr UST 1:	No
Case Status:	Closed				Exmpt 1 UST 2:	No
Case Closed Date:	1/7/2005				Exmpt2 Ht Oil UST2:	Yes
Release Reported:	9/13/2004				Small Ht Oil AST 2:	No
Heat Oil Category:	NFA				Regulated AST3:	No
Unknown Tank Type:	No				Unregulated AST3:	No
Site Name:	Jewish Community Center of Tidewater					
Address :	7300 Newport Ave					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	Jewish Community Center of Tidewater					
Fac L Addr 1 (HUB):	7300 Newport Ave					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	24262				RST Response:	
RST Fac ID:	200000217063				RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20055061				DES First Name:	Leann
RST Status Ind:	Closed				DES Last Name:	Moran
RST RIs Reported:	2004/09/13 00:00:00+00				Reference Point:	
RST Case Closed:	2005/01/07 00:00:00+00				Latitude:	36.9112050183217
RST Suspect Cnfrmd:	Confirmed				Longitude:	-76.2770643747238
RST Rec Code:	TRO				X:	-8491123.9654
RST Priority:	3				Y:	4426737.1284
RST Fed Reg Tank:	N					
RST Name:	Jewish Community Center of Tidewater					
Fac Location:						

11	1 of2	SW	0.10 / 545.04	8.73 / -1	GRANBY ELEMENTARY 7101 Newport Ave Norfolk VA 23505	UST
Facility ID:	5023308				Facility Active:	No
CEDS Facility ID:	200000065334				Federally Regulatd:	Yes
Facility Type:	LOCAL				Parent Reg Alt Des:	Tidewater
Active UST:	0				County:	Norfolk City

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Inactive UST:	2				Region:	TRO
Active AST:	0				Latitude (HUB):	36.906853996831
Inactive AST:	0				Longitude (HUB):	-76.2805140069244
Name:		GRANBY ELEMENTARY				
Address 1:		7101 Newport Ave				
Address 2:						
City:		Norfolk				
ZIP:		23505				
State:		VA				
Name (HUB):		Norfolk				
Facility Name (HUB):		GRANBY ELEMENTARY				
Facility Addr 1 (HUB):		7101 Newport Ave				
Facility Addr 2 (HUB):						
Facility City (HUB):		Norfolk				
Facility ZIP 5 (HUB):		23505				
Facility State (HUB):		VA				
Facility Location (HUB):		7101 Newport Ave, Norfolk VA 23505				
Facility Name (Red Tagged):						
Facility Address (Red Tagged):						
Source:		Registered Petroleum Storage Tanks; Virginia Environmental Data Hub - Registered Petroleum Tank Facilities				

Tank Information

Tank Owner ID: 31434
 Tank No: R2
 Tank Type: UST

Tank Details

Fed Regulated Tank:	Yes	Install Date:	
Tank Status:	REM FROM GRD	Date Closed:	5/1/1991
Capacity:			
Contents:	UNKNOWN		
Other Contents:	UNKNOWN		

Tank Materials

Asphalt/Bare Steel:	No	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	Yes
Impressed Curr:	No		
Other:	No		
Other Specify:			

Pipe Materials

Piping Type:	UNKNOWN	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	Yes
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
ATG:	No				Tank Rd Sir:	No
Vapor Monitoring:	No				Leak Deferred:	No
Other:		No				
Other Specify:						
Spill Device Installed:		No				
Overfill Device Install:		No				
Overfill Type:						
Overfill Other Specify:						
Pipe RD MTD:		No				
Pipe RD ATG:						
Pipe RD GW Monitor:		No				
Pipe RD Vap Monitor:		No				
Pipe RD IM Dbl Wall:		No				
Pipe RD IM Sec Contain:		No				
Pipe RD ALLD:		No				
Pipe RD Tightness Test:		No				
Pipe RD Sir:		No				
Pipe RD Leak Deferred:						
Pipe RD Other:		No				
Pipe RD Other Specify:						
<u>Tank Information</u>						
Tank Owner ID:		31434				
Tank No:		R1				
Tank Type:		UST				
<u>Tank Details</u>						
Fed Regulated Tank:	No				Install Date:	1/22/1975
Tank Status:	REM FROM GRD				Date Closed:	5/1/1991
Capacity:	7500					
Contents:		HEATING OIL				
Other Contents:						
<u>Tank Materials</u>						
Asphalt/Bare Steel:	Yes				Polyethyl Jacket:	No
CCP/STI-P3:	No				Concrete:	No
Composite:	No				Excavation Liner:	No
Fiberglass:	No				Secondary Contain:	No
Lined Interior:	No				Repaired:	No
Double Walled:	No				Unknown:	No
Impressed Curr:	No					
Other:		No				
Other Specify:						
<u>Pipe Materials</u>						
Piping Type:	UNKNOWN				Double Walled:	No
Asphalt/Bare Steel:	Yes				Impressed Current:	
Galvanized Steel:	No				Polyflexible:	No
Fiberglass:	No				Secondary Contain:	No
Copper:	No				Repaired:	No
Cathodical Protect:	No				Unknown:	No
Other:		No				
Other Specify:						
<u>Tank/Pipe Release Detection</u>						
Manual Gauging:	No				Groundwatr Monitor:	No
Tightness Testing:	No				IM Dbl Walled:	No
Inventory Controls:	No				IM Sec Contain:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
ATG:	No				Tank Rd Sir:	No
Vapor Monitoring:	No				Leak Deferred:	No
Other:		No				
Other Specify:						
Spill Device Installed:		No				
Overfill Device Install:		No				
Overfill Type:						
Overfill Other Specify:						
Pipe RD MTD:		No				
Pipe RD ATG:						
Pipe RD GW Monitor:		No				
Pipe RD Vap Monitor:		No				
Pipe RD IM Dbl Wall:		No				
Pipe RD IM Sec Contain:		No				
Pipe RD ALLD:		No				
Pipe RD Tightness Test:		No				
Pipe RD Sir:		No				
Pipe RD Leak Deferred:						
Pipe RD Other:		No				
Pipe RD Other Specify:						

Owner

Tank Owner ID:	31434	No of Active AST:	0
Owner Type:	LOCAL	No of Active UST:	0
Region:	TRO	No of Inactive AST:	0
Federal Regulated:	Yes	No of Inactive UST:	2
Facility Active:	No		
Name:	GRANBY ELEMENTARY		
Owner Name:	Norfolk Public Schools		
Owner Address 1:	966 Bellmore Ave		
Owner Address 2:			
Owner City:	Norfolk		
Owner State:	VA		
Owner ZIP 5:	23504		
Owner ZIP 4:			

Data Hub - Registered Tanks Detail

CEDS Fac:	200000065334	Reference Point:	
Fac Insp Year:		X:	-8491507.9767
Fac Risk Rank:		Y:	4426131.3761

11	2 of 2	SW	0.10 / 545.04	8.73 / -1	NORFOLK CITY SCHOOL DISTRICT (GRANBY ELEMENTARY SCHOOL) 7101 NEWPORT AVE NORFOLK VA 23505-3903	FINDS/FRS
Registry ID:	110021460676					
FIPS Code:						
HUC Code:	02080208					
Site Type Name:	STATIONARY					
Location Description:						
Supplemental Location:						
Create Date:	20-MAY-05					
Update Date:	29-DEC-14					
Interest Types:	FORMAL ENFORCEMENT ACTION					
SIC Codes:						
SIC Code Descriptions:						
NAICS Codes:						
NAICS Code Descriptions:						
Conveyor:	FRS-GEOCODE					
Federal Facility Code:						
Federal Agency Name:						
Tribal Land Code:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Tribal Land Name: Congressional Dist No: 03 Census Block Code: 517100017001013 EPA Region Code: 03 County Name: NORFOLK CITY US/Mexico Border Ind: Latitude: 36.9077 Longitude: -76.28011 Reference Point: CENTER OF A FACILITY OR STATION Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER Accuracy Value: 30 Datum: NAD83 Source: Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110021460676 Data Source: Facility Registry Service - Single File Program Acronyms: ICIS:600009043						

12	1 of 1	SSE	0.12 / 612.05	10.12 / 0	NORFOLK CHRISTIAN SCHOOLS 7130 Granby St Norfolk VA 23505	UST
Facility ID: 5001100 CEDS Facility ID: 200000851564 Facility Type: COMMERCIAL Active UST: 0 Inactive UST: 1 Active AST: 0 Inactive AST: 0 Name: NORFOLK CHRISTIAN SCHOOLS Address 1: 7130 Granby St Address 2: City: Norfolk ZIP: 23505 State: VA Name (HUB): Norfolk Facility Name (HUB): NORFOLK CHRISTIAN SCHOOLS Facility Addr 1 (HUB): 7130 Granby St Facility Addr 2 (HUB): Facility City (HUB): Norfolk Facility ZIP 5 (HUB): 23505 Facility State (HUB): VA Facility Location (HUB): Facility Name (Red Tagged): Facility Address (Red Tagged): Source: Registered Petroleum Storage Tanks; Virginia Environmental Data Hub - Registered Petroleum Tank Facilities						
Facility Active: No Federally Regulatd: Yes Parent Reg Alt Des: Tidewater County: Norfolk City Region: TRO Latitude (HUB): 36.9051810007937 Longitude (HUB): -76.2708410045389						

Tank Information

Tank Owner ID:	31369
Tank No:	1
Tank Type:	UST

Tank Details

Fed Regulated Tank:	Yes	Install Date:	3/4/1956
Tank Status:	CLS IN GRD	Date Closed:	7/1/1983
Capacity:	1000		
Contents:	DIESEL		
Other Contents:			

Tank Materials

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Asphalt/Bare Steel:	No				Polyethyl Jacket:	No
CCP/STI-P3:	No				Concrete:	No
Composite:	No				Excavation Liner:	No
Fiberglass:	No				Secondary Contain:	No
Lined Interior:	No				Repaired:	No
Double Walled:	No				Unknown:	Yes
Impressed Curr:	No					
Other:		No				
Other Specify:						
<u>Pipe Materials</u>						
Piping Type:	UNKNOWN				Double Walled:	No
Asphalt/Bare Steel:	No				Impressed Current:	
Galvanized Steel:	No				Polyflexible:	No
Fiberglass:	No				Secondary Contain:	No
Copper:	No				Repaired:	No
Cathodical Protect:	No				Unknown:	Yes
Other:		No				
Other Specify:						
<u>Tank/Pipe Release Detection</u>						
Manual Gauging:	No				Groundwatr Monitor:	No
Tightness Testing:	No				IM Dbl Walled:	No
Inventory Controls:	No				IM Sec Contain:	No
ATG:	No				Tank Rd Sir:	No
Vapor Monitoring:	No				Leak Deferred:	No
Other:		No				
Other Specify:						
Spill Device Installed:		No				
Overfill Device Install:		No				
Overfill Type:						
Overfill Other Specify:						
Pipe RD MTD:		No				
Pipe RD ATG:						
Pipe RD GW Monitor:		No				
Pipe RD Vap Monitor:		No				
Pipe RD IM Dbl Wall:		No				
Pipe RD IM Sec Contain:		No				
Pipe RD ALLD:		No				
Pipe RD Tightness Test:		No				
Pipe RD Sir:		No				
Pipe RD Leak Deferred:						
Pipe RD Other:		No				
Pipe RD Other Specify:						
<u>Owner</u>						
Tank Owner ID:	31369				No of Active AST:	0
Owner Type:	PRIVATE				No of Active UST:	0
Region:	TRO				No of Inactive AST:	0
Federal Regulated:	Yes				No of Inactive UST:	1
Facility Active:	No					
Name:		NORFOLK CHRISTIAN SCHOOLS				
Owner Name:		NORFOLK CHRISTIAN SCHOOLS				
Owner Address 1:		255 THOLE STREET				
Owner Address 2:						
Owner City:		NORFOLK				
Owner State:		VA				
Owner ZIP 5:		23505				
Owner ZIP 4:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Data Hub - Registered Tanks Detail

CEDS Fac:	200000851564	Reference Point:	
Fac Insp Year:		X:	-8490431.183
Fac Risk Rank:		Y:	4425898.4696

13	1 of 1	WNW	0.12 / 639.24	8.21 / -2	Dossin Jeffrey and Lia Residence 411 Hariton Ct Norfolk VA 23505	LST
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PC No :	20035037	Fed Regulated UST:	No
PC No (HUB):	20035037	Reg Petrol UST 1:	No
CEDS Fac ID:	200000208312	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defr UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	12/10/2002	Exmpt2 Ht Oil UST2:	Yes
Release Reported:	10/25/2002	Small Ht Oil AST 2:	No
Heat Oil Category:	Category 1	Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	Dossin Jeffrey and Lia Residence		
Address :	411 Hariton Ct		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	Dossin Jeffrey and Lia Residence		
Fac L Addr 1 (HUB):	411 Hariton Ct		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:			
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	20981	RST Response:	
RST Fac ID:	200000208312	RST Responsibi Ind:	RP Lead
RST Poll Cmpl No:	20035037	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2002/10/25 00:00:00+00	Reference Point:	
RST Case Closed:	2002/12/10 00:00:00+00	Latitude:	36.9115387220754
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2808696733016
RST Rec Code:	TRO	X:	-8491547.5693
RST Priority:	3	Y:	4426783.5883
RST Fed Reg Tank:	N		
RST Name:	Dossin Jeffrey and Lia Residence		
Fac Location:			

14	1 of 2	SSE	0.16 / 820.60	10.25 / 0	TABERNACLE CHURCH OF NORFOLK 7120 Granby Street Norfolk VA 23505	UST
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Facility ID:	5027867	Facility Active:	No
CEDS Facility ID:	200000089976	Federally Regulatd:	No
Facility Type:	OTHER	Parent Reg Alt Des:	Tidewater
Active UST:	0	County:	Norfolk City
Inactive UST:	1	Region:	TRO
Active AST:	0	Latitude (HUB):	36.9058320015351
Inactive AST:	0	Longitude (HUB):	-76.2764219957523
Name:	TABERNACLE CHURCH OF NORFOLK		
Address 1:	7120 Granby Street		
Address 2:			
City:	Norfolk		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
ZIP:		23505				
State:		VA				
Name (HUB):		Norfolk				
Facility Name (HUB):		TABERNACLE CHURCH OF NORFOLK				
Facility Addr 1 (HUB):		7120 Granby Street				
Facility Addr 2 (HUB):						
Facility City (HUB):		Norfolk				
Facility ZIP 5 (HUB):		23505				
Facility State (HUB):		VA				
Facility Location (HUB):						
Facility Name (Red Tagged):						
Facility Address (Red Tagged):						
Source:		Registered Petroleum Storage Tanks; Virginia Environmental Data Hub - Registered Petroleum Tank Facilities				

Tank Information

Tank Owner ID: 37468
Tank No: R1
Tank Type: UST

Tank Details

Fed Regulated Tank:	No	Install Date:	
Tank Status:	REM FROM GRD	Date Closed:	10/1/1996
Capacity:	500		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	No	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Pipe Materials

Piping Type:	UNKNOWN	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM DbI Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Overfill Other Specify:						
Pipe RD MTD:		No				
Pipe RD ATG:						
Pipe RD GW Monitor:		No				
Pipe RD Vap Monitor:		No				
Pipe RD IM Dbl Wall:		No				
Pipe RD IM Sec Contain:		No				
Pipe RD ALLD:		No				
Pipe RD Tightness Test:		No				
Pipe RD Sir:		No				
Pipe RD Leak Deferred:						
Pipe RD Other:		No				
Pipe RD Other Specify:						

Owner

Tank Owner ID:	37468	No of Active AST:	0
Owner Type:	COMMERCIAL	No of Active UST:	0
Region:	TRO	No of Inactive AST:	0
Federal Regulated:	No	No of Inactive UST:	1
Facility Active:	No		
Name:	TABERNACLE CHURCH OF NORFOLK		
Owner Name:	TABERNACLE CHURCH OF NORFOLK		
Owner Address 1:	7120 GRANBY STREET		
Owner Address 2:			
Owner City:	NORFOLK		
Owner State:	VA		
Owner ZIP 5:	23505		
Owner ZIP 4:			

Data Hub - Registered Tanks Detail

CEDS Fac:	200000089976	Reference Point:	
Fac Insp Year:		X:	-8491052.4561
Fac Risk Rank:		Y:	4425989.0982

14	2 of 2	SSE	0.16 / 820.60	10.25 / 0	TABERNACLE CHURCH OF NORFOLK 7120 Granby Street Norfolk VA 23505	LST
PC No :	19972283	Fed Regulated UST:	No			
PC No (HUB):	19972283	Reg Petrol UST 1:	No			
CEDS Fac ID:	200000089976	Excluded UST 1:	No			
Program:	RP Lead	Deferred UST 1:	No			
Region:	TRO	Partial Defer UST 1:	No			
Case Status:	Closed	Exmpt 1 UST 2:	No			
Case Closed Date:	10/23/1996	Exmpt2 Ht Oil UST2:	No			
Release Reported:	10/16/1996	Small Ht Oil AST 2:	No			
Heat Oil Category:		Regulated AST3:	No			
Unknown Tank Type:	No	Unregulated AST3:	No			
Site Name:	TABERNACLE CHURCH OF NORFOLK					
Address :	7120 Granby Street					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	TABERNACLE CHURCH OF NORFOLK					
Fac L Addr 1 (HUB):	7120 Granby Street					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Data Hub - Petroleum Releases Geodatabase Details

RST ID:	13148	RST Response:	
RST Fac ID:	20000089976	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	19972283	DES First Name:	Joseph
RST Status Ind:	Closed	DES Last Name:	Fly
RST RIs Reported:	1996/10/16 00:00:00+00	Reference Point:	
RST Case Closed:	1996/10/23 00:00:00+00	Latitude:	36.9059612347424
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2755015055554
RST Rec Code:	TRO	X:	-8490949.9876
RST Priority:		Y:	4426007.0894
RST Fed Reg Tank:	N		
RST Name:	TABERNACLE CHURCH OF NORFOLK		
Fac Location:			

15	1 of 1	SW	0.16 / 860.38	6.68 / -3	Carr Residence 7001 Newport Ave Norfolk VA 23505	LST
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PC No :	20155258	Fed Regulated UST:	No
PC No (HUB):	20155258	Reg Petrol UST 1:	No
CEDS Fac ID:	200000880736	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defr UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	10/16/2015	Exmpt2 Ht Oil UST2:	Yes
Release Reported:	6/19/2015	Small Ht Oil AST 2:	No
Heat Oil Category:	Category 1	Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	Carr Residence		
Address :	7001 Newport Ave		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	Carr Residence		
Fac L Addr 1 (HUB):	7001 Newport Ave		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:			
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	41793	RST Response:	
RST Fac ID:	200000880736	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20155258	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2015/06/19 00:00:00+00	Reference Point:	
RST Case Closed:	2015/10/16 00:00:00+00	Latitude:	36.9069741159121
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2807460956612
RST Rec Code:	TRO	X:	-8491533.8127
RST Priority:	3	Y:	4426148.0987
RST Fed Reg Tank:	N		
RST Name:	Carr Residence		
Fac Location:	7001 Newport Ave		

16	1 of 1	NW	0.17 / 886.05	11.75 / 2	Chepely Joseph and Melissa Property 449 Hariton Ct Norfolk VA 23505	LST
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PC No :	20235150	Fed Regulated UST:	No
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
PC No (HUB):	20235150				Reg Petrol UST 1:	No
CEDS Fac ID:	200000896776				Excluded UST 1:	No
Program:	RP Lead				Deferred UST 1:	No
Region:	TRO				Partial Defr UST 1:	No
Case Status:	Open				Exmpt 1 UST 2:	No
Case Closed Date:					Exmpt2 Ht Oil UST2:	Yes
Release Reported:	5/15/2023				Small Ht Oil AST 2:	No
Heat Oil Category:	Category 3				Regulated AST3:	No
Unknown Tank Type:	No				Unregulated AST3:	No
Site Name:	Chepely Joseph and Melissa Property					
Address :	449 Hariton Ct					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	Chepely Joseph and Melissa Property					
Fac L Addr 1 (HUB):	449 Hariton Ct					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	52552	RST Response:	
RST Fac ID:	200000896776	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20235150	DES First Name:	Christopher
RST Status Ind:	Open	DES Last Name:	Kampfmueller
RST RIs Reported:	2023/05/15 00:00:00+00	Reference Point:	PG
RST Case Closed:		Latitude:	36.9126867017146
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2804292948948
RST Rec Code:	TRO	X:	-8491498.5466
RST Priority:	2	Y:	4426943.4173
RST Fed Reg Tank:	N		
RST Name:	Chepely Joseph and Melissa Property		
Fac Location:			

17	1 of 1	NE	0.18 / 956.36	8.84 / -1	PUMPING STATION #27 101 N. Shore Road Norfolk VA 23505	UST
Facility ID:	5008636				Facility Active:	No
CEDS Facility ID:	200000066691				Federally Regulatd:	No
Facility Type:	LOCAL				Parent Reg Alt Des:	Tidewater
Active UST:	0				County:	Norfolk City
Inactive UST:	1				Region:	TRO
Active AST:	0				Latitude (HUB):	36.9127800008316
Inactive AST:	0				Longitude (HUB):	-76.2736550077091
Name:	PUMPING STATION #27					
Address 1:	101 N. Shore Road					
Address 2:						
City:	Norfolk					
ZIP:	23505					
State:	VA					
Name (HUB):	Norfolk					
Facility Name (HUB):	PUMPING STATION #27					
Facility Addr 1 (HUB):	101 N. Shore Road					
Facility Addr 2 (HUB):						
Facility City (HUB):	Norfolk					
Facility ZIP 5 (HUB):	23505					
Facility State (HUB):	VA					
Facility Location (HUB):						
Facility Name (Red Tagged):						
Facility Address (Red Tagged):						
Source:	Registered Petroleum Storage Tanks; Virginia Environmental Data Hub - Registered Petroleum Tank Facilities					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Tank Information

Tank Owner ID: 36762
 Tank No: R1
 Tank Type: UST

Tank Details

Fed Regulated Tank:	No	Install Date:	4/25/1984
Tank Status:	REM FROM GRD	Date Closed:	8/4/1999
Capacity:	500		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	No	Polyethyl Jacket:	No
CCP/STI-P3:	Yes	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Pipe Materials

Piping Type:	UNKNOWN	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	Yes	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		
Pipe RD ATG:			
Pipe RD GW Monitor:	No		
Pipe RD Vap Monitor:	No		
Pipe RD IM Dbl Wall:	No		
Pipe RD IM Sec Contain:	No		
Pipe RD ALLD:	No		
Pipe RD Tightness Test:	No		
Pipe RD Sir:	No		
Pipe RD Leak Deferred:			
Pipe RD Other:	No		
Pipe RD Other Specify:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Owner

Tank Owner ID:	36762	No of Active AST:	0
Owner Type:	LOCAL	No of Active UST:	0
Region:	TRO	No of Inactive AST:	0
Federal Regulated:	No	No of Inactive UST:	1
Facility Active:	No		
Name:	PUMPING STATION #27		
Owner Name:	City of Norfolk Department of Utilities		
Owner Address 1:	PO Box 1080		
Owner Address 2:			
Owner City:	Norfolk		
Owner State:	VA		
Owner ZIP 5:	23510		
Owner ZIP 4:			

Data Hub - Registered Tanks Detail

CEDS Fac:	200000066691	Reference Point:	
Fac Insp Year:		X:	-8490744.4364
Fac Risk Rank:		Y:	4426956.4071

18	1 of 1	NNW	0.20 / 1,060.15	10.78 / 1	Pinnacle Premier Properties LLC Property 312 N Shore Rd Norfolk VA 23505	LST
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PC No :	20135144	Fed Regulated UST:	No
PC No (HUB):	20135144	Reg Petrol UST 1:	No
CEDS Fac ID:	200000859744	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defr UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	2/19/2014	Exmpt2 Ht Oil UST2:	Yes
Release Reported:	6/12/2013	Small Ht Oil AST 2:	No
Heat Oil Category:	Category 2	Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	Pinnacle Premier Properties LLC Property		
Address :	312 N Shore Rd		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	Pinnacle Premier Properties LLC Property		
Fac L Addr 1 (HUB):	312 N Shore Rd		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:			
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	38290	RST Response:	
RST Fac ID:	200000859744	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20135144	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2013/06/12 00:00:00+00	Reference Point:	
RST Case Closed:	2014/02/19 00:00:00+00	Latitude:	36.9134994972531
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2783847598509
RST Rec Code:	TRO	X:	-8491270.95
RST Priority:	3	Y:	4427056.5813
RST Fed Reg Tank:	N		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
RST Name:		Pinnacle Premier Properties LLC Property				
Fac Location:		312 N Shore Rd				

19	1 of 1	ESE	0.20 / 1,063.62	8.13 / -2	Norman Tina Residence 7218 Midfield St Norfolk VA 23505	LST
PC No :	20215242			Fed Regulated UST:	No	
PC No (HUB):	20215242			Reg Petrol UST 1:	No	
CEDS Fac ID:	200000892855			Excluded UST 1:	No	
Program:	RP Lead			Deferred UST 1:	No	
Region:	TRO			Partial Defer UST 1:	No	
Case Status:	Closed			Exmpt 1 UST 2:	No	
Case Closed Date:	1/24/2023			Exmpt2 Ht Oil UST2:	Yes	
Release Reported:	5/12/2021			Small Ht Oil AST 2:	No	
Heat Oil Category:	Category 3			Regulated AST3:	No	
Unknown Tank Type:	No			Unregulated AST3:	No	
Site Name:	Norman Tina Residence					
Address :	7218 Midfield St					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	Norman Tina Residence					
Fac L Addr 1 (HUB):	7218 Midfield St					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	50308	RST Response:	
RST Fac ID:	200000892855	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20215242	DES First Name:	Jacob
RST Status Ind:	Closed	DES Last Name:	Gonzales-Black
RST RIs Reported:	2021/05/12 00:00:00+00	Reference Point:	PG
RST Case Closed:	2023/01/24 00:00:00+00	Latitude:	36.907828999787
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2724069998445
RST Rec Code:	TRO	X:	-8490605.5088
RST Priority:	3	Y:	4426267.1137
RST Fed Reg Tank:	N		
RST Name:	Norman Tina Residence		
Fac Location:			

20	1 of 1	SE	0.20 / 1,079.49	10.13 / 0	Norfolk Fire Station 9 115 Thole Street Norfolk VA 23505	UST
Facility ID:		5022532	Facility Active:		No	
CEDS Facility ID:		200000091056	Federally Regulatd:		Yes	
Facility Type:		LOCAL	Parent Reg Alt Des:		Tidewater	
Active UST:		0	County:		Norfolk City	
Inactive UST:		2	Region:		TRO	
Active AST:		0	Latitude (HUB):		36.9064399959245	
Inactive AST:		0	Longitude (HUB):		-76.2756940019444	
Name:		Norfolk Fire Station 9				
Address 1:		115 Thole Street				
Address 2:						
City:		Norfolk				
ZIP:		23505				
State:		VA				
Name (HUB):		Norfolk				
Facility Name (HUB):		Norfolk Fire Station 9				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Facility Addr 1 (HUB):		115 Thole Street				
Facility Addr 2 (HUB):						
Facility City (HUB):		Norfolk				
Facility ZIP 5 (HUB):		23505				
Facility State (HUB):		VA				
Facility Location (HUB):						
Facility Name (Red Tagged):						
Facility Address (Red Tagged):						
Source:		Registered Petroleum Storage Tanks; Virginia Environmental Data Hub - Registered Petroleum Tank Facilities				

Tank Information

Tank Owner ID: 27233
 Tank No: R1
 Tank Type: UST

Tank Details

Fed Regulated Tank: Yes
 Tank Status: REM FROM GRD
 Capacity: 550
 Contents: DIESEL
 Other Contents:
 Install Date: 1/1/1955
 Date Closed: 10/20/1997

Tank Materials

Asphalt/Bare Steel: Yes
 CCP/STI-P3: No
 Composite: No
 Fiberglass: No
 Lined Interior: No
 Double Walled: No
 Impressed Curr: No
 Other: No
 Other Specify:
 Polyethyl Jacket: No
 Concrete: No
 Excavation Liner: No
 Secondary Contain: No
 Repaired: No
 Unknown: No

Pipe Materials

Piping Type: NO VALVE SUCTION
 Asphalt/Bare Steel: No
 Galvanized Steel: Yes
 Fiberglass: No
 Copper: No
 Cathodical Protect: No
 Other: No
 Other Specify:
 Double Walled: No
 Impressed Current: No
 Polyflexible: No
 Secondary Contain: No
 Repaired: No
 Unknown: Yes

Tank/Pipe Release Detection

Manual Gauging: No
 Tightness Testing: No
 Inventory Controls: No
 ATG: No
 Vapor Monitoring: No
 Other: No
 Other Specify:
 Spill Device Installed: No
 Overfill Device Install: No
 Overfill Type:
 Overfill Other Specify:
 Pipe RD MTD: No
 Pipe RD ATG:
 Pipe RD GW Monitor: No
 Groundwater Monitor: No
 IM Dbl Walled: No
 IM Sec Contain: No
 Tank Rd Sir: No
 Leak Deferred: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Pipe RD Vap Monitor:		No				
Pipe RD IM Dbl Wall:		No				
Pipe RD IM Sec Contain:		No				
Pipe RD ALLD:		No				
Pipe RD Tightness Test:		No				
Pipe RD Sir:		No				
Pipe RD Leak Deferred:						
Pipe RD Other:		No				
Pipe RD Other Specify:						

Tank Information

Tank Owner ID: 27233
Tank No: R2
Tank Type: UST

Tank Details

Fed Regulated Tank:	Yes	Install Date:	
Tank Status:	REM FROM GRD	Date Closed:	5/13/2002
Capacity:	2000		
Contents:	DIESEL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	Yes	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Pipe Materials

Piping Type:	VALVE SUCTION	Double Walled:	No
Asphalt/Bare Steel:	Yes	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		
Pipe RD ATG:			
Pipe RD GW Monitor:	No		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Pipe RD Vap Monitor:		No				
Pipe RD IM Dbl Wall:		No				
Pipe RD IM Sec Contain:		No				
Pipe RD ALLD:		No				
Pipe RD Tightness Test:		No				
Pipe RD Sir:		No				
Pipe RD Leak Deferred:		No				
Pipe RD Other:		No				
Pipe RD Other Specify:						

Owner

Tank Owner ID:	27233	No of Active AST:	0
Owner Type:	LOCAL	No of Active UST:	0
Region:	TRO	No of Inactive AST:	0
Federal Regulated:	Yes	No of Inactive UST:	2
Facility Active:	No		
Name:	Norfolk Fire Station 9		
Owner Name:	City of Norfolk		
Owner Address 1:	2840 Dana Street		
Owner Address 2:	Attn: William Clendenin		
Owner City:	Norfolk		
Owner State:	VA		
Owner ZIP 5:	23509		
Owner ZIP 4:			

Data Hub - Registered Tanks Detail

CEDS Fac:	200000091056	Reference Point:	
Fac Insp Year:		X:	-8490971.4162
Fac Risk Rank:		Y:	4426073.7404

21	1 of 1	S	0.21 / 1,084.78	11.79 / 2	MASONIC TEMPLE CORP 7001 Granby St. Norfolk VA 23505	UST
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Facility ID:	5025584	Facility Active:	No
CEDS Facility ID:	200000091372	Federally Regulatd:	Yes
Facility Type:	COMMERCIAL	Parent Reg Alt Des:	Tidewater
Active UST:	0	County:	Norfolk City
Inactive UST:	1	Region:	TRO
Active AST:	0	Latitude (HUB):	36.9049359986281
Inactive AST:	0	Longitude (HUB):	-76.2770180018922
Name:	MASONIC TEMPLE CORP		
Address 1:	7001 Granby St.		
Address 2:			
City:	Norfolk		
ZIP:	23505		
State:	VA		
Name (HUB):	Norfolk		
Facility Name (HUB):	MASONIC TEMPLE CORP		
Facility Addr 1 (HUB):	7001 Granby St.		
Facility Addr 2 (HUB):			
Facility City (HUB):	Norfolk		
Facility ZIP 5 (HUB):	23505		
Facility State (HUB):	VA		
Facility Location (HUB):			
Facility Name (Red Tagged):			
Facility Address (Red Tagged):			
Source:	Registered Petroleum Storage Tanks; Virginia Environmental Data Hub - Registered Petroleum Tank Facilities		

Tank Information

Tank Owner ID:	37715
Tank No:	1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Tank Type:	UST
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Tank Details

Fed Regulated Tank:	Yes	Install Date:	
Tank Status:	CLS IN GRD	Date Closed:	10/21/1991
Capacity:	6500		
Contents:	HEATING OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	No	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Pipe Materials

Piping Type:	UNKNOWN	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	No	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		
Pipe RD ATG:			
Pipe RD GW Monitor:	No		
Pipe RD Vap Monitor:	No		
Pipe RD IM Dbl Wall:	No		
Pipe RD IM Sec Contain:	No		
Pipe RD ALLD:	No		
Pipe RD Tightness Test:	No		
Pipe RD Sir:	No		
Pipe RD Leak Deferred:			
Pipe RD Other:	No		
Pipe RD Other Specify:			

Owner

Tank Owner ID:	37715	No of Active AST:	0
Owner Type:	COMMERCIAL	No of Active UST:	0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Region:	TRO				No of Inactive AST:	0
Federal Regulated:	Yes				No of Inactive UST:	1
Facility Active:	No					
Name:		MASONIC TEMPLE CORP				
Owner Name:		MASONIC TEMPLE CORP				
Owner Address 1:		7001 GRANBY ST.				
Owner Address 2:						
Owner City:		NORFOLK				
Owner State:		VA				
Owner ZIP 5:		23505				
Owner ZIP 4:						

Data Hub - Registered Tanks Detail

CEDS Fac:	200000091372	Reference Point:	
Fac Insp Year:		X:	-8491118.8032
Fac Risk Rank:		Y:	4425864.362

22	1 of 1	NW	0.23 / 1,233.12	8.86 / -1	Wyatt Residence 412 N Shore Rd Norfolk VA 23505	LST
PC No :	20185019			Fed Regulated UST:	No	
PC No (HUB):	20185019			Reg Petrol UST 1:	No	
CEDS Fac ID:	200000885363			Excluded UST 1:	No	
Program:	RP Lead			Deferred UST 1:	No	
Region:	TRO			Partial Defer UST 1:	No	
Case Status:	Closed			Exmpt 1 UST 2:	No	
Case Closed Date:	9/22/2017			Exmpt2 Ht Oil UST2:	Yes	
Release Reported:	7/21/2017			Small Ht Oil AST 2:	No	
Heat Oil Category:	Category 2			Regulated AST3:	No	
Unknown Tank Type:	No			Unregulated AST3:	No	
Site Name:	Wyatt Residence					
Address :	412 N Shore Rd					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	Wyatt Residence					
Fac L Addr 1 (HUB):	412 N Shore Rd					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	45080	RST Response:	
RST Fac ID:	200000885363	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20185019	DES First Name:	Valerie
RST Status Ind:	Closed	DES Last Name:	McGee
RST RIs Reported:	2017/07/21 00:00:00+00	Reference Point:	PG
RST Case Closed:	2017/09/22 00:00:00+00	Latitude:	36.9136969998598
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2808150000368
RST Rec Code:	TRO	X:	-8491541.4831
RST Priority:	1	Y:	4427084.0794
RST Fed Reg Tank:	N		
RST Name:	Wyatt Residence		
Fac Location:			

23	1 of 1	SW	0.24 / 1,250.74	8.89 / -1	KRUGER PROPERTY - Hurricane 411 Brackenridge Road Norfolk VA 23505	LST
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
PC No :	20005081				Fed Regulated UST:	No
PC No (HUB):	20005081				Reg Petrol UST 1:	No
CEDS Fac ID:	200000191336				Excluded UST 1:	No
Program:	RP Lead				Deferred UST 1:	No
Region:	TRO				Partial Defr UST 1:	No
Case Status:	Closed				Exmpt 1 UST 2:	No
Case Closed Date:	12/6/1999				Exmpt2 Ht Oil UST2:	Yes
Release Reported:	10/1/1999				Small Ht Oil AST 2:	No
Heat Oil Category:	Category 2				Regulated AST3:	No
Unknown Tank Type:	No				Unregulated AST3:	No
Site Name:	KRUGER PROPERTY - Hurricane					
Address :	411 Brackenridge Road					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	KRUGER PROPERTY - Hurricane					
Fac L Addr 1 (HUB):	411 Brackenridge Road					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	11182	RST Response:	
RST Fac ID:	200000191336	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20005081	DES First Name:	Cynthia (Erinn)
RST Status Ind:	Closed	DES Last Name:	Tisdale
RST RIs Reported:	1999/10/01 00:00:00+00	Reference Point:	
RST Case Closed:	1999/12/06 00:00:00+00	Latitude:	36.9060206628946
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2820783601097
RST Rec Code:	TRO	X:	-8491682.1197
RST Priority:	1	Y:	4426015.3627
RST Fed Reg Tank:	N		
RST Name:	KRUGER PROPERTY - Hurricane		
Fac Location:			

24

1 of 1

SSW

0.24 /
1,267.95

8.82 /
-1

JOHN B SHIPP JR
209 Brackenridge Rd
Norfolk VA 23505

UST

Facility ID:

5022914

Facility Active:

No

CEDS Facility ID:

200000091249

Federally Regulatd:

Yes

Facility Type:

UNKNOWN

Parent Reg Alt Des:

Tidewater

Active UST:

0

County:

Norfolk City

Inactive UST:

1

Region:

TRO

Active AST:

0

Latitude (HUB):

36.905456999019

Inactive AST:

0

Longitude (HUB):

-76.2791089942094

Name:

JOHN B SHIPP JR

Address 1:

209 Brackenridge Rd

Address 2:

City:

Norfolk

ZIP:

23505

State:

VA

Name (HUB):

Norfolk

Facility Name (HUB):

JOHN B SHIPP JR

Facility Addr 1 (HUB):

209 Brackenridge Rd

Facility Addr 2 (HUB):

Facility City (HUB):

Norfolk

Facility ZIP 5 (HUB):

23505

Facility State (HUB):

VA

Facility Location (HUB):

Facility Name (Red Tagged):

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Facility Address (Red Tagged):

Source: Registered Petroleum Storage Tanks; Virginia Environmental Data Hub - Registered Petroleum Tank Facilities

Tank Information

Tank Owner ID: 29015
Tank No: 1
Tank Type: UST

Tank Details

Fed Regulated Tank:	Yes	Install Date:	
Tank Status:	CLS IN GRD	Date Closed:	12/1/1977
Capacity:	500		
Contents:	USED OIL		
Other Contents:			

Tank Materials

Asphalt/Bare Steel:	Yes	Polyethyl Jacket:	No
CCP/STI-P3:	No	Concrete:	No
Composite:	No	Excavation Liner:	No
Fiberglass:	No	Secondary Contain:	No
Lined Interior:	No	Repaired:	No
Double Walled:	No	Unknown:	No
Impressed Curr:	No		
Other:	No		
Other Specify:			

Pipe Materials

Piping Type:	UNKNOWN	Double Walled:	No
Asphalt/Bare Steel:	No	Impressed Current:	
Galvanized Steel:	Yes	Polyflexible:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Repaired:	No
Cathodical Protect:	No	Unknown:	No
Other:	No		
Other Specify:			

Tank/Pipe Release Detection

Manual Gauging:	No	Groundwatr Monitor:	No
Tightness Testing:	No	IM Dbl Walled:	No
Inventory Controls:	No	IM Sec Contain:	No
ATG:	No	Tank Rd Sir:	No
Vapor Monitoring:	No	Leak Deferred:	No
Other:	No		
Other Specify:			
Spill Device Installed:	No		
Overfill Device Install:	No		
Overfill Type:			
Overfill Other Specify:			
Pipe RD MTD:	No		
Pipe RD ATG:			
Pipe RD GW Monitor:	No		
Pipe RD Vap Monitor:	No		
Pipe RD IM Dbl Wall:	No		
Pipe RD IM Sec Contain:	No		
Pipe RD ALLD:	No		
Pipe RD Tightness Test:	No		
Pipe RD Sir:	No		
Pipe RD Leak Deferred:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Pipe RD Other: No
 Pipe RD Other Specify:

Owner

Tank Owner ID:	29015	No of Active AST:	0
Owner Type:	UNKNOWN	No of Active UST:	0
Region:	TRO	No of Inactive AST:	0
Federal Regulated:	Yes	No of Inactive UST:	1
Facility Active:	No		
Name:	JOHN B SHIPP JR		
Owner Name:	JOHN B SHIPP JR		
Owner Address 1:	209 BRACKENRIDGE RD		
Owner Address 2:			
Owner City:	NORFOLK		
Owner State:	VA		
Owner ZIP 5:	23505		
Owner ZIP 4:			

Data Hub - Registered Tanks Detail

CEDS Fac:	200000091249	Reference Point:	
Fac Insp Year:		X:	-8491351.5714
Fac Risk Rank:		Y:	4425936.8924

25	1 of 1	NNE	0.24 / 1,270.63	11.88 / 2	Wang Meng Qin Property 201 Burleigh Avenue Norfolk VA 23505	LST
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PC No :	20215114	Fed Regulated UST:	No
PC No (HUB):	20215114	Reg Petrol UST 1:	No
CEDS Fac ID:	200000892024	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defr UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	3/23/2021	Exmpt2 Ht Oil UST2:	Yes
Release Reported:	12/8/2020	Small Ht Oil AST 2:	No
Heat Oil Category:	Category 2	Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	Wang Meng Qin Property		
Address :	201 Burleigh Avenue		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	Wang Meng Qin Property		
Fac L Addr 1 (HUB):	201 Burleigh Avenue		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:			
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	49750	RST Response:	
RST Fac ID:	200000892024	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20215114	DES First Name:	Jacob
RST Status Ind:	Closed	DES Last Name:	Gonzales-Black
RST RIs Reported:	2020/12/08 00:00:00+00	Reference Point:	PG
RST Case Closed:	2021/03/23 00:00:00+00	Latitude:	36.9141719999346
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.275504000177
RST Rec Code:	TRO	X:	-8490950.2653
RST Priority:	3	Y:	4427150.2135

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
RST Fed Reg Tank:	N					
RST Name:		Wang Meng Qin Property				
Fac Location:						

26	1 of 1	NNW	0.26 / 1,388.96	11.82 / 2	Drogus LLC Property 404 Maycox Ave Norfolk VA 23505	LST
PC No :	20185079			Fed Regulated UST:	No	
PC No (HUB):	20185079			Reg Petrol UST 1:	No	
CEDS Fac ID:	200000885794			Excluded UST 1:	No	
Program:	RP Lead			Deferred UST 1:	No	
Region:	TRO			Partial Defr UST 1:	No	
Case Status:	Closed			Exmpt 1 UST 2:	No	
Case Closed Date:	6/7/2018			Exmpt2 Ht Oil UST2:	Yes	
Release Reported:	10/4/2017			Small Ht Oil AST 2:	No	
Heat Oil Category:	Category 1			Regulated AST3:	No	
Unknown Tank Type:	No			Unregulated AST3:	No	
Site Name:	Drogus LLC Property					
Address :	404 Maycox Ave					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	Drogus LLC Property					
Fac L Addr 1 (HUB):	404 Maycox Ave					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	45367	RST Response:	
RST Fac ID:	200000885794	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20185079	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2017/10/04 00:00:00+00	Reference Point:	PG
RST Case Closed:	2018/06/07 00:00:00+00	Latitude:	36.9143070000812
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2799789999856
RST Rec Code:	TRO	X:	-8491448.42
RST Priority:	3	Y:	4427169.0096
RST Fed Reg Tank:	N		
RST Name:	Drogus LLC Property		
Fac Location:			

27	1 of 1	E	0.27 / 1,411.72	8.60 / -1	Norfolk Collegiate School-7307 Woodfin Ave 7307 Woodfin Ave Norfolk VA 23505	LST
PC No :	20155240			Fed Regulated UST:	No	
PC No (HUB):	20155240			Reg Petrol UST 1:	No	
CEDS Fac ID:	200000880597			Excluded UST 1:	No	
Program:	RP Lead			Deferred UST 1:	No	
Region:	TRO			Partial Defr UST 1:	No	
Case Status:	Closed			Exmpt 1 UST 2:	No	
Case Closed Date:	7/16/2015			Exmpt2 Ht Oil UST2:	Yes	
Release Reported:	6/3/2015			Small Ht Oil AST 2:	No	
Heat Oil Category:	Category 2			Regulated AST3:	No	
Unknown Tank Type:	No			Unregulated AST3:	No	
Site Name:	Norfolk Collegiate School-7307 Woodfin Ave					
Address :	7307 Woodfin Ave					
City :	Norfolk					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Zip:		23505				
County :		Norfolk City				
RST Name (HUB):		Norfolk Collegiate School-7307 Woodfin Ave				
Fac L Addr 1 (HUB):		7307 Woodfin Ave				
Fac L City (HUB):		Norfolk				
Fac L ZIP 5 (HUB):		23505				
FIC Desc (HUB):		Norfolk City				
Other Tank Type:		No				
Oth Tank Type Desc:						
Source:		Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	41710	RST Response:	
RST Fac ID:	200000880597	RST Responsibi Ind:	RP Lead
RST Poll Cmpl No:	20155240	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2015/06/03 00:00:00+00	Reference Point:	
RST Case Closed:	2015/07/16 00:00:00+00	Latitude:	36.9098006588391
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2708801459325
RST Rec Code:	TRO	X:	-8490435.5402
RST Priority:	3	Y:	4426541.6087
RST Fed Reg Tank:	N		
RST Name:	Norfolk Collegiate School-7307 Woodfin Ave		
Fac Location:	7307 Woodfin Ave		

28	1 of 1	E	0.27 / 1,429.69	9.20 / -1	Norfolk Collegiate School - 7309 Woodfin Ave 7309 Woodfin Ave Norfolk VA 23505	LST
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PC No :	20155241	Fed Regulated UST:	No
PC No (HUB):	20155241	Reg Petrol UST 1:	No
CEDS Fac ID:	200000880601	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defr UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	7/16/2015	Exmpt2 Ht Oil UST2:	Yes
Release Reported:	6/3/2015	Small Ht Oil AST 2:	No
Heat Oil Category:	Category 2	Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	Norfolk Collegiate School - 7309 Woodfin Ave		
Address :	7309 Woodfin Ave		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	Norfolk Collegiate School - 7309 Woodfin Ave		
Fac L Addr 1 (HUB):	7309 Woodfin Ave		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:			
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	41752	RST Response:	
RST Fac ID:	200000880601	RST Responsibi Ind:	RP Lead
RST Poll Cmpl No:	20155241	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2015/06/03 00:00:00+00	Reference Point:	
RST Case Closed:	2015/07/16 00:00:00+00	Latitude:	36.9099865428712
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.270814769241

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
RST Rec Code:	TRO			X:	-8490428.2625	
RST Priority:	3			Y:	4426567.4879	
RST Fed Reg Tank:	N					
RST Name:	Norfolk Collegiate School - 7309 Woodfin Ave					
Fac Location:	7309 Woodfin Ave					

29	1 of 1	E	0.28 / 1,465.32	9.82 / 0	Norfolk Collegiate School - 7315 Woodfin Ave 7315 Woodfin Ave Norfolk VA 23505	LST
PC No :	20155242			Fed Regulated UST:	No	
PC No (HUB):	20155242			Reg Petrol UST 1:	No	
CEDS Fac ID:	200000880602			Excluded UST 1:	No	
Program:	RP Lead			Deferred UST 1:	No	
Region:	TRO			Partial Defr UST 1:	No	
Case Status:	Closed			Exmpt 1 UST 2:	No	
Case Closed Date:	7/16/2015			Exmpt2 Ht Oil UST2:	Yes	
Release Reported:	6/3/2015			Small Ht Oil AST 2:	No	
Heat Oil Category:	Category 2			Regulated AST3:	No	
Unknown Tank Type:	No			Unregulated AST3:	No	
Site Name:	Norfolk Collegiate School - 7315 Woodfin Ave					
Address :	7315 Woodfin Ave					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	Norfolk Collegiate School - 7315 Woodfin Ave					
Fac L Addr 1 (HUB):	7315 Woodfin Ave					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	41715			RST Response:		
RST Fac ID:	200000880602			RST Responsibi Ind:	RP Lead	
RST Poll Cmplt No:	20155242			DES First Name:	Leann	
RST Status Ind:	Closed			DES Last Name:	Moran	
RST Rls Reported:	2015/06/03 00:00:00+00			Reference Point:		
RST Case Closed:	2015/07/16 00:00:00+00			Latitude:	36.9102926717503	
RST Suspect Cnfrmd:	Confirmed			Longitude:	-76.2707140159954	
RST Rec Code:	TRO			X:	-8490417.0467	
RST Priority:	3			Y:	4426610.108	
RST Fed Reg Tank:	N					
RST Name:	Norfolk Collegiate School - 7315 Woodfin Ave					
Fac Location:	7315 Woodfin Ave					

30	1 of 1	SE	0.30 / 1,569.85	11.46 / 2	NORFOLK CHRISTIAN SCHOOLS 255 THOLE ST NORFOLK VA 23505-4199	FINDS/FRS
Registry ID:	110010631968					
FIPS Code:	51710					
HUC Code:	02080208					
Site Type Name:	STATIONARY					
Location Description:						
Supplemental Location:						
Create Date:	01-MAR-00					
Update Date:	05-MAR-13					
Interest Types:	COMPLIANCE ACTIVITY, FORMAL ENFORCEMENT ACTION					
SIC Codes:	7999, 8211					
SIC Code Descriptions:	AMUSEMENT AND RECREATION SERVICES, NOT ELSEWHERE CLASSIFIED, ELEMENTARY AND					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
		SECONDARY SCHOOLS				
NAICS Codes:						
NAICS Code Descriptions:						
Conveyor:		FRS-GEOCODE				
Federal Facility Code:						
Federal Agency Name:						
Tribal Land Code:						
Tribal Land Name:						
Congressional Dist No:		03				
Census Block Code:		517100014002014				
EPA Region Code:		03				
County Name:		NORFOLK CITY				
US/Mexico Border Ind:						
Latitude:		36.90526				
Longitude:		-76.27138				
Reference Point:		CENTER OF A FACILITY OR STATION				
Coord Collection Method:		ADDRESS MATCHING-HOUSE NUMBER				
Accuracy Value:		30				
Datum:		NAD83				
Source:						
Facility Detail Rprt URL:		https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110010631968				
Data Source:		Facility Registry Service - Single File				
Program Acronyms:						
ICIS:13829, NCDB:C03#89-0242						

31	1 of 1	NNW	0.31 / 1,652.95	12.51 / 3	2016-10 Hurricane Matthew Hoke Deborah L Residence 406 Burleigh Ave Norfolk VA 23505	LST
PC No : 20175087 PC No (HUB): 20175087 CEDS Fac ID: 200000883479 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 2/2/2017 Release Reported: 10/10/2016 Heat Oil Category: Category 3 Unknown Tank Type: No Site Name: 2016-10 Hurricane Matthew Hoke Deborah L Residence Address : 406 Burleigh Ave City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): 2016-10 Hurricane Matthew Hoke Deborah L Residence Fac L Addr 1 (HUB): 406 Burleigh Ave Fac L City (HUB): Norfolk Fac L ZIP 5 (HUB): 23505 FIC Desc (HUB): Norfolk City Other Tank Type: No Oth Tank Type Desc: Source: Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites						
				Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	43919	RST Response:	
RST Fac ID:	200000883479	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20175087	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2016/10/10 00:00:00+00	Reference Point:	PG
RST Case Closed:	2017/02/02 00:00:00+00	Latitude:	36.9150510002256
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2801680001315

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
RST Rec Code:	TRO			X:	-8491469.4594	
RST Priority:	1			Y:	4427272.5975	
RST Fed Reg Tank:	N					
RST Name:	2016-10 Hurricane Matthew Hoke Deborah L Residence					
Fac Location:						

32	1 of 1	ENE	0.32 / 1,700.20	11.58 / 2	Cromwell House Apartments 114 Cromwell Pkwy Norfolk VA 23505	LST
PC No :	20145042			Fed Regulated UST:	No	
PC No (HUB):	20145042			Reg Petrol UST 1:	No	
CEDS Fac ID:	200000860314			Excluded UST 1:	Yes	
Program:	RP Lead			Deferred UST 1:	No	
Region:	TRO			Partial Defr UST 1:	No	
Case Status:	Closed			Exmpt 1 UST 2:	No	
Case Closed Date:	9/24/2013			Exmpt2 Ht Oil UST2:	No	
Release Reported:	9/23/2013			Small Ht Oil AST 2:	No	
Heat Oil Category:				Regulated AST3:	No	
Unknown Tank Type:	No			Unregulated AST3:	No	
Site Name:	Cromwell House Apartments					
Address :	114 Cromwell Pkwy					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	Cromwell House Apartments					
Fac L Addr 1 (HUB):	114 Cromwell Pkwy					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	38756			RST Response:		
RST Fac ID:	200000860314			RST Responsibi Ind:	RP Lead	
RST Poll Cmpl No:	20145042			DES First Name:	Leann	
RST Status Ind:	Closed			DES Last Name:	Moran	
RST RIs Reported:	2013/09/23 00:00:00+00			Reference Point:		
RST Case Closed:	2013/09/24 00:00:00+00			Latitude:	36.9121202456752	
RST Suspect Cnfrmd:	Confirmed			Longitude:	-76.2697213219109	
RST Rec Code:	TRO			X:	-8490306.5405	
RST Priority:	3			Y:	4426864.5514	
RST Fed Reg Tank:	N					
RST Name:	Cromwell House Apartments					
Fac Location:	114 Cromwell Pkwy					

33	1 of 1	N	0.32 / 1,703.50	11.57 / 2	Bondale Apartments 7603 Bondale Ave Norfolk VA 23505	LST
PC No :	20145062			Fed Regulated UST:	No	
PC No (HUB):	20145062			Reg Petrol UST 1:	No	
CEDS Fac ID:	200000872988			Excluded UST 1:	No	
Program:	RP Lead			Deferred UST 1:	No	
Region:	TRO			Partial Defr UST 1:	No	
Case Status:	Open			Exmpt 1 UST 2:	No	
Case Closed Date:				Exmpt2 Ht Oil UST2:	Yes	
Release Reported:	10/31/2013			Small Ht Oil AST 2:	No	
Heat Oil Category:	Category 3			Regulated AST3:	No	
Unknown Tank Type:	No			Unregulated AST3:	No	
Site Name:	Bondale Apartments					
Address :	7603 Bondale Ave					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
City :		Norfolk				
Zip:		23505				
County :		Norfolk City				
RST Name (HUB):		Bondale Apartments				
Fac L Addr 1 (HUB):		7603 Bondale Ave				
Fac L City (HUB):		Norfolk				
Fac L ZIP 5 (HUB):		23505				
FIC Desc (HUB):		Norfolk City				
Other Tank Type:		No				
Oth Tank Type Desc:						
Source:		Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	38942	RST Response:	
RST Fac ID:	200000872988	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20145062	DES First Name:	Tamara
RST Status Ind:	Open	DES Last Name:	Coffey
RST Rls Reported:	2013/10/31 00:00:00+00	Reference Point:	PG
RST Case Closed:		Latitude:	36.9177035676811
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2756637017698
RST Rec Code:	TRO	X:	-8490968.0432
RST Priority:	1	Y:	4427641.9254
RST Fed Reg Tank:	N		
RST Name:	Bondale Apartments		
Fac Location:	7603 Bondale Ave		

34	1 of 1	E	0.33 / 1,726.17	8.84 / -1	Philip Pinola Residence 7317 Yorktown Dr Norfolk VA 23505	LST
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PC No :	20245049	Fed Regulated UST:	No
PC No (HUB):	20245049	Reg Petrol UST 1:	No
CEDS Fac ID:	200000897410	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defr UST 1:	No
Case Status:	Open	Exmpt 1 UST 2:	No
Case Closed Date:		Exmpt2 Ht Oil UST2:	Yes
Release Reported:	9/19/2023	Small Ht Oil AST 2:	No
Heat Oil Category:	Category 3	Regulated AST3:	No
Unknown Tank Type:	Yes	Unregulated AST3:	No
Site Name:	Philip Pinola Residence		
Address :	7317 Yorktown Dr		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	Philip Pinola Residence		
Fac L Addr 1 (HUB):	7317 Yorktown Dr		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:	Release reported with vapors in crawl/living area		
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	52887	RST Response:	
RST Fac ID:	200000897410	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20245049	DES First Name:	Christopher
RST Status Ind:	Open	DES Last Name:	KampfmueLLer
RST Rls Reported:	2023/09/19 00:00:00+00	Reference Point:	PG
RST Case Closed:		Latitude:	36.9103040168564
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2698374866535

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
RST Rec Code:	TRO			X:	-8490319.4719	
RST Priority:	1			Y:	4426611.6875	
RST Fed Reg Tank:	N					
RST Name:	Philip Pinola Residence					
Fac Location:						

35	1 of 2	NNE	0.33 / 1,747.99	12.39 / 3	LENS SERVICE CENTER 7601 Granby Street Norfolk VA 23505	LST
PC No :	19901436			Fed Regulated UST:	Yes	
PC No (HUB):	19901436			Reg Petrol UST 1:	No	
CEDS Fac ID:	200000086677			Excluded UST 1:	No	
Program:	RP Lead			Deferred UST 1:	No	
Region:	TRO			Partial Defr UST 1:	No	
Case Status:	Closed			Exmpt 1 UST 2:	No	
Case Closed Date:	8/9/1994			Exmpt2 Ht Oil UST2:	No	
Release Reported:	4/24/1990			Small Ht Oil AST 2:	No	
Heat Oil Category:				Regulated AST3:	No	
Unknown Tank Type:	No			Unregulated AST3:	No	
Site Name:	LENS SERVICE CENTER					
Address :	7601 Granby Street					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	LENS SERVICE CENTER					
Fac L Addr 1 (HUB):	7601 Granby Street					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	15124			RST Response:		
RST Fac ID:	200000086677			RST Responsibi Ind:	RP Lead	
RST Poll Cmplt No:	19901436			DES First Name:	Leann	
RST Status Ind:	Closed			DES Last Name:	Moran	
RST RIs Reported:	1990/04/24 00:00:00+00			Reference Point:		
RST Case Closed:	1994/08/09 00:00:00+00			Latitude:	36.9151188877524	
RST Suspect Cnfrmd:	Confirmed			Longitude:	-76.2731107651909	
RST Rec Code:	TRO			X:	-8490683.8516	
RST Priority:	2			Y:	4427282.0496	
RST Fed Reg Tank:	Yes					
RST Name:	LENS SERVICE CENTER					
Fac Location:	7601 Granby St					
35	2 of 2	NNE	0.33 / 1,747.99	12.39 / 3	BON AIR CLEANERS INC - GRANBY STREET 7601 GRANBY STREET NORFOLK VA 23505-2508	FINDS/FRS
Registry ID:	110001908464					
FIPS Code:	51710					
HUC Code:	02080208					
Site Type Name:	STATIONARY					
Location Description:						
Supplemental Location:						
Create Date:	01-MAR-00					
Update Date:	07-OCT-16					
Interest Types:	AIR MINOR, HAZARDOUS WASTE BIENNIAL REPORTER, STATE MASTER, UNSPECIFIED UNIVERSE, VSQG					
SIC Codes:	7216					
SIC Code Descriptions:	DRYCLEANING PLANTS, EXCEPT RUG CLEANING					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
NAICS Codes:		812320				
NAICS Code Descriptions:		DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED).				
Conveyor:		FRS-GEocode				
Federal Facility Code:						
Federal Agency Name:						
Tribal Land Code:						
Tribal Land Name:						
Congressional Dist No:		03				
Census Block Code:		517100013001014				
EPA Region Code:		03				
County Name:		NORFOLK				
US/Mexico Border Ind:						
Latitude:		36.91504				
Longitude:		-76.27276				
Reference Point:		CENTER OF A FACILITY OR STATION				
Coord Collection Method:		ADDRESS MATCHING-HOUSE NUMBER				
Accuracy Value:		30				
Datum:		NAD83				
Source:						
Facility Detail Rprt URL:		https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110001908464				
Data Source:		Facility Registry Service - Single File				
Program Acronyms:						

AIR:VA0000005171000255, AIRS/AFS:5171000255, BR:VAR000527283, CEDS:200000086677, RCRAINFO:VAR000006270, RCRAINFO:VAR000527283

36	1 of 1	NE	0.33 / 1,753.12	12.01 / 2	Suburban Park Shopping Center SE corner of Granby St and Little Creek Rd Norfolk VA	LST
PC No :	20125090	Fed Regulated UST:		Yes		
PC No (HUB):	20125090	Reg Petrol UST 1:		Yes		
CEDS Fac ID:	200000856793	Excluded UST 1:		No		
Program:	RP Lead	Deferred UST 1:		No		
Region:	TRO	Partial Defr UST 1:		No		
Case Status:	Closed	Exmpt 1 UST 2:		No		
Case Closed Date:	11/6/2012	Exmpt2 Ht Oil UST2:		Yes		
Release Reported:	2/1/2012	Small Ht Oil AST 2:		No		
Heat Oil Category:	NFA	Regulated AST3:		No		
Unknown Tank Type:	No	Unregulated AST3:		No		
Site Name:	Suburban Park Shopping Center					
Address :	SE corner of Granby St and Little Creek Rd					
City :	Norfolk					
Zip:						
County :	Norfolk City					
RST Name (HUB):	Suburban Park Shopping Center					
Fac L Addr 1 (HUB):	SE corner of Granby St and Little Creek Rd					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):						
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	36094	RST Response:	
RST Fac ID:	200000856793	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20125090	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2012/02/01 00:00:00+00	Reference Point:	
RST Case Closed:	2012/11/06 00:00:00+00	Latitude:	36.9144827826829
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2722820810194

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
RST Rec Code:	TRO			X:	-8490591.6029	
RST Priority:	3			Y:	4427193.4839	
RST Fed Reg Tank:	Yes					
RST Name:	Suburban Park Shopping Center					
Fac Location:	SE corner of Granby St and Little Creek Rd					

37	1 of 1	SW	0.34 / 1,821.18	10.94 / 1	Laderburg Residence 402 Oak Grove Rd Norfolk VA 23505	LST
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PC No :	20155117	Fed Regulated UST:	No
PC No (HUB):	20155117	Reg Petrol UST 1:	No
CEDS Fac ID:	200000879460	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defr UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	4/16/2015	Exmpt2 Ht Oil UST2:	Yes
Release Reported:	12/5/2014	Small Ht Oil AST 2:	No
Heat Oil Category:	Category 1	Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	Laderburg Residence		
Address :	402 Oak Grove Rd		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	Laderburg Residence		
Fac L Addr 1 (HUB):	402 Oak Grove Rd		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:			
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	40791	RST Response:	
RST Fac ID:	200000879460	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20155117	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2014/12/05 00:00:00+00	Reference Point:	
RST Case Closed:	2015/04/16 00:00:00+00	Latitude:	36.9047482813378
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2818527949384
RST Rec Code:	TRO	X:	-8491657.0099
RST Priority:	3	Y:	4425838.2293
RST Fed Reg Tank:	N		
RST Name:	Laderburg Residence		
Fac Location:	402 Oak Grove Rd		

38	1 of 1	SSW	0.35 / 1,831.97	11.37 / 2	SIMMS RESIDENCE - Hurricane Floyd 205 Oak Grove Road Norfolk VA 23505	LST
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PC No :	20005057	Fed Regulated UST:	No
PC No (HUB):	20005057	Reg Petrol UST 1:	No
CEDS Fac ID:	200000191283	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defr UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	8/7/2001	Exmpt2 Ht Oil UST2:	Yes
Release Reported:	9/20/1999	Small Ht Oil AST 2:	No
Heat Oil Category:	Category 3	Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	SIMMS RESIDENCE - Hurricane Floyd		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Address :		205 Oak Grove Road				
City :		Norfolk				
Zip:		23505				
County :		Norfolk City				
RST Name (HUB):		SIMMS RESIDENCE - Hurricane Floyd				
Fac L Addr 1 (HUB):		205 Oak Grove Road				
Fac L City (HUB):		Norfolk				
Fac L ZIP 5 (HUB):		23505				
FIC Desc (HUB):		Norfolk City				
Other Tank Type:		No				
Oth Tank Type Desc:						
Source:		Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	11159	RST Response:	
RST Fac ID:	200000191283	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20005057	DES First Name:	Michael
RST Status Ind:	Closed	DES Last Name:	Sarros
RST RIs Reported:	1999/09/20 00:00:00+00	Reference Point:	
RST Case Closed:	2001/08/07 00:00:00+00	Latitude:	36.9037060791157
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2802220823049
RST Rec Code:	TRO	X:	-8491475.4798
RST Priority:	1	Y:	4425693.1423
RST Fed Reg Tank:	N		
RST Name:	SIMMS RESIDENCE - Hurricane Floyd		
Fac Location:			

39	1 of 1	ENE	0.35 / 1,869.00	11.96 / 2	HARRIS TEETER #407 - NORFOLK 7550 GRANBY ST NORFOLK VA 000000000	FINDS/FRS
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Registry ID:	110061086417
FIPS Code:	VA710
HUC Code:	02080208
Site Type Name:	STATIONARY
Location Description:	EMERGENCY GENERATOR **Note: Many records provided by the department have a truncated [Location Description] field.
Supplemental Location:	
Create Date:	01-OCT-14
Update Date:	09-JAN-15
Interest Types:	AIR MINOR
SIC Codes:	3511
SIC Code Descriptions:	STEAM, GAS, AND HYDRAULIC TURBINES, AND TURBINE GENERATOR SET UNITS
NAICS Codes:	333611
NAICS Code Descriptions:	TURBINE AND TURBINE GENERATOR SET UNITS MANUFACTURING.
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	03
Census Block Code:	517100014001004
EPA Region Code:	03
County Name:	NORFOLK
US/Mexico Border Ind:	
Latitude:	36.914268
Longitude:	-76.272785
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	50
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110061086417
Data Source:	Facility Registry Service - Single File
Program Acronyms:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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AIR:VA0000005171000298, AIRS/AFS:5171000298

40	1 of 1	ENE	0.36 / 1,918.16	17.68 / 8	Barnett Richard M Residence 7539 Virginian Dr Norfolk VA 23505	LST
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PC No : 20075010
PC No (HUB): 20075010
CEDS Fac ID: 200000224535
Program: RP Lead
Region: TRO
Case Status: Closed
Case Closed Date: 5/16/2007
Release Reported: 7/31/2006
Heat Oil Category: Category 2
Unknown Tank Type: No
Site Name: Barnett Richard M Residence
Address : 7539 Virginian Dr
City : Norfolk
Zip: 23505
County : Norfolk City
RST Name (HUB): Barnett Richard M Residence
Fac L Addr 1 (HUB): 7539 Virginian Dr
Fac L City (HUB): Norfolk
Fac L ZIP 5 (HUB): 23505
FIC Desc (HUB): Norfolk City
Other Tank Type: No
Oth Tank Type Desc:
Source: Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites

Fed Regulated UST: No
Reg Petrol UST 1: No
Excluded UST 1: No
Deferred UST 1: No
Partial Defr UST 1: No
Exmpt 1 UST 2: No
Exmpt2 Ht Oil UST2: Yes
Small Ht Oil AST 2: No
Regulated AST3: No
Unregulated AST3: No

Data Hub - Petroleum Releases Geodatabase Details

RST ID: 27464 RST Fac ID: 200000224535 RST Poll Cmplt No: 20075010 RST Status Ind: Closed RST RIs Reported: 2006/07/31 00:00:00+00 RST Case Closed: 2007/05/16 00:00:00+00 RST Suspect Cnfrmd: Confirmed RST Rec Code: TRO RST Priority: 2 RST Fed Reg Tank: N RST Name: Barnett Richard M Residence Fac Location:	RST Response: RST Responsibi Ind: RP Lead DES First Name: Leann DES Last Name: Moran Reference Point: Latitude: 36.9133497063316 Longitude: -76.2701628330933 X: -8490355.6893 Y: 4427035.7261
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41	1 of 3	NE	0.37 / 1,932.47	12.76 / 3	AMOCO OIL CO S/S 5176 7600 Granby St Norfolk VA 23505	LST
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PC No : 19921810
PC No (HUB): 19921810
CEDS Fac ID: 200000063940
Program: RP Lead
Region: TRO
Case Status: Closed
Case Closed Date: 7/28/1994
Release Reported: 3/31/1992
Heat Oil Category:
Unknown Tank Type: No
Site Name: AMOCO OIL CO S/S 5176
Address : 7600 Granby St
City : Norfolk

Fed Regulated UST: Yes
Reg Petrol UST 1: No
Excluded UST 1: No
Deferred UST 1: No
Partial Defr UST 1: No
Exmpt 1 UST 2: No
Exmpt2 Ht Oil UST2: No
Small Ht Oil AST 2: No
Regulated AST3: No
Unregulated AST3: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Zip:		23505				
County :		Norfolk City				
RST Name (HUB):		AMOCO OIL CO S/S 5176				
Fac L Addr 1 (HUB):		7600 Granby St				
Fac L City (HUB):		Norfolk				
Fac L ZIP 5 (HUB):		23505				
FIC Desc (HUB):		Norfolk City				
Other Tank Type:		No				
Oth Tank Type Desc:						
Source:		Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	12056	RST Response:	
RST Fac ID:	200000063940	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	19921810	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	1992/03/31 00:00:00+00	Reference Point:	
RST Case Closed:	1994/07/28 00:00:00+00	Latitude:	36.9149000021358
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2722000001552
RST Rec Code:	TRO	X:	-8490582.4657
RST Priority:	2	Y:	4427251.5738
RST Fed Reg Tank:	Yes		
RST Name:	AMOCO OIL CO S/S 5176		
Fac Location:			

41	2 of 3	NE	0.37 / 1,932.47	12.76 / 3	AMOCO 5176 7600 GRANBY ST NORFOLK VA 23505	FINDS/FRS
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Registry ID:	110005244850
FIPS Code:	51710
HUC Code:	02080208
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	01-MAR-00
Update Date:	09-AUG-10
Interest Types:	UNSPECIFIED UNIVERSE
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	03
Census Block Code:	517100014001002
EPA Region Code:	03
County Name:	NORFOLK CITY
US/Mexico Border Ind:	
Latitude:	36.91507
Longitude:	-76.27255
Reference Point:	CENTER OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110005244850
Data Source:	Facility Registry Service - Single File
Program Acronyms:	

RCRAINFO:VAD988199121

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
41	3 of 3	NE	0.37 / 1,932.47	12.76 / 3	Wards Corner BP 7600 Granby St Norfolk VA 23505	LST
<div> <div> PC No : 20145209 PC No (HUB): 20145209 CEDS Fac ID: 200000063940 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 6/3/2014 Release Reported: 5/8/2014 Heat Oil Category: Unknown Tank Type: No Site Name: Wards Corner BP Address : 7600 Granby St City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Wards Corner BP Fac L Addr 1 (HUB): 7600 Granby St Fac L City (HUB): Norfolk Fac L ZIP 5 (HUB): 23505 FIC Desc (HUB): Norfolk City Other Tank Type: No Oth Tank Type Desc: Source: Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites </div> <div> Fed Regulated UST: Yes Reg Petrol UST 1: Yes Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: No Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						
Data Hub - Petroleum Releases Geodatabase Details						
<div> <div> RST ID: 39843 RST Fac ID: 200000063940 RST Poll Cmplt No: 20145209 RST Status Ind: Closed RST Rls Reported: 2014/05/08 00:00:00+00 RST Case Closed: 2014/06/03 00:00:00+00 RST Suspect Cnfrmd: Confirmed RST Rec Code: TRO RST Priority: 3 RST Fed Reg Tank: Yes RST Name: Wards Corner BP Fac Location: </div> <div> RST Response: RST Responsibi Ind: RP Lead DES First Name: Leann DES Last Name: Moran Reference Point: Latitude: 36.9150128077643 Longitude: -76.2723009887595 X: -8490593.7077 Y: 4427267.2799 </div> </div>						
42	1 of 1	SW	0.37 / 1,947.44	10.98 / 1	Chandler Residence 441 Oak Grove Rd Norfolk VA 23505	LST
<div> <div> PC No : 20145139 PC No (HUB): 20145139 CEDS Fac ID: 200000874104 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 6/11/2014 Release Reported: 2/21/2014 Heat Oil Category: Category 1 Unknown Tank Type: No Site Name: Chandler Residence Address : 441 Oak Grove Rd City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Chandler Residence </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac L Addr 1 (HUB):		441 Oak Grove Rd				
Fac L City (HUB):		Norfolk				
Fac L ZIP 5 (HUB):		23505				
FIC Desc (HUB):		Norfolk City				
Other Tank Type:		No				
Oth Tank Type Desc:						
Source:		Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	39400	RST Response:	
RST Fac ID:	200000874104	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20145139	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2014/02/21 00:00:00+00	Reference Point:	
RST Case Closed:	2014/06/11 00:00:00+00	Latitude:	36.9046281731187
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2835385590276
RST Rec Code:	TRO	X:	-8491844.6683
RST Priority:	3	Y:	4425821.5087
RST Fed Reg Tank:	N		
RST Name:	Chandler Residence		
Fac Location:	441 Oak Grove Rd		

43	1 of 1	ENE	0.37 / 1,964.61	10.06 / 0	GARRICK RESIDENCE - Hurricane 7409 Yorktown Drive Norfolk VA 23505	LST
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PC No :		Fed Regulated UST:	
PC No (HUB):	20005104	Reg Petrol UST 1:	
CEDS Fac ID:		Excluded UST 1:	
Program:		Deferred UST 1:	
Region:		Partial Defr UST 1:	
Case Status:		Exmpt 1 UST 2:	
Case Closed Date:		Exmpt2 Ht Oil UST2:	
Release Reported:		Small Ht Oil AST 2:	
Heat Oil Category:		Regulated AST3:	
Unknown Tank Type:		Unregulated AST3:	
Site Name:			
Address :			
City :			
Zip:			
County :			
RST Name (HUB):	GARRICK RESIDENCE - Hurricane		
Fac L Addr 1 (HUB):	7409 Yorktown Drive		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:			
Oth Tank Type Desc:			
Source:	Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	11204	RST Response:	
RST Fac ID:	200000191322	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20005104	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	1999/10/21 00:00:00+00	Reference Point:	
RST Case Closed:	2000/03/29 00:00:00+00	Latitude:	36.9115716859072
RST Suspect Cnfrmd:	Suspected	Longitude:	-76.2692726915799
RST Rec Code:	TRO	X:	-8490256.5992
RST Priority:	1	Y:	4426788.1777
RST Fed Reg Tank:	N		
RST Name:	GARRICK RESIDENCE - Hurricane		
Fac Location:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
44	1 of 1	WNW	0.39 / 2,065.09	10.69 / 1	Thomasson Residence 7342 Ruthven Rd Norfolk VA 23505	LST
<div> <div> PC No : 20145051 PC No (HUB): 20145051 CEDS Fac ID: 200000872768 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 3/17/2014 Release Reported: 10/18/2013 Heat Oil Category: Category 2 Unknown Tank Type: No Site Name: Thomasson Residence Address : 7342 Ruthven Rd City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Thomasson Residence Fac L Addr 1 (HUB): 7342 Ruthven Rd Fac L City (HUB): Norfolk Fac L ZIP 5 (HUB): 23505 FIC Desc (HUB): Norfolk City Other Tank Type: No Oth Tank Type Desc: Source: Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	38872	RST Response:	
RST Fac ID:	200000872768	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20145051	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2013/10/18 00:00:00+00	Reference Point:	
RST Case Closed:	2014/03/17 00:00:00+00	Latitude:	36.9124634292198
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2856180933333
RST Rec Code:	TRO	X:	-8492076.161
RST Priority:	2	Y:	4426912.3317
RST Fed Reg Tank:	N		
RST Name:	Thomasson Residence		
Fac Location:	7342 Ruthven Rd		

45	1 of 1	SSW	0.40 / 2,100.51	11.05 / 1	Van Dyke Residence - Hurricane Ida 110 Carlisle Way Norfolk VA 23505	LST
<div> <div> PC No : 20105091 PC No (HUB): 20105091 CEDS Fac ID: 200000852628 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 3/8/2010 Release Reported: 12/17/2009 Heat Oil Category: Category 3 Unknown Tank Type: No Site Name: Van Dyke Residence - Hurricane Ida Address : 110 Carlisle Way City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Van Dyke Residence - Hurricane Ida </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac L Addr 1 (HUB):		110 Carlisle Way				
Fac L City (HUB):		Norfolk				
Fac L ZIP 5 (HUB):		23505				
FIC Desc (HUB):		Norfolk City				
Other Tank Type:		No				
Oth Tank Type Desc:						
Source:		Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	32774	RST Response:	
RST Fac ID:	200000852628	RST Responsibi Ind:	RP Lead
RST Poll Cmpld No:	20105091	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2009/12/17 00:00:00+00	Reference Point:	
RST Case Closed:	2010/03/08 00:00:00+00	Latitude:	36.9030503407397
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2791064950962
RST Rec Code:	TRO	X:	-8491351.2932
RST Priority:	1	Y:	4425601.8567
RST Fed Reg Tank:	N		
RST Name:	Van Dyke Residence - Hurricane Ida		
Fac Location:			

46	1 of 1	NE	0.40 / 2,111.17	13.08 / 3	ESTABROOK PRINTING & LETTER SP 141 E LITTLE CREEK RD NORFOLK VA 23505	FINDS/FRS
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Registry ID:	110005218978
FIPS Code:	51710
HUC Code:	02080208
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	01-MAR-00
Update Date:	09-AUG-10
Interest Types:	UNSPECIFIED UNIVERSE
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	FRS-GEocode
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	03
Census Block Code:	517100014001001
EPA Region Code:	03
County Name:	NORFOLK CITY
US/Mexico Border Ind:	
Latitude:	36.91485
Longitude:	-76.27097
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	50
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110005218978
Data Source:	Facility Registry Service - Single File
Program Acronyms:	

RCRAINFO:VAD003175585

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
47	1 of 1	WNW	0.41 / 2,139.50	11.23 / 1	Berman Property 526 Butterworth Street Norfolk VA 23505	LST
<div> <div> PC No : 20215177 PC No (HUB): 20215177 CEDS Fac ID: 200000892440 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 7/6/2021 Release Reported: 3/5/2021 Heat Oil Category: Category 1 Unknown Tank Type: No Site Name: Berman Property Address : 526 Butterworth Street City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Berman Property Fac L Addr 1 (HUB): 526 Butterworth Street Fac L City (HUB): Norfolk Fac L ZIP 5 (HUB): 23505 FIC Desc (HUB): Norfolk City Other Tank Type: No Oth Tank Type Desc: Source: Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	50040	RST Response:	
RST Fac ID:	200000892440	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20215177	DES First Name:	Jacob
RST Status Ind:	Closed	DES Last Name:	Gonzales-Black
RST RIs Reported:	2021/03/05 00:00:00+00	Reference Point:	PG
RST Case Closed:	2021/07/06 00:00:00+00	Latitude:	36.9134290003464
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2856199995583
RST Rec Code:	TRO	X:	-8492076.3732
RST Priority:		Y:	4427046.7661
RST Fed Reg Tank:	N		
RST Name:	Berman Property		
Fac Location:			

48	1 of 1	SSE	0.41 / 2,168.18	11.61 / 2	England David Residence 142 Blake Road Norfolk VA 23505	LST
<div> <div> PC No : 20225007 PC No (HUB): 20225007 CEDS Fac ID: 200000893237 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 7/14/2021 Release Reported: 7/13/2021 Heat Oil Category: NFA Unknown Tank Type: No Site Name: England David Residence Address : 142 Blake Road City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): England David Residence Fac L Addr 1 (HUB): 142 Blake Road Fac L City (HUB): Norfolk </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac L ZIP 5 (HUB):		23505				
FIC Desc (HUB):		Norfolk City				
Other Tank Type:		No				
Oth Tank Type Desc:						
Source:		Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	50507	RST Response:	
RST Fac ID:	200000893237	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20225007	DES First Name:	Jacob
RST Status Ind:	Closed	DES Last Name:	Gonzales-Black
RST RIs Reported:	2021/07/13 00:00:00+00	Reference Point:	PG
RST Case Closed:	2021/07/14 00:00:00+00	Latitude:	36.9028399996538
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2746749997985
RST Rec Code:	TRO	X:	-8490857.9814
RST Priority:	3	Y:	4425572.5752
RST Fed Reg Tank:	N		
RST Name:	England David Residence		
Fac Location:			

49	1 of 1	SW	0.42 / 2,216.11	10.18 / 0	Pine Residence 414 Carlisle Way Norfolk VA 23505	LST
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PC No :	20145027	Fed Regulated UST:	No
PC No (HUB):	20145027	Reg Petrol UST 1:	No
CEDS Fac ID:	200000860167	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defer UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	6/2/2014	Exmpt2 Ht Oil UST2:	Yes
Release Reported:	8/27/2013	Small Ht Oil AST 2:	No
Heat Oil Category:	Category 2	Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	Pine Residence		
Address :	414 Carlisle Way		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	Pine Residence		
Fac L Addr 1 (HUB):	414 Carlisle Way		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:			
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	38632	RST Response:	
RST Fac ID:	200000860167	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20145027	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2013/08/27 00:00:00+00	Reference Point:	
RST Case Closed:	2014/06/02 00:00:00+00	Latitude:	36.9041927187205
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2836234731781
RST Rec Code:	TRO	X:	-8491854.1209
RST Priority:	3	Y:	4425760.8881
RST Fed Reg Tank:	N		
RST Name:	Pine Residence		
Fac Location:	414 Carlisle Way		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
50	1 of 1	WNW	0.45 / 2,368.71	11.47 / 2	Anderson Property 7507 Ruthven Rd Norfolk VA 23505	LST
<div> <div> PC No : 20125060 PC No (HUB): 20125060 CEDS Fac ID: 200000856375 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 11/13/2012 Release Reported: 11/14/2011 Heat Oil Category: Category 3 Unknown Tank Type: No Site Name: Anderson Property Address : 7507 Ruthven Rd City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Anderson Property Fac L Addr 1 (HUB): 7507 Ruthven Rd Fac L City (HUB): Norfolk Fac L ZIP 5 (HUB): 23505 FIC Desc (HUB): Norfolk City Other Tank Type: No Oth Tank Type Desc: Source: Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	35739	RST Response:	
RST Fac ID:	200000856375	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20125060	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2011/11/14 00:00:00+00	Reference Point:	
RST Case Closed:	2012/11/13 00:00:00+00	Latitude:	36.9131827066899
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2862178697024
RST Rec Code:	TRO	X:	-8492142.9278
RST Priority:	3	Y:	4427012.475
RST Fed Reg Tank:	N		
RST Name:	Anderson Property		
Fac Location:			

51	1 of 1	SW	0.45 / 2,369.52	10.06 / 0	Phillips Residence - TS Nicole 505 Carlisle Way Norfolk VA 23505	LST
<div> <div> PC No : 20115029 PC No (HUB): 20115029 CEDS Fac ID: 200000854296 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 12/20/2010 Release Reported: 10/5/2010 Heat Oil Category: Category 3 Unknown Tank Type: No Site Name: Phillips Residence - TS Nicole Address : 505 Carlisle Way City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Phillips Residence - TS Nicole Fac L Addr 1 (HUB): 505 Carlisle Way Fac L City (HUB): Norfolk </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac L ZIP 5 (HUB):		23505				
FIC Desc (HUB):		Norfolk City				
Other Tank Type:		No				
Oth Tank Type Desc:						
Source:		Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	34064	RST Response:	
RST Fac ID:	200000854296	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20115029	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2010/10/05 00:00:00+00	Reference Point:	
RST Case Closed:	2010/12/20 00:00:00+00	Latitude:	36.9038217961802
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2845601887457
RST Rec Code:	TRO	X:	-8491958.3956
RST Priority:	1	Y:	4425709.2514
RST Fed Reg Tank:	N		
RST Name:	Phillips Residence - TS Nicole		
Fac Location:			

52	1 of 1	SW	0.45 / 2,374.39	10.05 / 0	Sanderson Residence 504 Carlisle Way Norfolk VA 23505	LST
PC No :	20185030	Fed Regulated UST:	No			
PC No (HUB):	20185030	Reg Petrol UST 1:	No			
CEDS Fac ID:	200000885449	Excluded UST 1:	No			
Program:	RP Lead	Deferred UST 1:	No			
Region:	TRO	Partial Defer UST 1:	No			
Case Status:	Closed	Exmpt 1 UST 2:	No			
Case Closed Date:	11/28/2017	Exmpt2 Ht Oil UST2:	Yes			
Release Reported:	8/7/2017	Small Ht Oil AST 2:	No			
Heat Oil Category:	Category 1	Regulated AST3:	No			
Unknown Tank Type:	No	Unregulated AST3:	No			
Site Name:	Sanderson Residence					
Address :	504 Carlisle Way					
City :	Norfolk					
Zip:	23505					
County :	Norfolk City					
RST Name (HUB):	Sanderson Residence					
Fac L Addr 1 (HUB):	504 Carlisle Way					
Fac L City (HUB):	Norfolk					
Fac L ZIP 5 (HUB):	23505					
FIC Desc (HUB):	Norfolk City					
Other Tank Type:	No					
Oth Tank Type Desc:						
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites					

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	45139	RST Response:	
RST Fac ID:	200000885449	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20185030	DES First Name:	Lynne
RST Status Ind:	Closed	DES Last Name:	Smith
RST RIs Reported:	2017/08/07 00:00:00+00	Reference Point:	PG
RST Case Closed:	2017/11/28 00:00:00+00	Latitude:	36.9043639998829
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2848229998652
RST Rec Code:	TRO	X:	-8491987.6516
RST Priority:	3	Y:	4425784.7325
RST Fed Reg Tank:	N		
RST Name:	Sanderson Residence		
Fac Location:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
53	1 of 1	WNW	0.45 / 2,394.98	10.34 / 1	Stephenson Thelma Residence 7400 Colony Point Rd Norfolk VA 23505	LST
<div> <div> PC No : 19988514 PC No (HUB): 19988514 CEDS Fac ID: 200000206147 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 11/1/2001 Release Reported: 5/7/1998 Heat Oil Category: Category 2 Unknown Tank Type: No Site Name: Stephenson Thelma Residence Address : 7400 Colony Point Rd City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Stephenson Thelma Residence Fac L Addr 1 (HUB): 7400 Colony Point Rd Fac L City (HUB): Norfolk Fac L ZIP 5 (HUB): 23505 FIC Desc (HUB): Norfolk City Other Tank Type: No Oth Tank Type Desc: Source: Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	20080	RST Response:	
RST Fac ID:	200000206147	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	19988514	DES First Name:	Kerita
RST Status Ind:	Closed	DES Last Name:	Kegler
RST RIs Reported:	1998/05/07 00:00:00+00	Reference Point:	
RST Case Closed:	2001/11/01 00:00:00+00	Latitude:	36.912606407842
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2866129604425
RST Rec Code:	TRO	X:	-8492186.9091
RST Priority:	1	Y:	4426932.2382
RST Fed Reg Tank:	N		
RST Name:	Stephenson Thelma Residence		
Fac Location:			

54	1 of 1	SE	0.45 / 2,400.58	11.26 / 1	Bernard Leon Residence 211 N Blake Rd Norfolk VA 23505	LST
<div> <div> PC No : 20205239 PC No (HUB): 20205239 CEDS Fac ID: 200000891196 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 10/1/2020 Release Reported: 6/29/2020 Heat Oil Category: Category 1 Unknown Tank Type: No Site Name: Bernard Leon Residence Address : 211 N Blake Rd City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Bernard Leon Residence Fac L Addr 1 (HUB): 211 N Blake Rd Fac L City (HUB): Norfolk </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac L ZIP 5 (HUB):		23505				
FIC Desc (HUB):		Norfolk City				
Other Tank Type:		No				
Oth Tank Type Desc:						
Source:		Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	49119	RST Response:	
RST Fac ID:	200000891196	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20205239	DES First Name:	Jacob
RST Status Ind:	Closed	DES Last Name:	Gonzales-Black
RST RIs Reported:	2020/06/29 00:00:00+00	Reference Point:	PG
RST Case Closed:	2020/10/01 00:00:00+00	Latitude:	36.9024839999149
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2725700000511
RST Rec Code:	TRO	X:	-8490623.6539
RST Priority:	3	Y:	4425523.0168
RST Fed Reg Tank:	N		
RST Name:	Bernard Leon Residence		
Fac Location:			

55	1 of 1	W	0.46 / 2,406.32	10.79 / 1	Griffey Andrew Residence 7312 Colony Point Rd Norfolk VA 23505	LST
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PC No :	20195207	Fed Regulated UST:	No
PC No (HUB):	20195207	Reg Petrol UST 1:	No
CEDS Fac ID:	200000888939	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defr UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	6/4/2020	Exmpt2 Ht Oil UST2:	Yes
Release Reported:	5/3/2019	Small Ht Oil AST 2:	No
Heat Oil Category:	Category 2	Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	Griffey Andrew Residence		
Address :	7312 Colony Point Rd		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	Griffey Andrew Residence		
Fac L Addr 1 (HUB):	7312 Colony Point Rd		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:			
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	47643	RST Response:	
RST Fac ID:	200000888939	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20195207	DES First Name:	Brenda
RST Status Ind:	Closed	DES Last Name:	Brown
RST RIs Reported:	2019/05/03 00:00:00+00	Reference Point:	PG
RST Case Closed:	2020/06/04 00:00:00+00	Latitude:	36.9111339999894
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2871879999036
RST Rec Code:	TRO	X:	-8492250.9222
RST Priority:	2	Y:	4426727.2409
RST Fed Reg Tank:	N		
RST Name:	Griffey Andrew Residence		
Fac Location:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
56	1 of 1	SW	0.46 / 2,417.00	9.57 / 0	Boyd Property 506 Carlisle Way Norfolk VA 23505	LST
<div> <div> PC No : 20175313 PC No (HUB): 20175313 CEDS Fac ID: 200000885246 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 3/30/2018 Release Reported: 6/28/2017 Heat Oil Category: Category 2 Unknown Tank Type: No Site Name: Boyd Property Address : 506 Carlisle Way City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Boyd Property Fac L Addr 1 (HUB): 506 Carlisle Way Fac L City (HUB): Norfolk Fac L ZIP 5 (HUB): 23505 FIC Desc (HUB): Norfolk City Other Tank Type: No Oth Tank Type Desc: Source: Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	45001	RST Response:	
RST Fac ID:	200000885246	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20175313	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2017/06/28 00:00:00+00	Reference Point:	PG
RST Case Closed:	2018/03/30 00:00:00+00	Latitude:	36.9043809998283
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2850820003313
RST Rec Code:	TRO	X:	-8492016.4834
RST Priority:	1	Y:	4425787.0991
RST Fed Reg Tank:	N		
RST Name:	Boyd Property		
Fac Location:			

57	1 of 1	SSW	0.46 / 2,428.30	11.45 / 2	Hecht Michael Property 107 Talbot Hall Rd Norfolk VA 23505	LST
<div> <div> PC No : 20165179 PC No (HUB): 20165179 CEDS Fac ID: 200000882234 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 6/23/2016 Release Reported: 3/18/2016 Heat Oil Category: Category 1 Unknown Tank Type: No Site Name: Hecht Michael Property Address : 107 Talbot Hall Rd City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Hecht Michael Property Fac L Addr 1 (HUB): 107 Talbot Hall Rd Fac L City (HUB): Norfolk </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac L ZIP 5 (HUB):		23505				
FIC Desc (HUB):		Norfolk City				
Other Tank Type:		No				
Oth Tank Type Desc:						
Source:		Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	42977	RST Response:	
RST Fac ID:	200000882234	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20165179	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2016/03/18 00:00:00+00	Reference Point:	PG
RST Case Closed:	2016/06/23 00:00:00+00	Latitude:	36.9017800000532
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2794600001268
RST Rec Code:	TRO	X:	-8491390.6452
RST Priority:	3	Y:	4425425.0143
RST Fed Reg Tank:	N		
RST Name:	Hecht Michael Property		
Fac Location:			

58	1 of 1	SW	0.46 / 2,444.15	9.57 / 0	Dexter Residence 509 Carlisle Way Norfolk VA 23505	LST
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PC No :	20145114	Fed Regulated UST:	No
PC No (HUB):	20145114	Reg Petrol UST 1:	No
CEDS Fac ID:	200000873726	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defer UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	2/19/2015	Exmpt2 Ht Oil UST2:	Yes
Release Reported:	1/22/2014	Small Ht Oil AST 2:	No
Heat Oil Category:	Category 3	Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	Dexter Residence		
Address :	509 Carlisle Way		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	Dexter Residence		
Fac L Addr 1 (HUB):	509 Carlisle Way		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:			
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	39256	RST Response:	
RST Fac ID:	200000873726	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20145114	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2014/01/22 00:00:00+00	Reference Point:	
RST Case Closed:	2015/02/19 00:00:00+00	Latitude:	36.9043723590638
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2850740080202
RST Rec Code:	TRO	X:	-8492015.5937
RST Priority:	3	Y:	4425785.8962
RST Fed Reg Tank:	N		
RST Name:	Dexter Residence		
Fac Location:	509 Carlisle Way		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
59	1 of 1	E	0.46 / 2,449.11	6.53 / -3	ROBBINS RESIDENCE 298 Suburban Parkway Norfolk VA 23505	LST
<div> <div> PC No : 19982323 PC No (HUB): 19982323 CEDS Fac ID: 200000091610 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 12/3/1998 Release Reported: 2/19/1998 Heat Oil Category: Category 3 Unknown Tank Type: No Site Name: ROBBINS RESIDENCE Address : 298 Suburban Parkway City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): ROBBINS RESIDENCE Fac L Addr 1 (HUB): 298 Suburban Parkway Fac L City (HUB): Norfolk Fac L ZIP 5 (HUB): 23505 FIC Desc (HUB): Norfolk City Other Tank Type: No Oth Tank Type Desc: Source: Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	13402	RST Response:	
RST Fac ID:	200000091610	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	19982323	DES First Name:	Thomas (Tom)
RST Status Ind:	Closed	DES Last Name:	Madigan
RST RIs Reported:	1998/02/19 00:00:00+00	Reference Point:	
RST Case Closed:	1998/12/03 00:00:00+00	Latitude:	36.9102770399941
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2669755421932
RST Rec Code:	TRO	X:	-8490000.8817
RST Priority:	2	Y:	4426607.9317
RST Fed Reg Tank:	N		
RST Name:	ROBBINS RESIDENCE		
Fac Location:	298 Suburban Parkway		

60	1 of 1	SE	0.47 / 2,456.67	10.92 / 1	Tarver Ivanka Residence 221 N Blake Rd Norfolk VA 23505	LST
<div> <div> PC No : 20185103 PC No (HUB): 20185103 CEDS Fac ID: 200000885984 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 4/9/2019 Release Reported: 11/8/2017 Heat Oil Category: Category 3 Unknown Tank Type: No Site Name: Tarver Ivanka Residence Address : 221 N Blake Rd City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Tarver Ivanka Residence Fac L Addr 1 (HUB): 221 N Blake Rd Fac L City (HUB): Norfolk </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac L ZIP 5 (HUB):		23505				
FIC Desc (HUB):		Norfolk City				
Other Tank Type:		No				
Oth Tank Type Desc:						
Source:		Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	45522	RST Response:	
RST Fac ID:	200000885984	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20185103	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2017/11/08 00:00:00+00	Reference Point:	PG
RST Case Closed:	2019/04/09 00:00:00+00	Latitude:	36.902540999896
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2721180001395
RST Rec Code:	TRO	X:	-8490573.3375
RST Priority:	2	Y:	4425530.9517
RST Fed Reg Tank:	N		
RST Name:	Tarver Ivanka Residence		
Fac Location:			

61	1 of 1	WNW	0.47 / 2,469.96	10.54 / 1	Corder David G Residence 7406 Colony Point Rd Norfolk VA 23505	LST
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PC No :	20205003	Fed Regulated UST:	No
PC No (HUB):	20205003	Reg Petrol UST 1:	No
CEDS Fac ID:	200000889309	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Deft UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	11/5/2019	Exmpt2 Ht Oil UST2:	Yes
Release Reported:	7/3/2019	Small Ht Oil AST 2:	No
Heat Oil Category:	Category 1	Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	Corder David G Residence		
Address :	7406 Colony Point Rd		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	Corder David G Residence		
Fac L Addr 1 (HUB):	7406 Colony Point Rd		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:			
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	47899	RST Response:	
RST Fac ID:	200000889309	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20205003	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2019/07/03 00:00:00+00	Reference Point:	PG
RST Case Closed:	2019/11/05 00:00:00+00	Latitude:	36.9132340001274
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2866089997704
RST Rec Code:	TRO	X:	-8492186.4682
RST Priority:		Y:	4427019.6165
RST Fed Reg Tank:	N		
RST Name:	Corder David G Residence		
Fac Location:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
62	1 of 1	S	0.48 / 2,517.16	11.51 / 2	Hayes Residence 6614 Granby St Norfolk VA 23505	LST
<div> <div> PC No : 20175121 PC No (HUB): 20175121 CEDS Fac ID: 200000883631 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 12/28/2016 Release Reported: 10/25/2016 Heat Oil Category: Category 1 Unknown Tank Type: No Site Name: Hayes Residence Address : 6614 Granby St City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Hayes Residence Fac L Addr 1 (HUB): 6614 Granby St Fac L City (HUB): Norfolk Fac L ZIP 5 (HUB): 23505 FIC Desc (HUB): Norfolk City Other Tank Type: No Oth Tank Type Desc: Source: Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: Yes Small Ht Oil AST 2: No Regulated AST3: No Unregulated AST3: No </div> </div>						

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	44030	RST Response:	
RST Fac ID:	200000883631	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20175121	DES First Name:	Lynne
RST Status Ind:	Closed	DES Last Name:	Smith
RST RIs Reported:	2016/10/25 00:00:00+00	Reference Point:	PG
RST Case Closed:	2016/12/28 00:00:00+00	Latitude:	36.9014450000821
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2780030001097
RST Rec Code:	TRO	X:	-8491228.4527
RST Priority:	3	Y:	4425378.3799
RST Fed Reg Tank:	N		
RST Name:	Hayes Residence		
Fac Location:			

63	1 of 3	NE	0.48 / 2,542.01	13.88 / 4	Fentress Charitable Trust Property 211 E Little Creek Rd Norfolk VA 23505	LST
<div> <div> PC No : 20045154 PC No (HUB): 20045154 CEDS Fac ID: 200000065553 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 4/12/2004 Release Reported: 4/2/2004 Heat Oil Category: Unknown Tank Type: No Site Name: Fentress Charitable Trust Property Address : 211 E Little Creek Rd City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Fentress Charitable Trust Property Fac L Addr 1 (HUB): 211 E Little Creek Rd Fac L City (HUB): Norfolk </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: No Small Ht Oil AST 2: No Regulated AST3: Yes Unregulated AST3: No </div> </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac L ZIP 5 (HUB):		23505				
FIC Desc (HUB):		Norfolk City				
Other Tank Type:		No				
Oth Tank Type Desc:						
Source:		Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	23445	RST Response:	
RST Fac ID:	200000065553	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20045154	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2004/04/02 00:00:00+00	Reference Point:	
RST Case Closed:	2004/04/12 00:00:00+00	Latitude:	36.9150558518505
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.268969386204
RST Rec Code:	TRO	X:	-8490222.8354
RST Priority:	2	Y:	4427273.273
RST Fed Reg Tank:	N		
RST Name:	Fentress Charitable Trust Property		
Fac Location:	211 E Little Creek Rd, Norfolk VA 23505		

63	2 of 3	NE	0.48 / 2,542.01	13.88 / 4	HOME HQ PROPERTY 211 E Little Creek Rd Norfolk VA 23505	LST
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PC No :	19931184	Fed Regulated UST:	No
PC No (HUB):	19931184	Reg Petrol UST 1:	No
CEDS Fac ID:	200000065553	Excluded UST 1:	No
Program:	RP Lead	Deferred UST 1:	No
Region:	TRO	Partial Defer UST 1:	No
Case Status:	Closed	Exmpt 1 UST 2:	No
Case Closed Date:	3/19/1993	Exmpt2 Ht Oil UST2:	No
Release Reported:	12/16/1992	Small Ht Oil AST 2:	No
Heat Oil Category:		Regulated AST3:	No
Unknown Tank Type:	No	Unregulated AST3:	No
Site Name:	HOME HQ PROPERTY		
Address :	211 E Little Creek Rd		
City :	Norfolk		
Zip:	23505		
County :	Norfolk City		
RST Name (HUB):	HOME HQ PROPERTY		
Fac L Addr 1 (HUB):	211 E Little Creek Rd		
Fac L City (HUB):	Norfolk		
Fac L ZIP 5 (HUB):	23505		
FIC Desc (HUB):	Norfolk City		
Other Tank Type:	No		
Oth Tank Type Desc:			
Source:	Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites		

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	12214	RST Response:	
RST Fac ID:	200000065553	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	19931184	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	1992/12/16 00:00:00+00	Reference Point:	
RST Case Closed:	1993/03/19 00:00:00+00	Latitude:	36.9151091112513
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2688914160306
RST Rec Code:	TRO	X:	-8490214.1558
RST Priority:	2	Y:	4427280.6884
RST Fed Reg Tank:	N		
RST Name:	HOME HQ PROPERTY		
Fac Location:	211 E Little Creek Rd, Norfolk VA 23505		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
63	3 of 3	NE	0.48 / 2,542.01	13.88 / 4	211 E Little Creek Rd McDonalds 211 E Little Creek Rd Norfolk VA 23505	LST
<div> <div> PC No : 20175274 PC No (HUB): 20175274 CEDS Fac ID: 200000065553 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 10/17/2017 Release Reported: 4/19/2017 Heat Oil Category: Unknown Tank Type: No </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: No Small Ht Oil AST 2: No Regulated AST3: Yes Unregulated AST3: No </div> </div> <div> Site Name: 211 E Little Creek Rd McDonalds Address : 211 E Little Creek Rd City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): 211 E Little Creek Rd McDonalds Fac L Addr 1 (HUB): 211 E Little Creek Rd Fac L City (HUB): Norfolk Fac L ZIP 5 (HUB): 23505 FIC Desc (HUB): Norfolk City Other Tank Type: No Oth Tank Type Desc: Source: Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites </div>						

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	44824	RST Response:	
RST Fac ID:	200000065553	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20175274	DES First Name:	Leann
RST Status Ind:	Closed	DES Last Name:	Moran
RST RIs Reported:	2017/04/19 00:00:00+00	Reference Point:	PG
RST Case Closed:	2017/10/17 00:00:00+00	Latitude:	36.9149600000618
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2687439997975
RST Rec Code:	TRO	X:	-8490197.7455
RST Priority:	2	Y:	4427259.9274
RST Fed Reg Tank:	N		
RST Name:	211 E Little Creek Rd McDonalds		
Fac Location:	211 E Little Creek Rd, Norfolk VA 23505		

64	1 of 1	N	0.48 / 2,549.05	9.30 / 0	Fowler Robert Residence 7705 Fayver Avenue Norfolk VA 23505	LST
<div> <div> PC No : 20015076 PC No (HUB): 20015076 CEDS Fac ID: 200000199272 Program: RP Lead Region: TRO Case Status: Closed Case Closed Date: 3/29/2001 Release Reported: 12/21/2000 Heat Oil Category: Category 1 Unknown Tank Type: No </div> <div> Fed Regulated UST: No Reg Petrol UST 1: No Excluded UST 1: No Deferred UST 1: No Partial Defr UST 1: No Exmpt 1 UST 2: No Exmpt2 Ht Oil UST2: No Small Ht Oil AST 2: Yes Regulated AST3: No Unregulated AST3: No </div> </div> <div> Site Name: Fowler Robert Residence Address : 7705 Fayver Avenue City : Norfolk Zip: 23505 County : Norfolk City RST Name (HUB): Fowler Robert Residence Fac L Addr 1 (HUB): 7705 Fayver Avenue Fac L City (HUB): Norfolk </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac L ZIP 5 (HUB):		23505				
FIC Desc (HUB):		Norfolk City				
Other Tank Type:		No				
Oth Tank Type Desc:						
Source:		Virginia DEQ - Petroleum Database - Petroleum Releases; Virginia Environmental Data Hub - Petroleum Release Sites				

Data Hub - Petroleum Releases Geodatabase Details

RST ID:	17735	RST Response:	
RST Fac ID:	200000199272	RST Responsibi Ind:	RP Lead
RST Poll Cmplt No:	20015076	DES First Name:	Kerita
RST Status Ind:	Closed	DES Last Name:	Kegler
RST RIs Reported:	2000/12/21 00:00:00+00	Reference Point:	
RST Case Closed:	2001/03/29 00:00:00+00	Latitude:	36.9178919389737
RST Suspect Cnfrmd:	Confirmed	Longitude:	-76.2770838942166
RST Rec Code:	TRO	X:	-8491126.1383
RST Priority:	3	Y:	4427668.1536
RST Fed Reg Tank:	N		
RST Name:	Fowler Robert Residence		
Fac Location:			

65	1 of 1	ESE	0.50 / 2,640.57	9.66 / 0	NORFOLK CITY SCHOOL DISTRICT (SUBURBAN PARK ELEM SCHOOL) 310 THOLE ST NORFOLK VA 23505-4247	FINDS/FRS
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Registry ID:	110021458386
FIPS Code:	
HUC Code:	02080208
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	20-MAY-05
Update Date:	29-DEC-14
Interest Types:	FORMAL ENFORCEMENT ACTION
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	03
Census Block Code:	517100014003006
EPA Region Code:	03
County Name:	NORFOLK CITY
US/Mexico Border Ind:	
Latitude:	36.90527
Longitude:	-76.26824
Reference Point:	CENTER OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110021458386
Data Source:	Facility Registry Service - Single File
Program Acronyms:	

ICIS:600009053

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
66	1 of 1	NE	0.52 / 2,728.43	12.00 / 2	FARM FRESH PAINT SHOP 129 TAUSSIG BLVD NORFOLK VA 23505	FINDS/FRS
		Registry ID: 110005288955 FIPS Code: 51710 HUC Code: 02080208 Site Type Name: STATIONARY Location Description: Supplemental Location: Create Date: 01-MAR-00 Update Date: 27-JAN-12 Interest Types: UNSPECIFIED UNIVERSE SIC Codes: SIC Code Descriptions: NAICS Codes: NAICS Code Descriptions: Conveyor: FRS-GEocode Federal Facility Code: Federal Agency Name: Tribal Land Code: Tribal Land Name: Congressional Dist No: 02 Census Block Code: 517100055001080 EPA Region Code: 03 County Name: NORFOLK CITY US/Mexico Border Ind: Latitude: 36.91764 Longitude: -76.27036 Reference Point: CENTER OF A FACILITY OR STATION Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER Accuracy Value: 30 Datum: NAD83 Source: Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110005288955 Data Source: Facility Registry Service - Single File Program Acronyms:				
RCRAINFO:VAR000011692						

67	1 of 1	ENE	0.52 / 2,730.95	14.61 / 5	KROGER #0536-029 205 E LITTLE CREEK RD NORFOLK VA 23505	FINDS/FRS
		Registry ID: 110063694284 FIPS Code: 51710 HUC Code: 02080208 Site Type Name: STATIONARY Location Description: Supplemental Location: Create Date: 26-FEB-15 Update Date: Interest Types: VSQG SIC Codes: SIC Code Descriptions: NAICS Codes: 445110 NAICS Code Descriptions: SUPERMARKETS AND OTHER GROCERY (EXCEPT CONVENIENCE) STORES. Conveyor: FRS-GEocode Federal Facility Code: Federal Agency Name: Tribal Land Code: Tribal Land Name: Congressional Dist No: 03 Census Block Code: 517100055001081 EPA Region Code: 03 County Name: NORFOLK CITY				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
US/Mexico Border Ind:						
Latitude:		36.915304				
Longitude:		-76.269862				
Reference Point:		ENTRANCE POINT OF A FACILITY OR STATION				
Coord Collection Method:		ADDRESS MATCHING-HOUSE NUMBER				
Accuracy Value:		50				
Datum:		NAD83				
Source:						
Facility Detail Rprt URL:		https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110063694284				
Data Source:		Facility Registry Service - Single File				
Program Acronyms:						
RCRAINFO:VAR000529974						

68	1 of 1	NE	0.53 / 2,814.33	13.28 / 4	EXXON CO U S A RA521658 7726 GRANBY ST NORFOLK VA 23505	FINDS/FRS
<hr/>						
Registry ID:		110005233032				
FIPS Code:		51710				
HUC Code:		02080208				
Site Type Name:		STATIONARY				
Location Description:						
Supplemental Location:						
Create Date:		01-MAR-00				
Update Date:		09-AUG-10				
Interest Types:		VSQG				
SIC Codes:						
SIC Code Descriptions:						
NAICS Codes:						
NAICS Code Descriptions:						
Conveyor:		FRS-GEOCODE				
Federal Facility Code:						
Federal Agency Name:						
Tribal Land Code:						
Tribal Land Name:						
Congressional Dist No:		02				
Census Block Code:		517100055001082				
EPA Region Code:		03				
County Name:		NORFOLK CITY				
US/Mexico Border Ind:						
Latitude:		36.91766				
Longitude:		-76.27204				
Reference Point:		CENTER OF A FACILITY OR STATION				
Coord Collection Method:		ADDRESS MATCHING-HOUSE NUMBER				
Accuracy Value:		30				
Datum:		NAD83				
Source:						
Facility Detail Rprt URL:		https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110005233032				
Data Source:		Facility Registry Service - Single File				
Program Acronyms:						
RCRAINFO:VAD982366007						

69	1 of 1	NE	0.54 / 2,841.60	14.47 / 5	FARM FRESH #6246 230 E. LITTLE CREEK RD NORFOLK VA 23505	FINDS/FRS
Registry ID:						
		110046542309				
FIPS Code:		51710				
HUC Code:		02080208				
Site Type Name:		STATIONARY				
Location Description:						
Supplemental Location:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Create Date: Update Date: Interest Types: SIC Codes: SIC Code Descriptions: NAICS Codes: NAICS Code Descriptions: Conveyor: Federal Facility Code: Federal Agency Name: Tribal Land Code: Tribal Land Name: Congressional Dist No: Census Block Code: EPA Region Code: County Name: US/Mexico Border Ind: Latitude: Longitude: Reference Point: Coord Collection Method: Accuracy Value: Datum: Source: Facility Detail Rprt URL: Data Source: Program Acronyms:		12-OCT-12 28-MAR-14 VSQG FRS-GEOCODE 03 517100057013014 03 NORFOLK CITY 36.91578 -76.26907 CENTER OF A FACILITY OR STATION ADDRESS MATCHING-HOUSE NUMBER 30 NAD83 https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110046542309 Facility Registry Service - Single File 				
RCRAINFO:VAR000524637						

70	1 of 1	E	0.54 / 2,866.97	10.00 / 0	PARKDALE PRIVATE SCHOOL INC 321 VIRGINIAN DR NORFOLK VA 23505-4299	FINDS/FRS
Registry ID: FIPS Code: HUC Code: Site Type Name: Location Description: Supplemental Location: Create Date: Update Date: Interest Types: SIC Codes: SIC Code Descriptions: NAICS Codes: NAICS Code Descriptions: Conveyor: Federal Facility Code: Federal Agency Name: Tribal Land Code: Tribal Land Name: Congressional Dist No: Census Block Code: EPA Region Code: County Name: US/Mexico Border Ind: Latitude: Longitude: Reference Point: Coord Collection Method: Accuracy Value: Datum: Source: Facility Detail Rprt URL:		110010608379 51710 02080208 STATIONARY 01-MAR-00 05-MAR-13 COMPLIANCE ACTIVITY, FORMAL ENFORCEMENT ACTION 8211, 8351 CHILD DAY CARE SERVICES, ELEMENTARY AND SECONDARY SCHOOLS FRS-GEOCODE 03 517100014001006 03 NORFOLK CITY 36.91132 -76.26582 CENTER OF A FACILITY OR STATION ADDRESS MATCHING-HOUSE NUMBER 30 NAD83 https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110010608379				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Data Source: Program Acronyms:		Facility Registry Service - Single File				
ICIS:16833, NCDB:C03#89-0248						
71	1 of 1	S	0.58 / 3,068.86	7.45 / -2	J.H. TWO, L.C. T/A JERRY HARRIS REMODELING 119 DUMONT AVENUE NORFOLK VA 23505	FINDS/FRS
Registry ID:		110070254528				
FIPS Code:						
HUC Code:		02080208				
Site Type Name:		STATIONARY				
Location Description:						
Supplemental Location:						
Create Date:		03-AUG-18				
Update Date:						
Interest Types:		FORMAL ENFORCEMENT ACTION				
SIC Codes:						
SIC Code Descriptions:						
NAICS Codes:		236118				
NAICS Code Descriptions:		RESIDENTIAL REMODELERS.				
Conveyor:		FRS-GEocode				
Federal Facility Code:						
Federal Agency Name:						
Tribal Land Code:						
Tribal Land Name:						
Congressional Dist No:		03				
Census Block Code:		517100022002014				
EPA Region Code:		03				
County Name:						
US/Mexico Border Ind:						
Latitude:		36.89996				
Longitude:		-76.27709				
Reference Point:		CENTER OF A FACILITY OR STATION				
Coord Collection Method:		ADDRESS MATCHING-HOUSE NUMBER				
Accuracy Value:		30				
Datum:		NAD83				
Source:						
Facility Detail Rprt URL:		https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070254528				
Data Source:		Facility Registry Service - Single File				
Program Acronyms:						
ICIS:3600920496						

72	1 of 1	NNE	0.60 / 3,181.10	7.60 / -2	NORFOLK NAVAL BASE (SEWELLS POINT NAVAL COMPLEX) HELMICK ST NORFOLK VA 23511	NPL
EPA ID:		VA6170061463				
Site ID:						
Street Addr Txt (SEMS):		HELMICK ST				
City Name (SEMS):		NORFOLK				
State Code (SEMS):		VA				
Zip Code (SEMS):		23511				
County (SEMS):		NORFOLK CITY				
County (Export):		Norfolk				
Data Source:		U.S. EPA Site Boundaries Shapefile Download; U.S. EPA SUPERFUND PROGRAM. Source: SEMS Superfund Public User Database. FOIA4 All Final NPL Sites. Retrieved on 26-OCT-2023.				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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NPL (SEMS FOIA 004)

Federal Facility:	Yes	County:	NORFOLK CITY
NPL Status Dt:	04/01/97	Latitude:	36.940278
NAI:	Yes	Longitude:	-76.300278
NA Entity (NAI Status):	Nansemond Indian Nation (Current); Upper Mattaponi Tribe (Current)		
SAA (Superfund Alt):			

NPL (Superfund Sites List)

SEMS ID:	302858	Proposed Date:	06/17/1996
Status:	NPL Site	Listing Date:	04/01/1997
Site Score:	50	NOID Date:	
SITS ID:	1470	Deletion Date:	
Constr Complete No:	1089	Latitude:	36.940278
Constr Complete Dt:	09/14/2010	Longitude:	-76.300278
Partial Deletion:	No		
Proposed Fr Notice:	06/17/1996 (PDF)		
Final Fr Notice:	04/01/1997 (PDF)		
NOID Fr Notice:			
Deletion Fr Notice:			
Restoration Fr Notice:			
Notice of Data Availability:			
Site Listing Narrative:	VA6170061463 (PDF)		
Site Progress Profile:	Norfolk Naval Base (Sewells Point Naval Complex)		

NPL (EPA Boundaries)

EPA Program:	Superfund	Primary Telephone:	(215) 814-3355
NPL Status:	F	Public Release:	
Fed Facility:	Yes	Original C:	
GIS Area:	6.63548283	Region Code:	3
GIS Area Unit:	Square Miles	Tier Accur:	
Last Changed:	27-AUG-19 12.00.00.000000 AM		
Site Contact:	Lorie Baker		
Site Contact 1:	baker.lorie@epa.gov		
Feature In:	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110009346528		
Feature 1:			
Site Feature:	5		
Site Feature 1:	Site Boundary		
Site Feature 2:	NORFOLK NAVAL BASE (SEWELLS POINT NAVAL COMPLEX)		
Site Feature 3:	Site boundary for Norfolk naval base (sewells point naval complex)		
Site Feature 4:	USEPA R3 HSCD Federal Facilities-GIS Team Digitizing		
Site Feature 5:			
Site Feature 6:			
Projection:			
SF Geospat:	The Agency is providing this geospatial information as a public service and does not vouch for the accuracy, completeness, or currency of data. Data provided by external parties is not independently verified by EPA. This data is made available to the pub		

Url Alias:

73	1 of1	ENE	0.70 / 3,696.01	12.94 / 3	SUNOCO SERVICE STATION 287 E LITTLE CREEK D NORFOLK VA 23505	FINDS/FRS
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Registry ID:	110005217194
FIPS Code:	51710
HUC Code:	02080208
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	01-MAR-00
Update Date:	29-DEC-14
Interest Types:	UNSPECIFIED UNIVERSE
SIC Codes:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
SIC Code Descriptions: NAICS Codes: NAICS Code Descriptions: Conveyor: FRS-GEOCODE Federal Facility Code: Federal Agency Name: Tribal Land Code: Tribal Land Name: Congressional Dist No: 03 Census Block Code: 517100057013008 EPA Region Code: 03 County Name: NORFOLK CITY US/Mexico Border Ind: Latitude: 36.91706 Longitude: -76.2665 Reference Point: ENTRANCE POINT OF A FACILITY OR STATION Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER Accuracy Value: 50 Datum: NAD83 Source: Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110005217194 Data Source: Facility Registry Service - Single File Program Acronyms: RCRAINFO:VAD000755298						

74	1 of 1	SSW	0.73 / 3,857.31	9.41 / 0	BON SECOURS DEPAUL MEDICAL CENTER 150 KINGSLEY LANE NORFOLK VA 23505-4602	FINDS/FRS
Registry ID: 110001890598 FIPS Code: 51710 HUC Code: 02080208 Site Type Name: STATIONARY Location Description: Supplemental Location: Create Date: 01-MAR-00 Update Date: 01-JUN-17 Interest Types: AIR EMISSIONS CLASSIFICATION UNKNOWN, AIR SYNTHETIC MINOR, STATE MASTER, UNSPECIFIED UNIVERSE SIC Codes: 8062 SIC Code Descriptions: GENERAL MEDICAL AND SURGICAL HOSPITALS NAICS Codes: 622110 NAICS Code Descriptions: GENERAL MEDICAL AND SURGICAL HOSPITALS. Conveyor: FRS-GEOCODE Federal Facility Code: Federal Agency Name: Tribal Land Code: Tribal Land Name: Congressional Dist No: 03 Census Block Code: 517100017001031 EPA Region Code: 03 County Name: NORFOLK US/Mexico Border Ind: Latitude: 36.89856 Longitude: -76.282 Reference Point: CENTER OF A FACILITY OR STATION Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER Accuracy Value: 30 Datum: NAD83 Source: Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110001890598 Data Source: Facility Registry Service - Single File Program Acronyms:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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AIR:VA0000005171000092, AIRS/AFS:5171000092, CEDS:200000087442, EIS:9069211, RCRAINFO:VAD074744905

75	1 of2	SSW	0.74 / 3,901.19	8.14 / -2	VIRGINIA CNTR FOR PSYCHIATRY 100 KINGSLEY LANE NORFOLK VA 23505-4604	FINDS/FRS
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Registry ID: 110010765733
FIPS Code: 51710
HUC Code: 02080208
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 01-MAR-00
Update Date: 05-MAR-13
Interest Types: COMPLIANCE ACTIVITY, FORMAL ENFORCEMENT ACTION
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor: FRS-GEOCODE
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No: 03
Census Block Code: 517100017001031
EPA Region Code: 03
County Name: NORFOLK CITY
US/Mexico Border Ind:
Latitude: 36.89801
Longitude: -76.2804
Reference Point: CENTER OF A FACILITY OR STATION
Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value: 30
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110010765733
Data Source: Facility Registry Service - Single File
Program Acronyms:

ICIS:841, NCDB:C03#89-0330

75	2 of2	SSW	0.74 / 3,901.19	8.14 / -2	KINGSLEY ACADEMY 100 KINGSLEY LANE NORFOLK VA 23505-4604	FINDS/FRS
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Registry ID: 110010631682
FIPS Code: 51710
HUC Code: 02080208
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 01-MAR-00
Update Date: 05-MAR-13
Interest Types: COMPLIANCE ACTIVITY, FORMAL ENFORCEMENT ACTION
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor: FRS-GEOCODE
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Tribal Land Name: Congressional Dist No: 03 Census Block Code: 517100017001031 EPA Region Code: 03 County Name: NORFOLK CITY US/Mexico Border Ind: Latitude: 36.89801 Longitude: -76.2804 Reference Point: CENTER OF A FACILITY OR STATION Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER Accuracy Value: 30 Datum: NAD83 Source: Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110010631682 Data Source: Facility Registry Service - Single File Program Acronyms: ICIS:840, NCDB:C03#89-0191						
76	1 of 1	NW	0.78 / 4,093.59	13.11 / 3	DREADNOUGHT MARINE INC TERMINAL PIER 3 NORTH NORFOLK VA 23501	FINDS/FRS
Registry ID: 110005258014 FIPS Code: 51710 HUC Code: 02080208 Site Type Name: STATIONARY Location Description: Supplemental Location: VA PORT AUTH VA INTL Create Date: 01-MAR-00 Update Date: 09-AUG-10 Interest Types: VSQG SIC Codes: SIC Code Descriptions: NAICS Codes: NAICS Code Descriptions: Conveyor: RCRAINFO Federal Facility Code: Federal Agency Name: Tribal Land Code: Tribal Land Name: Congressional Dist No: 03 Census Block Code: 517100009011084 EPA Region Code: 03 County Name: NORFOLK CITY US/Mexico Border Ind: Latitude: 36.920357 Longitude: -76.285685 Reference Point: ENTRANCE POINT OF A FACILITY OR STATION Coord Collection Method: GDT-ADDRESS MATCHING (GEOCODING) Accuracy Value: Datum: NAD83 Source: Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110005258014 Data Source: Facility Registry Service - Single File Program Acronyms: RCRAINFO:VAR000002782						
77	1 of 1	ENE	0.78 / 4,141.76	12.00 / 2	RACE COAST 303 E LITTLE CREEK ROAD NORFOLK VA 23505	FINDS/FRS
Registry ID: 110062626118						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
FIPS Code: HUC Code: Site Type Name: Location Description: Supplemental Location: Create Date: Update Date: Interest Types: SIC Codes: SIC Code Descriptions: NAICS Codes: NAICS Code Descriptions: Conveyor: Federal Facility Code: Federal Agency Name: Tribal Land Code: Tribal Land Name: Congressional Dist No: Census Block Code: EPA Region Code: County Name: US/Mexico Border Ind: Latitude: Longitude: Reference Point: Coord Collection Method: Accuracy Value: Datum: Source: Facility Detail Rprt URL: Data Source: Program Acronyms:						
		02080208			STATIONARY	
		07-NOV-14				
		03-MAY-15				
		ENFORCEMENT/COMPLIANCE ACTIVITY				
		5541				
		GASOLINE SERVICE STATIONS				
		447110				
		GASOLINE STATIONS WITH CONVENIENCE STORES.				
		FRS-GEOCODE				
		02				
		517100057013001				
		03				
		NORFOLK CITY				
		36.91785				
		-76.26484				
		CENTER OF A FACILITY OR STATION				
		ADDRESS MATCHING-HOUSE NUMBER				
		30				
		NAD83				
		https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110062626118				
		Facility Registry Service - Single File				

ICIS:3400106855

78	1 of 2	ENE	0.86 / 4,523.50	12.15 / 2	DENBY PARK DAY CARE CENTER INC 369 FORTH WORTH AVE NORFOLK VA 23505	FINDS/FRS
Registry ID: FIPS Code: HUC Code: Site Type Name: Location Description: Supplemental Location: Create Date: Update Date: Interest Types: SIC Codes: SIC Code Descriptions: NAICS Codes: NAICS Code Descriptions: Conveyor: Federal Facility Code: Federal Agency Name: Tribal Land Code: Tribal Land Name: Congressional Dist No: Census Block Code: EPA Region Code: County Name: US/Mexico Border Ind: Latitude: Longitude: Reference Point:						
		110010615584				
		02080208				
		STATIONARY				
		01-MAR-00				
		29-DEC-14				
		FORMAL ENFORCEMENT ACTION				
		8211, 8351				
		CHILD DAY CARE SERVICES, ELEMENTARY AND SECONDARY SCHOOLS				
		FRS-GEOCODE				
		02				
		517100057013002				
		03				
		NORFOLK CITY				
		36.91719				
		-76.26308				
		CENTER OF A FACILITY OR STATION				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER Accuracy Value: 30 Datum: NAD83 Source: Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110010615584 Data Source: Facility Registry Service - Single File Program Acronyms: ICIS:18372						
78	2 of2	ENE	0.86 / 4,523.50	12.15 / 2	DENBY PARK PRIVATE SCHOOL 369 FORT WORTH AVENUE NORFOLK VA 23503	FINDS/FRS
Registry ID: 110011480094 FIPS Code: HUC Code: 02080208 Site Type Name: STATIONARY Location Description: Supplemental Location: Create Date: 01-MAR-00 Update Date: 29-DEC-14 Interest Types: COMPLIANCE ACTIVITY SIC Codes: SIC Code Descriptions: NAICS Codes: NAICS Code Descriptions: Conveyor: FRS-GEOCODE Federal Facility Code: Federal Agency Name: Tribal Land Code: Tribal Land Name: Congressional Dist No: 02 Census Block Code: 517100057013002 EPA Region Code: 03 County Name: NORFOLK CITY US/Mexico Border Ind: Latitude: 36.91719 Longitude: -76.26308 Reference Point: CENTER OF A FACILITY OR STATION Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER Accuracy Value: 30 Datum: NAD83 Source: Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110011480094 Data Source: Facility Registry Service - Single File Program Acronyms: NCDB:C03#89-0112						
79	1 of1	WNW	0.93 / 4,888.43	12.11 / 2	ALBANO CLEANERS INC - LITTLE CREEK RD 1100 WEST LITTLE CREEK ROAD NORFOLK VA 23505-1909	FINDS/FRS
Registry ID: 110002083799 FIPS Code: 51710 HUC Code: 02080208 Site Type Name: STATIONARY Location Description: Supplemental Location: Create Date: 01-MAR-00 Update Date: 07-OCT-16 Interest Types: AIR MINOR, STATE MASTER, UNSPECIFIED UNIVERSE						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
SIC Codes: 7216 SIC Code Descriptions: DRYCLEANING PLANTS, EXCEPT RUG CLEANING NAICS Codes: 812320 NAICS Code Descriptions: DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED). Conveyor: FRS-GEOCODE Federal Facility Code: Federal Agency Name: Tribal Land Code: Tribal Land Name: Congressional Dist No: 02 Census Block Code: 517100016002013 EPA Region Code: 03 County Name: NORFOLK US/Mexico Border Ind: Latitude: 36.91613 Longitude: -76.29432 Reference Point: CENTER OF A FACILITY OR STATION Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER Accuracy Value: 30 Datum: NAD83 Source: Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110002083799 Data Source: Facility Registry Service - Single File Program Acronyms:						
AIR:VA0000005171000242, AIRS/AFS:5171000242, CEDS:200000086658, RCRAINFO:VAD981110919						

80	1 of 1	WNW	0.98 / 5,173.18	11.39 / 2	MEADOWBROOK HARDWARE 1215D WEST LITTLE CREEK ROAD NORFOLK VA 23505	FINDS/FRS
Registry ID: 110070071880 FIPS Code: HUC Code: 02080208 Site Type Name: STATIONARY Location Description: Supplemental Location: Create Date: 10-JUL-17 Update Date: Interest Types: ENFORCEMENT/COMPLIANCE ACTIVITY SIC Codes: SIC Code Descriptions: NAICS Codes: NAICS Code Descriptions: Conveyor: FRS-GEOCODE Federal Facility Code: Federal Agency Name: Tribal Land Code: Tribal Land Name: Congressional Dist No: 02 Census Block Code: 517100016002009 EPA Region Code: 03 County Name: US/Mexico Border Ind: Latitude: 36.91609 Longitude: -76.29644 Reference Point: ENTRANCE POINT OF A FACILITY OR STATION Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER Accuracy Value: 50 Datum: NAD83 Source: Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070071880 Data Source: Facility Registry Service - Single File Program Acronyms:						

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
ICIS:3600691608						

Unplottable Summary

Total: 3 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
ERNS		GRANBY STREET <i>NRC Report No:</i> 187570	NORFOLK VA		807148456
SPILLS	Lafayette River	Granby Street Bridge <i>Incident ID / Status / Closure Date:</i> 290923 | Closed | 8/18/2009	VA		876308025
SPILLS	Lafayette River	West of Granby St Bridge <i>Incident ID / Status / Closure Date:</i> 289194 | Closed | 5/28/2009	VA		876337306

Unplottable Report

Site:

GRANBY STREET NORFOLK VA

ERNS

NRC Report No:	187570	Latitude Degrees:	
Type of Incident:	UNKNOWN SHEEN	Latitude Minutes:	
Incident Cause:	UNKNOWN	Latitude Seconds:	
Incident Date:	20-Jul-1993 16:00:00	Longitude Degrees:	
Incident Location:		Longitude Minutes:	
Incident Dtg:	OCCURRED	Longitude Seconds:	
Distance from City:		Lat Quad:	
Distance Units:		Long Quad:	
Direction from City:		Location Section:	
Location County:	NORFOLK	Location Township:	
Potential Flag:		Location Range:	
Year:	Year 1993 Reports		
Description of Incident:	CALLER STATES THAT THERE IS GARBAGE ON THE WATER WHERE HE LIVES		

Material Spill Information

Chris Code:	UNK	Unit of Measure:	UNKNOWN AMOUNT
CAS No:		If Reached Water:	YES
UN No:		Amount in Water:	0
Name of Material:	UNKNOWN MATERIAL	Unit Reach Water:	UNKNOWN AMOUNT
Amount of Material:	0		

Calls Information

Date Time Received:	20-Jul-1993 16:51:02	Responsible City:	
Date Time Complete:	20-Jul-1993 16:55:33	Responsible State:	XX
Call Type:	INC	Responsible Zip:	
Resp Company:		Source:	UNAVAILABLE
Resp Org Type:	UNKNOWN		

Incident Information

Tank ID:		Building ID:	
Tank Regulated:	U	Location Area ID:	
Tank Regulated By:		Location Block ID:	
Capacity of Tank:		OCSG No:	
Capacity Tank Units:		OCSF No:	
Description of Tank:		State Lease No:	
Actual Amount:		Pier Dock No:	
Actual Amount Units:		Berth Slip No:	
Tank Above Ground:	ABOVE	Brake Failure:	N
NPDES:		Airbag Deployed:	
NPDES Compliance:	U	Transport Contain:	U
Init Contin Rel No:		Location Subdiv:	
Contin Rel Permit:		Platform Rig Name:	
Contin Release Type:		Platform Letter:	
Aircraft ID:		Allision:	N
Aircraft Runway No:		Type of Structure:	
Aircraft Spot No:		Structure Name:	
Aircraft Type:	UNKNOWN	Structure Oper:	Y
Aircraft Model:		Transit Bus Flag:	
Aircraft Fuel Cap:		Date Time Norm Serv:	
Aircraft Fuel Cap U:		Serv Disrupt Time:	
Aircraft Fuel on Brd:		Serv Disrupt Units:	
Aircraft Fuel OB U:		CR Begin Date:	
Aircraft Hanger:		CR End Date:	

Road Mile Marker:
Power Gen Facility: U
Generating Capacity:
Type of Fixed Obj: UNKNOWN
Type of Fuel:
DOT Crossing No:
DOT Regulated: U
Pipeline Type: UNKNOWN
Pipeline Abv Ground: ABOVE
Pipeline Covered: U
Exposed Underwater: U
Railroad Hotline: No
Railroad Milepost: UNKNOWN
Grade Crossing: N
Crossing Device Ty:
Ty Vehicle Involved: UNKNOWN
Device Operational: Y

CR Change Date:
FBI Contact:
FBI Contact Dt Tm:
Passenger Handling:
Passenger Route: XXX
Passenger Delay: XXX
Sub Part C Test Req: XXX
Conductor Test:
Engineer Test:
Trainman Test:
Yard Foreman Test:
RCL Operator Test:
Brakeman Test:
Train Dispat Test:
Signalman Test:
Oth Employee Test:
Unknown Test:

Incident Details Information

Release Secured:
Release Rate:
Release Rate Unit:
Release Rate Rate:
Est Duration of Rel:
Desc Remedial Act: NONE
Fire Involved: N
Fire Extinguished:
Any Evacuations: N
No Evacuated:
Who Evacuated:
Radius of Evac:
Any Injuries: U
No. Injured:
No. Hospitalized:
No. Fatalities:
Any Fatalities: U
Any Damages: N
Damage Amount:
Air Corridor Closed:
Air Corridor Desc:
Air Closure Time:
Waterway Closed:
Waterway Desc:
Waterway Close Time:
Road Closed:
Road Desc:
Road Closure Time:
Road Closure Units:
Closure Direction:
Major Artery:
Track Closed:
Track Desc:
Track Closure Time:
Track Closure Units:
Track Close Dir:
Media Interest:
Medium Desc: WATER
Addl Medium Info: CHESAPEAKE BAY

State Agen Report No:
State Agen on Scene:
State Agen Notified:
Fed Agency Notified:
Oth Agency Notified:
Body of Water:
Tributary of:
Near River Mile Make:
Near River Mile Mark:
Offshore:
Weather Conditions:
Air Temperature:
Wind Direction:
Wind Speed:
Wind Speed Unit:
Water Supp Contam:
Water Temperature:
Wave Condition:
Current Speed:
Current Direction:
Current Speed Unit:
EMPL Fatality:
Pass Fatality:
Community Impact:
Passengers Transfer: UNK
Passenger Injuries:
Employee Injuries:
Occupant Fatality:
Sheen Size:
Sheen Size Units:
Sheen Size Length:
Sheen Size Length U:
Sheen Size Width:
Sheen Size Width U:
Sheen Color:
Dir of Sheen Travel:
Sheen Odor Desc:
Duration Unit:
Additional Info:

***** ANSWERS TO GENERIC QUESTIONS
 11/15/2000 ***** 654

Site: Lafayette River
 Granby Street Bridge VA

SPILLS

Legacy IR No: 2010-T-0118
Status: Closed
Incident Type: Fish Kill(Fish Kill)
Incident Subtype:
Effect to Receptor:

Incident ID: 290923
Incident Address 1: Granby Street Bridge
Incident Address 2:
FIPS City County: 710/Norfolk City
Region: Tidewater

Incident Dte Time: 08/14/2009 12:00
CallRecvdDteTime: 08/14/2009 12:00
OngoingAtCallDt?: No

EPA ID:
SSORS ID:
HMVA No:
NRC ID:
Agencies Notified?:

Threat to:
Terrorism?:

Charactriz Incdnt:
Quantity Units: Unknown

High Qty to Water: -1
Low Qty to Water: -1
Water Body: Lafayette River

CallReportedAnon?:
CallPrptyOwnrUnkn?:
Call PRP Unknown?:
Call Rprtd by Org?: Rob O'Reilly

CallPrptyOwnrOrg:
Call Prop Owner Nm:
CallReprtdByName:
Call PRP Name:
Call PRP Org:
PRP Organization:
Associated IR:

Incident Name: Lafayette River

Weather Event:
Other Receptors:

Other Agencies:

Original Call Loc Desc: Lafayette River-Granby Street Bridge--VA--Norfolk City

Original Call Material Desc: Dead crabs & fish

Cause of Event:

Location Description: Lafayette River-Granby Street Bridge--VA--Norfolk City

Closure Reason Comments: See Site Comments for details

Description of Incident:

Original Call Incident Descr:

Closure Date: 8/18/2009

Impacts:

Other Impacts:

Steps Taken:

System Structure:

Oth Sys Structure:

Weather Status:

Wet Weather Event: No

Precipitation Inch:

Discharge Type:

Dischrg Vol Gal:

Discharge Treated:

Unkwn Discharge?:

Sewage Related?: No

Permitted?: No

Facility Name:

Property Owner:

PrprtyOwnrOrgnzttn:

Event Duration Hrs:

Received By:

Materials: Fish (Dead)

PRP Name:

Participating Prgm:

Point X:

Point Y:

Steps Taken Desc:

CRABBER REPORTED ALL CRABS IN POT WERE DEAD ALONG WITH 2 FLOUNDER & A CROAKER; REF TO WATER; LOW DO

Site Summary Notes:

SEE IR REPORT FOR FIELD REPORT

Corrective Action Taken:

Site: Lafayette River
West of Granby St Bridge VA

SPILLS

Legacy IR No: 2009-T-0999
Status: Closed
Incident Type: Water(Water)
Incident Subtype:
Effect to Receptor:
Incident Dte Time: 05/27/2009 12:00
CallRecvdDteTime: 05/28/2009 12:00
OngoingAtCallDt?: No

EPA ID:
SSORS ID:
HMVA No:
NRC ID:
Agencies Notified?:

Threat to:
Terrorism?:

Charactriz Incdnt:
Quantity Units: Unknown

High Qty to Water: -1
Low Qty to Water: -1
Water Body: Lafayette River

CallReportedAnon?:

Incident ID: 289194
Incident Address 1: West of Granby St Bridge
Incident Address 2:
FIPS City County: 710/Norfolk City
Region: Tidewater
Closure Date: 5/28/2009

Impacts:

Other Impacts:

Steps Taken:

System Structure:

Oth Sys Structure:

Weather Status:

Wet Weather Event: No

Precipitation Inch:

Discharge Type:

Dischrg Vol Gal:

Discharge Treated:

Unkwn Discharge?:

Sewage Related?: No

Permitted?: No

Facility Name:

CallPrptyOwnrUnkn?:

Call PRP Unknown?:

Call Rprtd by Org?: Mike Gerel

CallPrptyOwnrOrg:

Call Prop Owner Nm:

CallReprtdByName:

Call PRP Name:

Call PRP Org:

PRP Organization:

Associated IR:

Incident Name: Layfayette River

Weather Event:

Other Receptors:

Other Agencies:

Original Call Loc Desc: Layfayette River-West Of Granby St Bridge--VA--Norfolk City

Original Call Material Desc: Algal Bloom

Cause of Event:

Location Description: Layfayette River-West Of Granby St Bridge--VA--Norfolk City

Closure Reason Comments: See Site Comments for details

Description of Incident:

Original Call Incident Descr:

Property Owner:

PrprtyOwnrOrgnztn:

Event Duration Hrs:

Received By:

Materials: Waste (Vegetative)

PRP Name:

Participating Prgm:

Point X:

Point Y:

Steps Taken Desc:

CBF DOCUMENTED ALGAL BLOOM & DEVLIVERED SAMPLE TO ODU & THEY DETERMINED IT IS GYRODINIUM UNCATENUM

Site Summary Notes:

SEE IR FORM FOR MORE INFO, EMAIL, PICTURES

Corrective Action Taken:

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Oct 26, 2023

National Priority List - Proposed:

PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Oct 26, 2023

Deleted NPL:

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Oct 26, 2023

SEMS List 8R Active Site Inventory:

SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Sep 19, 2023

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Sep 19, 2023

Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Oct 2, 2023

RCRA non-CORRACTS TSD Facilities:

RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Oct 2, 2023

RCRA Generator List:[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Oct 2, 2023

RCRA Small Quantity Generators List:[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Oct 2, 2023

RCRA Very Small Quantity Generators List:[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Oct 2, 2023

RCRA Non-Generators:[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Oct 2, 2023

RCRA Sites with Controls:[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Oct 2, 2023

Federal Engineering Controls-ECs:[FED ENG](#)

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Oct 26, 2023

Federal Institutional Controls- ICs:[FED INST](#)

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Oct 26, 2023

Land Use Control Information System:

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: Oct 26, 2023

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Aug 12, 2023

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Mar 13, 2023

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: May 2, 2023

Delisted Facility Response Plans:

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: May 2, 2023

Historical Gas Stations:**HIST GAS STATIONS**

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:**REFN**

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Sep 20, 2023

Petroleum Product and Crude Oil Rail Terminals:**BULK TERMINAL**

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from the Federal Communications Commission Data hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Sep 22, 2023

LIEN on Property:**SEMS LIEN**

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Sep 19, 2023

Superfund Decision Documents:**SUPERFUND ROD**

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Sep 19, 2023

Formerly Utilized Sites Remedial Action Program:**DOE FUSRAP**

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State**Solid Waste Landfills:****SWF/LF**

The solid waste program in the Department of Environmental Quality (DEQ) is designed to encourage the reuse and recycling of solid waste and to regulate the disposal and treatment of solid waste, including regulated medical waste, and to ensure that hazardous waste is properly managed. Standards are designed to protect human health and the environment and driven by regulatory requirements.

Government Publication Date: Jun 19, 2023

Leaking Petroleum Storage Tanks:**LST**

This list of leaking aboveground and underground storage tank facilities is maintained by the Virginia Department of Environmental Quality (DEQ). Tank owners are required to report all releases to the appropriate regional DEQ office promptly so that staff can provide guidance. The facilities included on this list are sourced from the DEQ's Clean Up Activities Petroleum Release file and applicable Open Data Portal layer file.

Government Publication Date: Oct 20, 2023

Delisted Leaking Petroleum Storage Tanks:**DELISTED LST**

Facilities which have been removed from the list of leaking petroleum storage tanks made available by the Virginia Department of Environmental Quality (DEQ). Facilities may be removed from the lists of leaking petroleum tanks when it is determined that the release reported is not an actual release, or the released substance is not petroleum - these sites may still have endured non-petroleum hazardous substance releases.

Underground Storage Tanks:

UST

This list of underground storage tank (UST) facilities is provided by the Virginia Department of Environmental Quality (DEQ). The listing includes applicable facilities from the DEQ's Tank Registration file/s, Open Data Portal layer file/s, and also the Red Tagged Facility list where the DEQ prohibits fuel deliveries at these facilities which are not in compliance with the UST regulations. When the DEQ places a red tag on a tank, fuel deliveries to the tagged tank are not allowed until the violations have been fixed.

Government Publication Date: Oct 20, 2023

Aboveground Storage Tanks:

AST

This list of aboveground storage tank facilities is provided by the Virginia Department of Environmental Quality (DEQ). The listing includes applicable facilities from the DEQ's Tank Registration files as well as applicable Open Data Portal layer file/s.

Government Publication Date: Oct 20, 2023

Storage Tank Facilities:

TANK

This list of storage tank facilities where tank details are not available, such as tank type not distinguished as aboveground or underground, is provided by the Virginia Department of Environmental Quality (DEQ). The listing includes applicable facilities from the DEQ's Land & Waste Division Tank Registration files as well as Open Data Portal layer files.

Government Publication Date: Oct 20, 2023

Delisted Tanks:

DELISTED TANK

Facilities which have been removed from the list of registered aboveground and/or underground storage tanks made available by the Virginia Department of Environmental Quality (DEQ). Facilities may be removed from the lists of registered tanks when it is determined that the tank does not require registration, for example, due to capacity or contents.

Government Publication Date: Oct 20, 2023

Institutional Controls:

INST

Institutional controls are legal or contractual restrictions on property use that remain effective after remediation is completed and are used to satisfy remediation levels. This list is maintained by the Department of Environmental Quality (DEQ).

Government Publication Date: Oct 4, 2023

Voluntary Remediation Program:

VRP

The Voluntary Remediation Program is to encourage hazardous substance cleanups that might not otherwise take place. The program is a streamlined mechanism for site owners or operators to voluntarily address contamination at sites with concurrence from the Department of Environmental Quality (DEQ).

Government Publication Date: Oct 4, 2023

Brownfields Site Specific Assessments:

BROWNFIELDS

Brownfields are idled, underutilized, or abandoned industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination. Examples include factories, railyards, landfills, dry cleaners, etc. This list is maintained by the Department of Environmental Quality (DEQ).

Government Publication Date: Jan 8, 2021

Tribal

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands:

INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 3, which includes Virginia, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 12, 2019

Underground Storage Tanks (USTs) on Indian Lands:

INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 3, which includes Virginia, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: May 4, 2018

Delisted Tribal Leaking Storage Tanks:

DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 26, 2023

Delisted Tribal Underground Storage Tanks:

[DELISTED INDIAN UST](#)

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 26, 2023

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

[FINDS/FRS](#)

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Sep 8, 2023

Toxics Release Inventory (TRI) Program:

[TRIS](#)

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Oct 19, 2022

PFOA/PFOS Contaminated Sites:

[PFAS NPL](#)

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Sep 14, 2023

Federal Agency Locations with Known or Suspected PFAS Detections:

[PFAS FED SITES](#)

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from March 2022 to September 2023. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Sep 5, 2023

SSEHRI PFAS Contamination Sites:

[PFAS SSEHRI](#)

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map, credited to the Northeastern University's PFAS Project Lab, Silent Spring Institute, and the PFAS-REACH team. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: <https://pfasproject.com/pfas-sites-and-community-resources/>

Government Publication Date: Oct 9, 2022

National Response Center PFAS Spills:

ERNS PFAS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam," "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Sep 23, 2023

PFAS NPDES Discharge Monitoring:

PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Nov 27, 2023

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:

PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Oct 19, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality:

PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

PFAS TSCA Manufacture and Import Facilities:

PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest :[PFAS E-MANIFEST](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Oct 11, 2023

PFAS Industry Sectors:[PFAS IND](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Jul 3, 2023

Hazardous Materials Information Reporting System:[HMIRS](#)

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: Mar 6, 2023

National Clandestine Drug Labs:[NCDL](#)

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Jul 26, 2023

Toxic Substances Control Act:[TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA:[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Oct 26, 2023

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: Jan 21, 2023

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Jul 23, 2023

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Jul 23, 2023

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

Government Publication Date: May 15, 2023

FUDS Munitions Response Sites:

FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

Former Military Nike Missile Sites:

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: Nov 6, 2023

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: May 1, 2023

Surface Mining Control and Reclamation Act Sites:

SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into eAMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Jun 13, 2023

Mineral Resource Data System:

MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites:

LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 12, 2023

Alternative Fueling Stations:

ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Aug 30, 2023

Superfunds Consent Decrees:

CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Apr 19, 2023

Air Facility System:

AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:

SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Mar 1, 2023

Polychlorinated Biphenyl (PCB) Transformers:

PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Oct 30, 2023

State

Spills:

SPILLS

The Department of Environmental Quality (DEQ) Pollution Response Program (PREP), provides for responses to air, water and waste pollution incidents in order to protect human health and the environment. PREP staff often work to assist local emergency responders, other state agencies, federal agencies, and responsible parties, as may be needed, to manage pollution incidents. Oil spills, fish kills, and hazardous materials spills are examples of incidents that may involve the DEQ's PREP Program.

Government Publication Date: Oct 18, 2023

Pollution Complaint:

[PC SPILLS](#)

The database contains a listing of Pollution Complaints from 1986 to 1994 that include petroleum releases and other releases on state land and waters. This list is maintained by the Department of Environmental Quality (DEQ).

Government Publication Date: 1986-1994

Dry Cleaning Facilities:

[DRYCLEANERS](#)

A listing of registered drycleaners maintained by the Department of Environmental Quality.

Government Publication Date: Oct 31, 2023

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



Property Information

Order Number:	24010300649p
Date Completed:	January 4, 2024
Project Number:	23-432832.1
Project Property:	Talbot Park Apartments 118 Warren Street NORFOLK VA 23505
Coordinates:	
Latitude:	36.9095713
Longitude:	-76.2772375
UTM Northing:	4085606.72747 Meters
UTM Easting:	386198.849469 Meters
UTM Zone:	UTM Zone 18S
Elevation:	9.77 ft
Slope Direction:	NW

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The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo (2019)

Quadrangle(s): Norfolk North, VA

Source: USGS 7.5 Minute Topographic Map

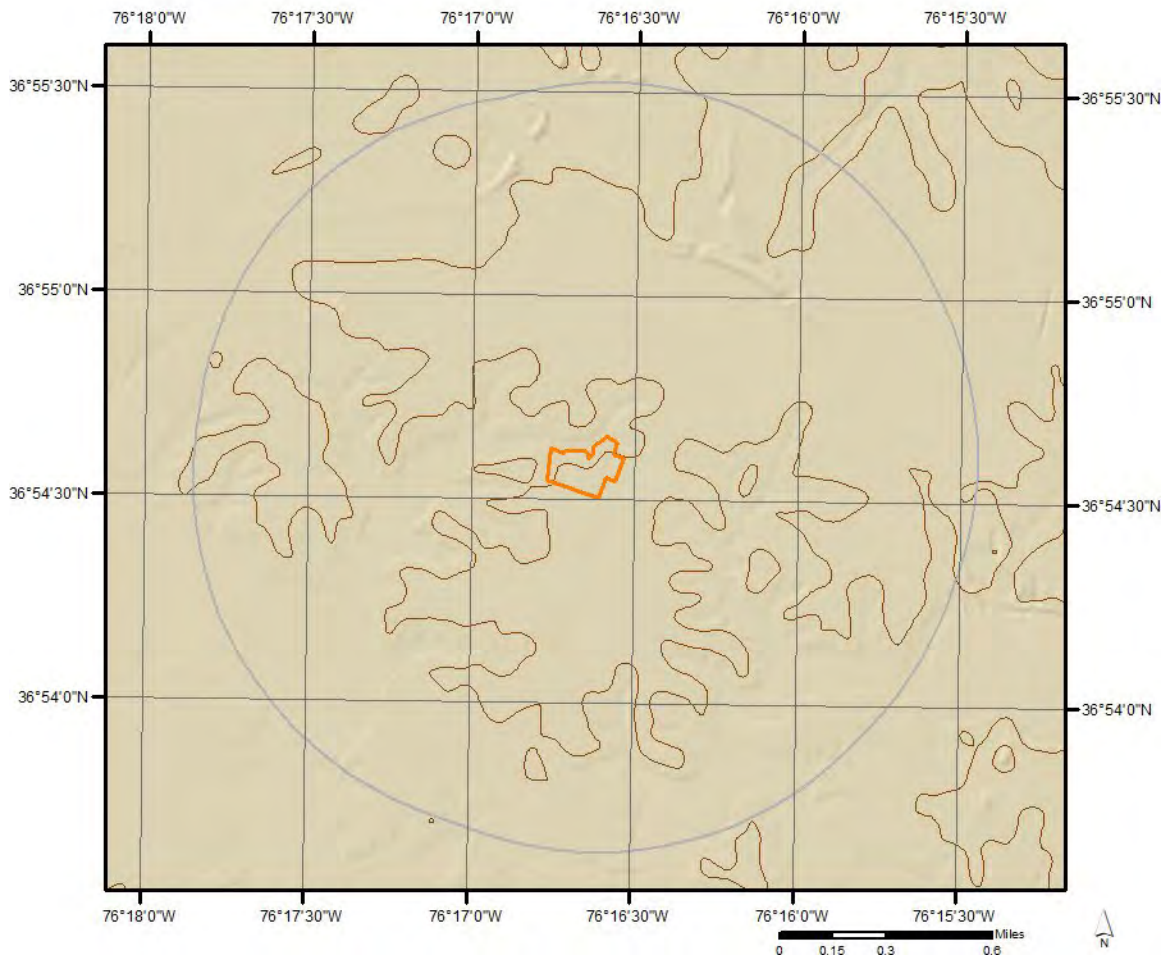


Topographic Information

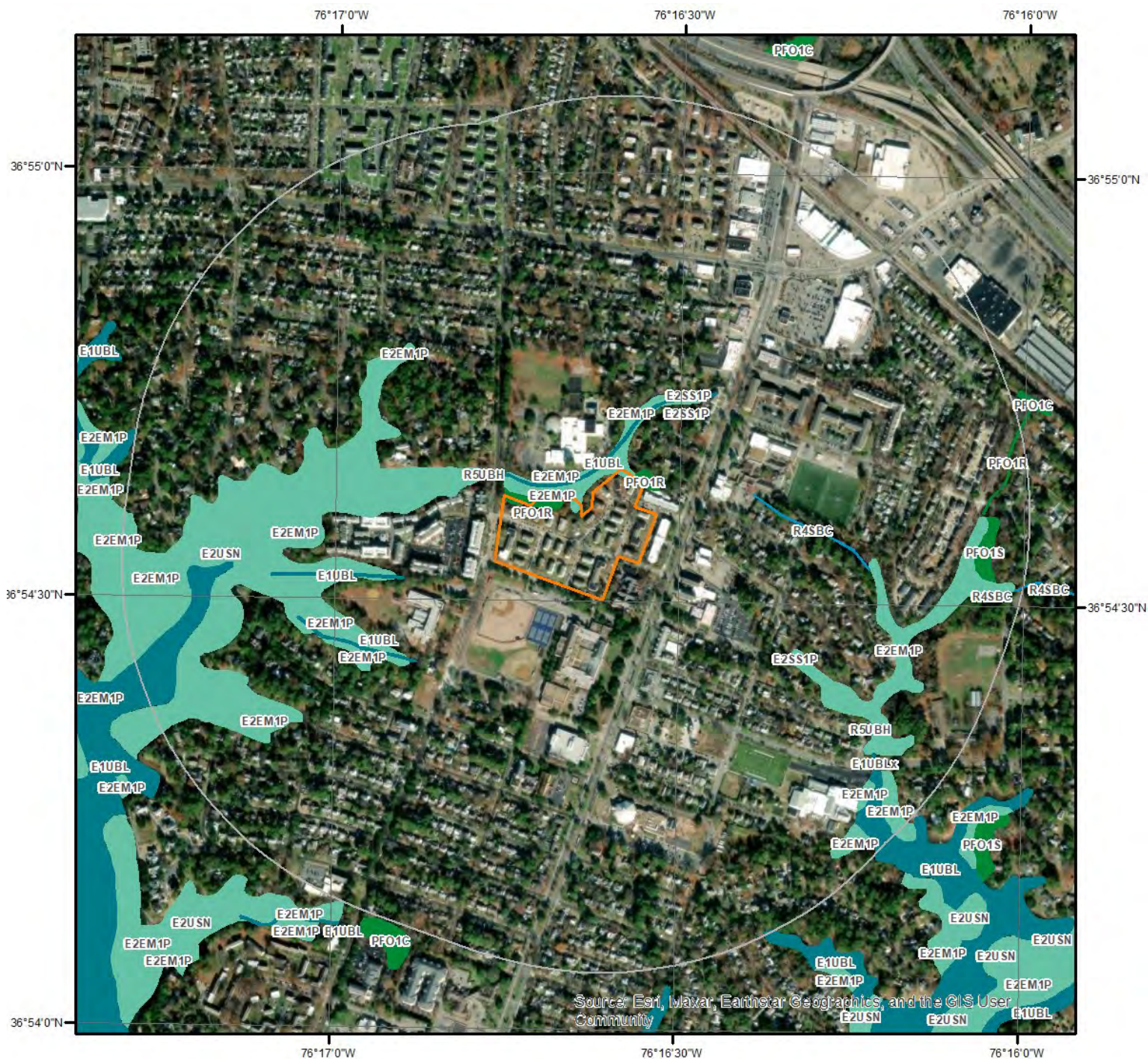
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation: 9.77 ft
Slope Direction: NW



Hydrologic Information

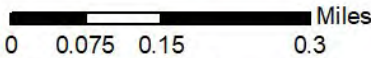


Wetland

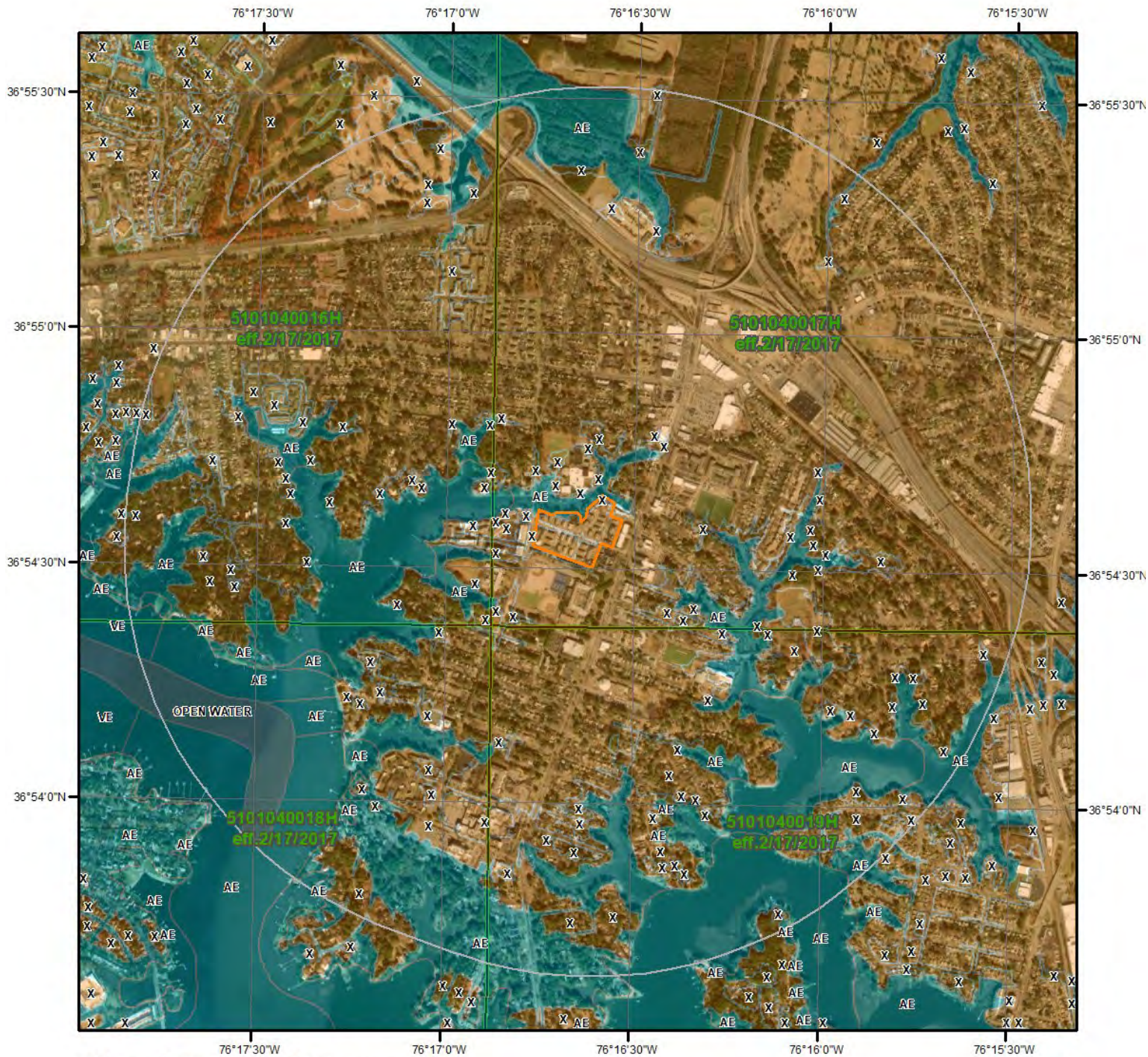
This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

- Freshwater Pond
- Lake
- Other
- Riverine



Hydrologic Information



Flood Hazard Zones

This map shows FEMA flood hazard zones based on FEMA's National Flood Hazard Layer. FIRM Panels are overlaid. An absent FIRM panel represents no data available.

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard

- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Open Water

Quadrangle(s): Norfolk North, VA



Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below. For detailed Zone descriptions please click the link: <https://floodadvocate.com/fema-zone-definitions>

Available FIRM Panels in area:	5101040018H(effective:2017-02-17) 5101040016H(effective:2017-02-17) 5101040017H(effective:2017-02-17) 5101040019H(effective:2017-02-17)
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Flood Zone AE-01

Zone:	AE
Zone subtype:	

Flood Zone OW

Zone:	OPEN WATER
Zone subtype:	

Flood Zone VE-01

Zone:	VE
Zone subtype:	

Flood Zone X-01

Zone:	X
Zone subtype:	0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Flood Zone X-12

Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

FEMA Flood Zone Definitions

Special Flood Hazard Areas – High Risk

Special Flood Hazard Areas represent the area subject to inundation by 1-percent-annual chance flood. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory flood insurance purchase requirements apply in these zones.

ZONE	DESCRIPTION
A	Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.
AE, A1-A30	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)
AH	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are 1–3 feet. BFEs derived from detailed hydraulic analyses are shown in this zone.
AO	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1–3 feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone.
AR	Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection.
A99	Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may be used only when the flood protection system has reached specified statutory progress toward completion. No BFEs or flood depths are shown.

Coastal High Hazard Areas – High Risk

Coastal High Hazard Areas (CHHA) represent the area subject to inundation by 1-percent-annual chance flood, extending from offshore to the inland limit of a primary front al dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Structures located within the CHHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory purchase requirements apply in these zones.

ZONE	DESCRIPTION
V	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed coastal analyses have not been performed, no BFEs or flood depths are shown.
VE, V1-V30	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. BFEs derived from detailed hydraulic coastal analyses are shown within these zones. (Zone VE is used on new and revised maps in place of Zones V1–V30.)

Hydrologic Information

Moderate and Minimal Risk Areas

Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25-percent of all flood claims filed are for structures located within these zones.

ZONE	DESCRIPTION
B, X (shaded)	Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. (Zone X (shaded) is used on new and revised maps in place of Zone B.)
C, X (unshaded)	Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

Undetermined Risk Areas

ZONE	DESCRIPTION
D	Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

Geologic Information



Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.



Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

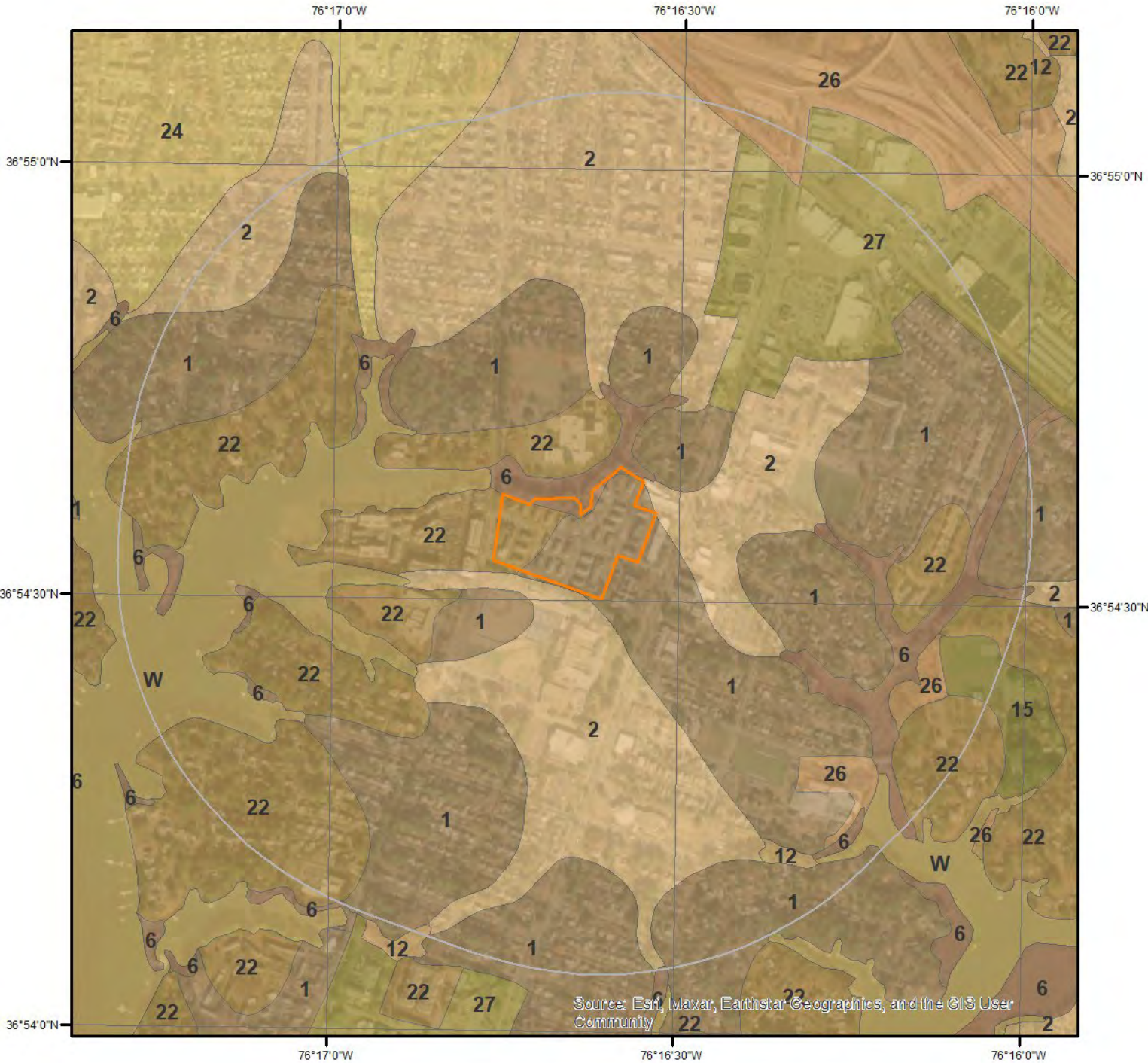
Geologic Unit water

Unit Name:	Water
Unit Age:	Holocene
Primary Rock Type:	water
Secondary Rock Type:	
Unit Description:	Water

Geologic Unit Qtl

Unit Name:	Tabb Formation; Lynnhaven Member
Unit Age:	Quaternary
Primary Rock Type:	sand
Secondary Rock Type:	silt
Unit Description:	Tabb Formation; Lynnhaven Member - Pebbly and cobbly sand grading upward into muddy, fine sand and silt, at altitudes to 15-18 ft. (top of unit).

Soil Information



SSURGO Soils



This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit 1 (0.35%)

Map Unit Name:	Altavista-Urban land complex, 0 to 3 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	61cm
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Altavista(65%)

horizon H1(0cm to 28cm)	Fine sandy loam
horizon H2(28cm to 157cm)	Loam
horizon H3(157cm to 188cm)	Stratified fine sandy loam to loamy fine sand to fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 1 - Altavista-Urban land complex, 0 to 3 percent slopes

Component: Altavista (65%)

The Altavista component makes up 65 percent of the map unit. Slopes are 0 to 3 percent. This component is on marine terraces on middle coastal plains. The parent material consists of loamy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component: Urban land (20%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Chickahominy (3%)

Generated brief soil descriptions are created for major soil components. The Chickahominy soil is a minor component.

Map Unit 12 (0.0%)

Map Unit Name:	Johnston silt loam, 0 to 2 percent slopes, frequently flooded
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Johnston(85%)

horizon H1(0cm to 61cm)	Loam
horizon H2(61cm to 76cm)	Sandy loam
horizon H3(76cm to 162cm)	Loamy sand

Component Description:

Minor map unit components are excluded from this report.

Soil Information

Map Unit: 12 - Johnston silt loam, 0 to 2 percent slopes, frequently flooded

Component: Johnston (85%)

The Johnston component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on coastal plains. The parent material consists of Loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, November, December. Organic matter content in the surface horizon is about 9 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Component: Bohicket (5%)

Generated brief soil descriptions are created for major soil components. The Bohicket soil is a minor component.

Component: Axis (5%)

Generated brief soil descriptions are created for major soil components. The Axis soil is a minor component.

Component: Nimmo (3%)

Generated brief soil descriptions are created for major soil components. The Nimmo soil is a minor component.

Component: Tomotley (2%)

Generated brief soil descriptions are created for major soil components. The Tomotley soil is a minor component.

Map Unit 15 (0.01%)

Map Unit Name:	Munden-Urban land complex, 0 to 3 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	61cm
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Munden(70%)	
horizon H1(0cm to 15cm)	Loamy fine sand
horizon H2(15cm to 96cm)	Fine sandy loam
horizon H3(96cm to 188cm)	Sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 15 - Munden-Urban land complex, 0 to 3 percent slopes

Component: Munden (70%)

The Munden component makes up 70 percent of the map unit. Slopes are 0 to 3 percent. This component is on stream terraces on middle coastal plains. The parent material consists of Loamy and sandy alluvial sediments. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component: Urban land (20%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Map Unit 2 (0.24%)

Map Unit Name:	Augusta-Urban land complex, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	46cm

Soil Information

Drainage Class - Dominant: Somewhat poorly drained
Hydrologic Group - Dominant: B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Augusta(60%)

horizon H1(0cm to 33cm)	Fine sandy loam
horizon H2(33cm to 68cm)	Sandy clay loam
horizon H3(68cm to 183cm)	Gravelly loamy sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 2 - Augusta-Urban land complex, 0 to 2 percent slopes

Component: Augusta (60%)

The Augusta component makes up 60 percent of the map unit. Slopes are 0 to 2 percent. This component is on stream terraces on middle coastal plains. The parent material consists of loamy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria.

Component: Urban land (20%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Nimmo (4%)

Generated brief soil descriptions are created for major soil components. The Nimmo soil is a minor component.

Component: Tomotley (4%)

Generated brief soil descriptions are created for major soil components. The Tomotley soil is a minor component.

Map Unit 22 (0.23%)

Map Unit Name: State-Urban land complex, 0 to 3 percent slopes
Bedrock Depth - Min: null
Watertable Depth - Annual Min: 150cm
Drainage Class - Dominant: Well drained
Hydrologic Group - Dominant: B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

State(70%)

horizon H1(0cm to 25cm)	Fine sandy loam
horizon H2(25cm to 142cm)	Sandy clay loam
horizon H3(142cm to 213cm)	Sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 22 - State-Urban land complex, 0 to 3 percent slopes

Component: State (70%)

The State component makes up 70 percent of the map unit. Slopes are 0 to 3 percent. This component is on stream terraces on middle coastal plains. The parent material consists of loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. A seasonal zone of water saturation is at 60 inches during January, February, March, April, May, June, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.

Soil Information

Component: Urban land (20%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Map Unit 24 (0.17%)

Map Unit Name:	Tomotley-Urban land complex, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	15cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Tomotley(70%)

horizon H1(0cm to 10cm)	Fine sandy loam
horizon H2(10cm to 38cm)	Fine sandy loam
horizon H3(38cm to 165cm)	Sandy clay loam
horizon H4(165cm to 190cm)	Loamy sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 24 - Tomotley-Urban land complex, 0 to 2 percent slopes

Component: Tomotley (70%)

The Tomotley component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on stream terraces on middle coastal plains. The parent material consists of Loamy alluvial sediments. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria.

Component: Urban land (15%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Nimmo (3%)

Generated brief soil descriptions are created for major soil components. The Nimmo soil is a minor component.

Map Unit 26 (3.38%)

Map Unit Name:	Udorthents-Dumps complex
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	null
Hydrologic Group - Dominant:	null

Major components are printed below

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 26 - Udorthents-Dumps complex

Component: Udorthents (50%)

The Udorthents component makes up 50 percent of the map unit. Slopes are 0 to 25 percent. This component is on fills on coastal plains. Depth to a root restrictive layer is greater than 60 inches. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches.

Soil Information

Component: Dumps (25%)

Generated brief soil descriptions are created for major soil components. The Dumps is a miscellaneous area.

Component: Bethera (8%)

Generated brief soil descriptions are created for major soil components. The Bethera soil is a minor component.

Map Unit 27 (0.11%)

Map Unit Name: Urban land

Bedrock Depth - Min: null

Watertable Depth - Annual Min: 150cm

Drainage Class - Dominant: null

Hydrologic Group - Dominant: null

Major components are printed below

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 27 - Urban land

Component: Urban land (85%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Nimmo (1%)

Generated brief soil descriptions are created for major soil components. The Nimmo soil is a minor component.

Component: Tomotley (1%)

Generated brief soil descriptions are created for major soil components. The Tomotley soil is a minor component.

Map Unit 6 (0.04%)

Map Unit Name: Bohicket muck, 0 to 1 percent slopes, very frequently flooded

Bedrock Depth - Min: null

Watertable Depth - Annual Min: 0cm

Drainage Class - Dominant: Very poorly drained

Hydrologic Group - Dominant: D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Bohicket(90%)

horizon H1(0cm to 20cm) Mucky silty clay loam

horizon H2(20cm to 74cm) Silty clay loam

horizon H3(74cm to 165cm) Silty clay

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 6 - Bohicket muck, 0 to 1 percent slopes, very frequently flooded

Component: Bohicket (90%)

The Bohicket component makes up 90 percent of the map unit. Slopes are 0 to 1 percent. This component is on tidal marshes on coastal plains. The parent material consists of Loamy and clayey alluvial sediments. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is high. This soil is very frequently flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 15 percent. Nonirrigated land capability classification is 8w. This soil meets hydric criteria. The soil has a moderately saline horizon within 30 inches of the soil

Soil Information

surface. The soil has a maximum sodium adsorption ratio of 50 within 30 inches of the soil surface.

Component: Axis (5%)

Generated brief soil descriptions are created for major soil components. The Axis soil is a minor component.

Component: Johnston (5%)

Generated brief soil descriptions are created for major soil components. The Johnston soil is a minor component.

Map Unit W (95.47%)

Map Unit Name:

Water

No more attributes available for this map unit

Component Description:

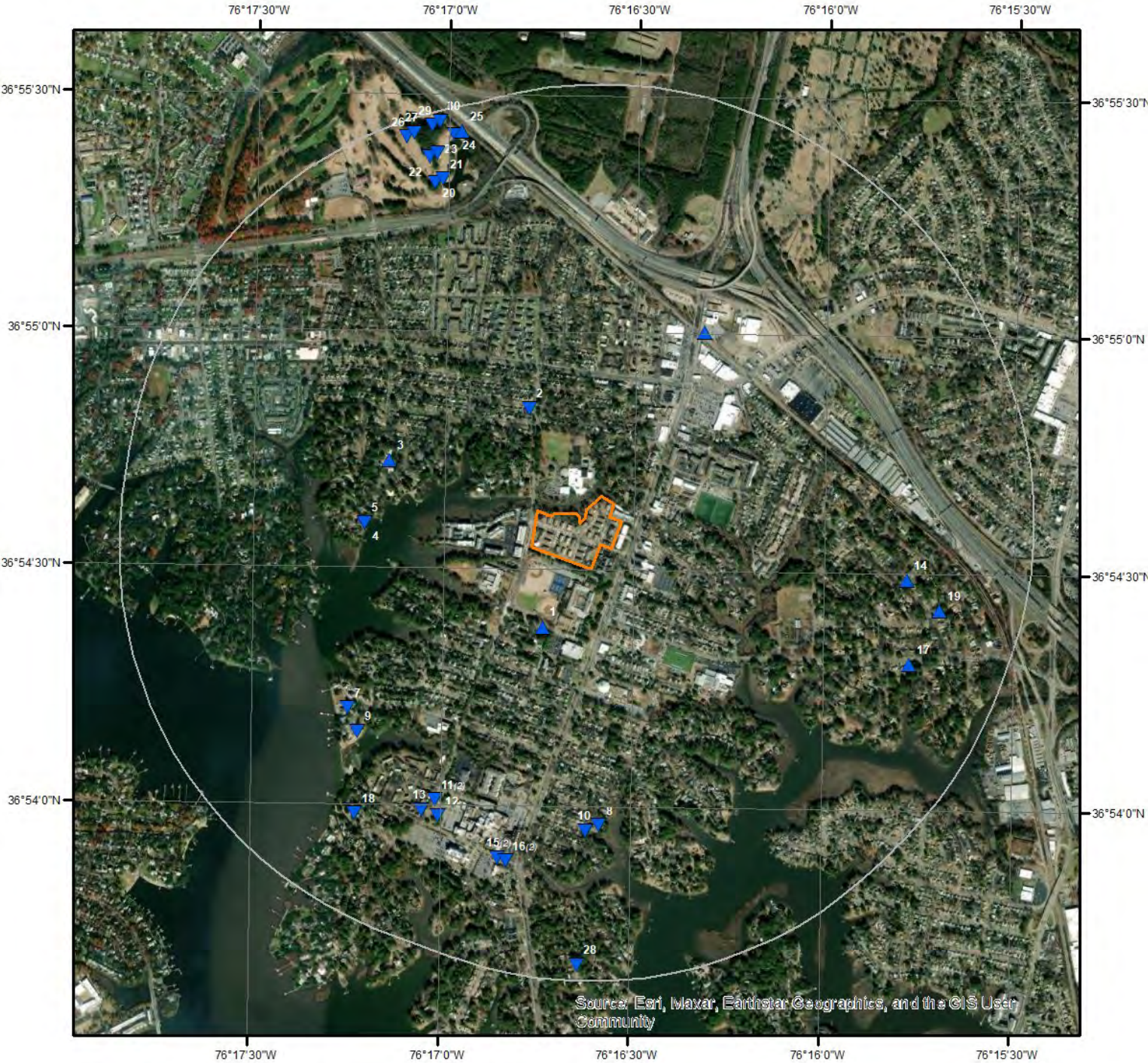
Minor map unit components are excluded from this report.

Map Unit: W - Water

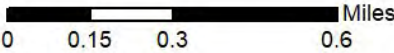
Component: Water (100%)

Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.

Wells and Additional Sources



Wells & Additional Sources



- | | |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation | ▲ OGW Sites with Higher Elevation |
| ■ Sites with Same Elevation | ■ OGW Sites with Same Elevation |
| ▼ Sites with Lower Elevation | ▼ OGW Sites with Lower Elevation |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |



Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
15	VA3710010	3895.94	SSW
16	VA3710047	3907.51	SSW

Safe Drinking Water Information System (SDWIS)

Map Key	PWS ID	Distance (ft)	Direction
15	VA3710010	3895.94	SSW
16	VA3710047	3907.51	SSW

USGS National Water Information System

Map Key	Site No	Distance (ft)	Direction
8	USGS-365357076163601	3296.40	S
11	USGS-365400076170201	3470.03	SSW
11	USGS-365400076170202	3470.03	SSW

State Sources

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
No records found			

Public Water Supply Wells

Map Key	ID	Distance (ft)	Direction
No records found			

Water Wells

Map Key	Well ID	Distance (ft)	Direction
1	224076	913.00	SSW
2	399632	1307.62	NNW
3	191769	1994.74	WNW
4	454976	2152.97	W
5	454980	2164.90	W
6	17481	2483.59	NNE
7	390527	3133.17	SW
9	390531	3245.45	SW
10	31644	3360.63	S
12	56255	3651.44	SSW
13	52687	3648.74	SSW
14	436138	3731.61	E
17	439789	4092.43	ESE

Wells and Additional Sources Summary

18	231615	4095.00	SW
19	378199	4235.43	ESE
20	17482	4391.07	NNW
21	1572	4413.35	NNW
22	17483	4733.71	NNW
23	1573	4756.34	NNW
24	14037	4920.93	NNW
25	1575	4952.15	NNW
26	56257	5067.13	NNW
27	1576	5085.46	NNW
28	426221	5082.56	S
29	17484	5111.52	NNW
30	1574	5137.36	NNW

Wells and Additional Sources Detail Report

Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	SSW	0.74	3,895.94	8.09	PWSV

Address Line 2: 150 KINGSLEY LANE
State Code: VA
Zip Code: 23505
City Name: NORFOLK
Address Line 1:
PWS ID: VA3710010
PWS Type Code: CWS
PWS Type Description: Community Water System
Primary Source Code: SWP
Primary Source Desc: Purchased Surface Water
PWS Activity Code: I
PWS Activity Description: Inactive
PWS Deactivation Date: 01/03/1982
Phone Number: 804-489-5000

--Details--

Population Served Count: 500
City Served: NORFOLK
County Served:
State Served: VA
Zip Code Served:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	SSW	0.74	3,907.51	9.43	PWSV

Address Line 2: 100 KINGSLEY LA
State Code: VA
Zip Code: 23505
City Name: NORFOLK
Address Line 1:
PWS ID: VA3710047
PWS Type Code: CWS
PWS Type Description: Community Water System
Primary Source Code: SWP
Primary Source Desc: Purchased Surface Water
PWS Activity Code: I
PWS Activity Description: Inactive
PWS Deactivation Date: 01/03/1982
Phone Number: 804-423-7244

Wells and Additional Sources Detail Report

--Details--

Population Served Count: 50
City Served: NORFOLK
County Served:
State Served: VA
Zip Code Served:

Safe Drinking Water Information System (SDWIS)

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	SSW	0.74	3,895.94	8.09	SDWIS

PWS ID: VA3710010
PWS Type: Community water system
No of Facilities: 2
No of Violations: 0
No of Site Visits: 1
Cities Served: NORFOLK
Counties Served: Norfolk city
Population Served Count: 500
Primacy Agency: Virginia
EPA Region: Region 3

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	SSW	0.74	3,907.51	9.43	SDWIS

PWS ID: VA3710047
PWS Type: Community water system
No of Facilities: 2
No of Violations: 0
No of Site Visits: 0
Cities Served: NORFOLK
Counties Served: Norfolk city
Population Served Count: 50
Primacy Agency: Virginia
EPA Region: Region 3

USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	S	0.62	3,296.40	9.29	FED USGS

Site No: USGS-365357076163601
Site Type: Well
Formation Type: Quaternary System
Date Drilled:
Well Depth:

Wells and Additional Sources Detail Report

Well Depth Unit:
Well Hole Depth: 43
Well Hole Depth Unit: ft
Reporting Agency: USGS Virginia Water Science Center
Station Name: 60D 9
Latitude: 36.89931419000000
Longitude: -76.2763293000000

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	SSW	0.66	3,470.03	8.92	FED USGS

Site No: USGS-365400076170201
Site Type: Well
Formation Type:
Date Drilled:
Well Depth: 76.0
Well Depth Unit: ft
Well Hole Depth: 140
Well Hole Depth Unit: ft
Reporting Agency: USGS Virginia Water Science Center
Station Name: 60D 4
Latitude: 36.90014754000000
Longitude: -76.2835518000000

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	SSW	0.66	3,470.03	8.92	FED USGS

Site No: USGS-365400076170202
Site Type: Well
Formation Type: Pliocene Series
Date Drilled:
Well Depth:
Well Depth Unit:
Well Hole Depth: 82
Well Hole Depth Unit: ft
Reporting Agency: USGS Virginia Water Science Center
Station Name: 60D 10
Latitude: 36.90014754000000
Longitude: -76.2835518000000

Water Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	SSW	0.17	913.00	10.45	WATER WELLS

Facility ID: 224075 Est Yield (gpm): 40

Wells and Additional Sources Detail Report

Well ID:	224076	Stabil Yield (gpm):	0
Well Status:	PRODUCTION	Static Wtr Lev (ft):	11
Well Depth:	75	MPID:	
Well Type:	IRRIGATION	Aquifer:	
Permit ID:	373	Locality:	NORFOLK
Permit Status:	UNKNOWN	City/Town:	
Use Type:	GW2_PRIVATE	County:	NORFOLK
Elevation (ft):	0	Latitude:	36.906291
Well Construct Date:	6/9/2016	Longitude:	-76.278915
DEQ Well No:			
Well Name:	217-16-0010		
Facility/Owner:	ALLEN		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	NNW	0.25	1,307.62	9.70	WATER WELLS

Facility ID:	399631	Est Yield (gpm):	15
Well ID:	399632	Stabil Yield (gpm):	0
Well Status:	PRODUCTION	Static Wtr Lev (ft):	8
Well Depth:	70	MPID:	
Well Type:	IRRIGATION	Aquifer:	
Permit ID:	373	Locality:	NORFOLK
Permit Status:	UNKNOWN	City/Town:	
Use Type:	GW2_PRIVATE	County:	NORFOLK
Elevation (ft):	0	Latitude:	36.913956
Well Construct Date:	12/22/2017	Longitude:	-76.279622
DEQ Well No:			
Well Name:	217-17-0045		
Facility/Owner:	WARREN		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WNW	0.38	1,994.74	11.84	WATER WELLS

Facility ID:	191768	Est Yield (gpm):	35
Well ID:	191769	Stabil Yield (gpm):	0
Well Status:		Static Wtr Lev (ft):	8
Well Depth:	85	MPID:	
Well Type:	IRRIGATION	Aquifer:	
Permit ID:	373	Locality:	NORFOLK
Permit Status:	UNKNOWN	City/Town:	
Use Type:	GW2_PRIVATE	County:	NORFOLK
Elevation (ft):		Latitude:	36.912093
Well Construct Date:	3/24/2016	Longitude:	-76.285709
DEQ Well No:			
Well Name:	217-16-0006		
Facility/Owner:	DANIEL		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	W	0.41	2,152.97	1.93	WATER WELLS
<div> <div>Facility ID: 454975</div> <div>Well ID: 454976</div> <div>Well Status: PRODUCTION</div> <div>Well Depth: 68</div> <div>Well Type: IRRIGATION</div> <div>Permit ID: 263</div> <div>Permit Status: UNKNOWN</div> <div>Use Type: GW2_PRIVATE</div> <div>Elevation (ft): 0</div> <div>Well Construct Date: 6/27/2019</div> <div>DEQ Well No:</div> <div>Well Name: 2019-16</div> <div>Facility/Owner: BENJAMIN</div> </div> <div> <div>Est Yield (gpm): 25</div> <div>Stabil Yield (gpm): 0</div> <div>Static Wtr Lev (ft): 8</div> <div>MPID:</div> <div>Aquifer:</div> <div>Locality: NORFOLK</div> <div>City/Town:</div> <div>County: NORFOLK</div> <div>Latitude: 36.909836</div> <div>Longitude: -76.286749</div> </div>					
Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	W	0.41	2,164.90	3.60	WATER WELLS
<div> <div>Facility ID: 454979</div> <div>Well ID: 454980</div> <div>Well Status: PRODUCTION</div> <div>Well Depth: 20</div> <div>Well Type: IRRIGATION</div> <div>Permit ID: 263</div> <div>Permit Status: UNKNOWN</div> <div>Use Type: GW2_PRIVATE</div> <div>Elevation (ft): 0</div> <div>Well Construct Date: 10/12/2019</div> <div>DEQ Well No:</div> <div>Well Name: GW5-19-16</div> <div>Facility/Owner: BENJAMIN</div> </div> <div> <div>Est Yield (gpm): 0</div> <div>Stabil Yield (gpm): 0</div> <div>Static Wtr Lev (ft): 0</div> <div>MPID:</div> <div>Aquifer:</div> <div>Locality: NORFOLK</div> <div>City/Town:</div> <div>County: NORFOLK</div> <div>Latitude: 36.90988</div> <div>Longitude: -76.286783</div> </div>					
Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	NNE	0.47	2,483.59	12.57	WATER WELLS
<div> <div>Facility ID:</div> <div>Well ID: 17481</div> <div>Well Status: ACTIVE</div> <div>Well Depth: 100</div> <div>Well Type: PRODUCTION</div> <div>Permit ID:</div> <div>Permit Status:</div> </div> <div> <div>Est Yield (gpm): 0</div> <div>Stabil Yield (gpm): 0</div> <div>Static Wtr Lev (ft): 0</div> <div>MPID:</div> <div>Aquifer:</div> <div>Locality:</div> <div>City/Town:</div> </div>					

Wells and Additional Sources Detail Report

Use Type:		County:	NORFOLK
Elevation (ft):	16	Latitude:	36.916741
Well Construct Date:		Longitude:	-76.271976
DEQ Well No:			
Well Name:	MERCURY ROLLER RINK - MERCURY ROLLER RINK		
Facility/Owner:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SW	0.59	3,133.17	8.46	WATER WELLS

Facility ID:	390526	Est Yield (gpm):	18
Well ID:	390527	Stabil Yield (gpm):	0
Well Status:	PRODUCTION	Static Wtr Lev (ft):	14
Well Depth:	80	MPID:	
Well Type:	IRRIGATION	Aquifer:	
Permit ID:	373	Locality:	NORFOLK
Permit Status:	UNKNOWN	City/Town:	
Use Type:	GW2_PRIVATE	County:	NORFOLK
Elevation (ft):	0	Latitude:	36.903339
Well Construct Date:	9/25/2017	Longitude:	-76.287416
DEQ Well No:			
Well Name:	217-17-0034		
Facility/Owner:	WILLIAM		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	SW	0.61	3,245.45	7.71	WATER WELLS

Facility ID:	390530	Est Yield (gpm):	13
Well ID:	390531	Stabil Yield (gpm):	0
Well Status:	PRODUCTION	Static Wtr Lev (ft):	14
Well Depth:	80	MPID:	
Well Type:	IRRIGATION	Aquifer:	
Permit ID:	373	Locality:	NORFOLK
Permit Status:	UNKNOWN	City/Town:	
Use Type:	GW2_PRIVATE	County:	NORFOLK
Elevation (ft):	0	Latitude:	36.902533
Well Construct Date:	10/20/2017	Longitude:	-76.286964
DEQ Well No:			
Well Name:	217-17-0043		
Facility/Owner:	FREDERICK		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	S	0.64	3,360.63	7.31	WATER WELLS

Facility ID:		Est Yield (gpm):	0
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Wells and Additional Sources Detail Report

Well ID:	31644	Stabil Yield (gpm):	0
Well Status:	ACTIVE	Static Wtr Lev (ft):	0
Well Depth:	43	MPID:	
Well Type:	PRODUCTION	Aquifer:	
Permit ID:		Locality:	
Permit Status:		City/Town:	
Use Type:		County:	NORFOLK
Elevation (ft):	10	Latitude:	36.89913
Well Construct Date:		Longitude:	-76.276948
DEQ Well No:			
Well Name:	WERNER MILLER - WERNER MILLER		
Facility/Owner:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	SSW	0.69	3,651.44	9.67	WATER WELLS

Facility ID:		Est Yield (gpm):	0
Well ID:	56255	Stabil Yield (gpm):	35
Well Status:	ACTIVE	Static Wtr Lev (ft):	0
Well Depth:	140	MPID:	
Well Type:	PRODUCTION	Aquifer:	
Permit ID:		Locality:	
Permit Status:		City/Town:	
Use Type:		County:	NORFOLK
Elevation (ft):	10	Latitude:	36.899574
Well Construct Date:		Longitude:	-76.283393
DEQ Well No:			
Well Name:	DEPAUL HOSPITAL - DEPAUL HOSPITAL		
Facility/Owner:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	SSW	0.69	3,648.74	9.35	WATER WELLS

Facility ID:		Est Yield (gpm):	0
Well ID:	52687	Stabil Yield (gpm):	20
Well Status:	ACTIVE	Static Wtr Lev (ft):	68
Well Depth:	82	MPID:	
Well Type:	PRODUCTION	Aquifer:	
Permit ID:		Locality:	
Permit Status:		City/Town:	
Use Type:		County:	NORFOLK
Elevation (ft):	11	Latitude:	36.899796
Well Construct Date:		Longitude:	-76.284115
DEQ Well No:			
Well Name:	NATIONAL MEDICAL CARE - NATIONAL MEDICAL CARE		
Facility/Owner:			

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	E	0.71	3,731.61	10.10	WATER WELLS
Facility ID:	436137	Est Yield (gpm):	20		
Well ID:	436138	Stabil Yield (gpm):	0		
Well Status:	PRODUCTION	Static Wtr Lev (ft):	9		
Well Depth:	70	MPID:			
Well Type:	IRRIGATION	Aquifer:			
Permit ID:	373	Locality:	NORFOLK		
Permit Status:	UNKNOWN	City/Town:			
Use Type:	GW2_PRIVATE	County:	NORFOLK		
Elevation (ft):	0	Latitude:	36.908091		
Well Construct Date:	5/23/2018	Longitude:	-76.262988		
DEQ Well No:					
Well Name:	217-18-0006				
Facility/Owner:	TINH				
Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	ESE	0.78	4,092.43	11.09	WATER WELLS
Facility ID:	439788	Est Yield (gpm):	0		
Well ID:	439789	Stabil Yield (gpm):	0		
Well Status:	PRODUCTION	Static Wtr Lev (ft):	0		
Well Depth:	200	MPID:			
Well Type:	GEOTHERMAL	Aquifer:			
Permit ID:	516	Locality:	NORFOLK		
Permit Status:	UNKNOWN	City/Town:			
Use Type:	GW2_PRIVATE	County:	NORFOLK		
Elevation (ft):	0	Latitude:	36.905126		
Well Construct Date:	10/19/2018	Longitude:	-76.262841		
DEQ Well No:					
Well Name:	BABBITT LOOPS				
Facility/Owner:	CAROLINE				
Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	SW	0.78	4,095.00	5.88	WATER WELLS
Facility ID:	231614	Est Yield (gpm):	50		
Well ID:	231615	Stabil Yield (gpm):	0		
Well Status:	PRODUCTION	Static Wtr Lev (ft):	6		
Well Depth:	60	MPID:			
Well Type:	IRRIGATION	Aquifer:			
Permit ID:	373	Locality:	NORFOLK		
Permit Status:	UNKNOWN	City/Town:			

Wells and Additional Sources Detail Report

Use Type:	GW2_PRIVATE	County:	NORFOLK
Elevation (ft):	0	Latitude:	36.899638
Well Construct Date:	9/14/2016	Longitude:	-76.287037
DEQ Well No:			
Well Name:	217-16-0027		
Facility/Owner:	SHELLY		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
19	ESE	0.80	4,235.43	11.04	WATER WELLS

Facility ID:	378198	Est Yield (gpm):	15
Well ID:	378199	Stabil Yield (gpm):	0
Well Status:	PRODUCTION	Static Wtr Lev (ft):	6
Well Depth:	25	MPID:	
Well Type:	IRRIGATION	Aquifer:	
Permit ID:	373	Locality:	NORFOLK
Permit Status:	UNKNOWN	City/Town:	
Use Type:	GW2_PRIVATE	County:	NORFOLK
Elevation (ft):	0	Latitude:	36.907024
Well Construct Date:	6/1/2017	Longitude:	-76.261527
DEQ Well No:			
Well Name:	217-17-0013		
Facility/Owner:	JACK		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	NNW	0.83	4,391.07	8.74	WATER WELLS

Facility ID:		Est Yield (gpm):	0
Well ID:	17482	Stabil Yield (gpm):	60
Well Status:	ACTIVE	Static Wtr Lev (ft):	0
Well Depth:	40	MPID:	
Well Type:	PRODUCTION	Aquifer:	
Permit ID:		Locality:	
Permit Status:		City/Town:	
Use Type:		County:	NORFOLK
Elevation (ft):	6	Latitude:	36.921852
Well Construct Date:		Longitude:	-76.283864
DEQ Well No:			
Well Name:	SEWELLS POINT GOLF CLUB - WELL #1		
Facility/Owner:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	NNW	0.84	4,413.35	9.54	WATER WELLS

Facility ID:	67398	Est Yield (gpm):	0
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Wells and Additional Sources Detail Report

Well ID:	1572	Stabil Yield (gpm):	60
Well Status:	ACTIVE	Static Wtr Lev (ft):	0
Well Depth:	40	MPID:	
Well Type:	PRODUCTION	Aquifer:	
Permit ID:	GW0040401	Locality:	NORFOLK
Permit Status:	ACTIVE	City/Town:	NORFOLK
Use Type:	COMMERCIAL	County:	NORFOLK
Elevation (ft):	6	Latitude:	36.922
Well Construct Date:		Longitude:	-76.2835277
DEQ Well No:	217-00087		
Well Name:	WELL #1		
Facility/Owner:	SEWELLS POINT GOLF COURSE		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.90	4,733.71	8.67	WATER WELLS

Facility ID:		Est Yield (gpm):	0
Well ID:	17483	Stabil Yield (gpm):	60
Well Status:	ACTIVE	Static Wtr Lev (ft):	0
Well Depth:	40	MPID:	
Well Type:	PRODUCTION	Aquifer:	
Permit ID:		Locality:	
Permit Status:		City/Town:	
Use Type:		County:	NORFOLK
Elevation (ft):	7	Latitude:	36.922769
Well Construct Date:		Longitude:	-76.284142
DEQ Well No:			
Well Name:	SEWELLS POINT GOLF CLUB - WELL #2		
Facility/Owner:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	NNW	0.90	4,756.34	8.37	WATER WELLS

Facility ID:	67398	Est Yield (gpm):	0
Well ID:	1573	Stabil Yield (gpm):	60
Well Status:	ACTIVE	Static Wtr Lev (ft):	0
Well Depth:	40	MPID:	
Well Type:	PRODUCTION	Aquifer:	
Permit ID:	GW0040401	Locality:	NORFOLK
Permit Status:	ACTIVE	City/Town:	NORFOLK
Use Type:	COMMERCIAL	County:	NORFOLK
Elevation (ft):	7	Latitude:	36.9229166
Well Construct Date:		Longitude:	-76.2838055
DEQ Well No:	217-00088		
Well Name:	WELL #2		
Facility/Owner:	SEWELLS POINT GOLF COURSE		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	NNW	0.93	4,920.93	9.08	WATER WELLS

Facility ID:		Est Yield (gpm):	0
Well ID:	14037	Stabil Yield (gpm):	60
Well Status:	ACTIVE	Static Wtr Lev (ft):	0
Well Depth:	40	MPID:	
Well Type:	PRODUCTION	Aquifer:	
Permit ID:		Locality:	
Permit Status:		City/Town:	
Use Type:		County:	NORFOLK
Elevation (ft):	6	Latitude:	36.923547
Well Construct Date:		Longitude:	-76.283031
DEQ Well No:			
Well Name:	SEWELLS POINT GOLF CLUB - WELL #4		
Facility/Owner:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
25	NNW	0.94	4,952.15	11.64	WATER WELLS

Facility ID:	67398	Est Yield (gpm):	0
Well ID:	1575	Stabil Yield (gpm):	60
Well Status:	ACTIVE	Static Wtr Lev (ft):	0
Well Depth:	40	MPID:	
Well Type:	PRODUCTION	Aquifer:	
Permit ID:	GW0040401	Locality:	NORFOLK
Permit Status:	ACTIVE	City/Town:	NORFOLK
Use Type:	COMMERCIAL	County:	NORFOLK
Elevation (ft):	6	Latitude:	36.9236944
Well Construct Date:		Longitude:	-76.2826944
DEQ Well No:	217-00090		
Well Name:	WELL #4		
Facility/Owner:	SEWELLS POINT GOLF COURSE		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	NNW	0.96	5,067.13	8.38	WATER WELLS

Facility ID:		Est Yield (gpm):	0
Well ID:	56257	Stabil Yield (gpm):	60
Well Status:	ACTIVE	Static Wtr Lev (ft):	0
Well Depth:	40	MPID:	
Well Type:	PRODUCTION	Aquifer:	
Permit ID:		Locality:	
Permit Status:		City/Town:	

Wells and Additional Sources Detail Report

Use Type:		County:	NORFOLK
Elevation (ft):	11	Latitude:	36.923463
Well Construct Date:		Longitude:	-76.285142
DEQ Well No:			
Well Name:	SEWELLS POINT GOLF CLUB - WELL #5		
Facility/Owner:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
27	NNW	0.96	5,085.46	8.95	WATER WELLS

Facility ID:	67398	Est Yield (gpm):	0
Well ID:	1576	Stabil Yield (gpm):	60
Well Status:	ACTIVE	Static Wtr Lev (ft):	0
Well Depth:	40	MPID:	
Well Type:	PRODUCTION	Aquifer:	
Permit ID:	GW0040401	Locality:	NORFOLK
Permit Status:	ACTIVE	City/Town:	NORFOLK
Use Type:	COMMERCIAL	County:	NORFOLK
Elevation (ft):	11	Latitude:	36.9236111
Well Construct Date:		Longitude:	-76.2848055
DEQ Well No:	217-00091		
Well Name:	WELL #5		
Facility/Owner:	SEWELLS POINT GOLF COURSE		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
28	S	0.96	5,082.56	5.11	WATER WELLS

Facility ID:	426220	Est Yield (gpm):	0
Well ID:	426221	Stabil Yield (gpm):	0
Well Status:	PRODUCTION	Static Wtr Lev (ft):	0
Well Depth:	200	MPID:	
Well Type:	GEOHERMAL	Aquifer:	
Permit ID:	516	Locality:	NORFOLK
Permit Status:	UNKNOWN	City/Town:	
Use Type:	GW2_PRIVATE	County:	NORFOLK
Elevation (ft):	0	Latitude:	36.894403
Well Construct Date:	6/14/2018	Longitude:	-76.277236
DEQ Well No:			
Well Name:	PRINGLE LOOPS		
Facility/Owner:	RON		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	NNW	0.97	5,111.52	8.04	WATER WELLS

Facility ID:		Est Yield (gpm):	0
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Wells and Additional Sources Detail Report

Well ID:	17484	Stabil Yield (gpm):	60
Well Status:	ACTIVE	Static Wtr Lev (ft):	0
Well Depth:	40	MPID:	
Well Type:	PRODUCTION	Aquifer:	
Permit ID:		Locality:	
Permit Status:		City/Town:	
Use Type:		County:	NORFOLK
Elevation (ft):	8	Latitude:	36.92388
Well Construct Date:		Longitude:	-76.284031
DEQ Well No:			
Well Name:	SEWELLS POINT GOLF CLUB - WELL #3		
Facility/Owner:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
30	NNW	0.97	5,137.36	6.93	WATER WELLS

Facility ID:	67398	Est Yield (gpm):	0
Well ID:	1574	Stabil Yield (gpm):	60
Well Status:	ACTIVE	Static Wtr Lev (ft):	0
Well Depth:	40	MPID:	
Well Type:	PRODUCTION	Aquifer:	
Permit ID:	GW0040401	Locality:	NORFOLK
Permit Status:	ACTIVE	City/Town:	NORFOLK
Use Type:	COMMERCIAL	County:	NORFOLK
Elevation (ft):	8	Latitude:	36.9240277
Well Construct Date:		Longitude:	-76.2836944
DEQ Well No:	217-00089		
Well Name:	WELL #3		
Facility/Owner:	SEWELLS POINT GOLF COURSE		

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *NORFOLK* County: **3**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L

Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L

Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *NORFOLK* County

No Measures/Homes:	14
Geometric Mean:	0.4
Arithmetic Mean:	0.8
Median:	0.6
Standard Deviation:	1
Maximum:	3.7
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of Virginia conducted during 1991-92. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

Federal Sources

FEMA National Flood Hazard Layer

FEMA FLOOD

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data

INDOOR RADON

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data

PWSV

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SDWIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level

RADON ZONE

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS)

SDWIS

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database

SSURGO

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

U.S. Fish & Wildlife Service Wetland Data

US WETLAND

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

USGS Current Topo

US TOPO

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology

US GEOLOGY

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System

FED USGS

The U.S. Geological Survey's (USGS) National Water Information System (NWIS) is the nation's principal repository of water resources data. The data includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. This NWIS database information is obtained through the Water Quality Data Portal (WQP). The WQP is a cooperative service sponsored by the USGS, the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC).

State Sources

Appendix

Oil and Gas Wells

OGW

Oil and Gas Wells Data made available by Virginia Department of Mines Minerals and Energy maintained by the Division of Gas and Oil Data Information Systems.

Public Water Supply Wells

PWSW

The Public Wells data is provided by the Virginia Department of Health's Office of Drinking Water.

Water Wells

WATER WELLS

This statewide water well construction database is maintained by the Virginia Department of Environmental Quality (DEQ). One of DEQ's goals is to merge the various sources of historical and new well information into one statewide database that can be used for regional analysis of groundwater aquifer systems. Efforts to sort, clean up, and merge this data are ongoing.

Liability Notice

Reliance on information in Report: The Physical Setting Report (PSR) DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a review of environmental databases and physical characteristics for the site or adjacent properties.

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APPENDIX D: QUALIFICATIONS



Education

M.S. in Environmental Science and Policy - Johns Hopkins University
B.S. in Accounting with a minor in Spanish - Mount Saint Mary's University

Registrations

InterNACHI – Certified Member
National Association of Environmental Professionals - Member

Training

Phase I Environmental Site Assessment Training Course, The Environmental Institute
Lead and Mold Project Management Training
ASTM Property Condition Assessment Course

Highlights

13+ years of experience performing Phase I Environmental Site Assessments (ESAs) and Property Condition Assessments (PCAs) for various property types, including: office, retail, multi-family, light industrial, warehouse, assisted living, skilled nursing, and others.

Experience Summary

Mrs. Bizzarri has 15 years of experience in the construction and environmental service industries. She is familiar with all aspects of Due Diligence Property Assessments and the needs and requirements of various reporting standards, including the standard HUD MAP, HUD LEAN, Freddie Mac, Fannie Mae, ASTM, EPA's All Appropriate Inquiry (AAI), and customized client formats. Mrs. Bizzarri is experienced in developing and implementing asbestos, lead-based paint, PCB, and radon Operations & Maintenance (O&M) Programs.

Ms. Bizzarri was responsible for the management of a portfolio of over 500 PCAs and Phase I ESAs of hospitality properties all over the United States over a three-month period, as well as a portfolio of over 125 PCAs and Phase I ESAs of commercial office properties on the East Coast over a one-month period. She has acted as Assistant Operations Director responsible for the recruiting and training of a network of professionals to perform real estate due diligence throughout North America. This network was responsible for the completion of over 5,000 reports from 2003 through 2007. She was also a Real Estate Due Diligence Manager for an institutional investor in New Jersey where she was responsible for over \$85 million in commercial real estate acquisitions over a three-year period. She has also acted as Treasurer and Executive Committee Member for a not-for-profit entity in Frederick, Maryland, with over \$20 million in annual revenues. She guided the organization through the purchase and redevelopment of new facilities for two of their locations during a four-year period.

Project Experience – Fannie Mae

Parc Vue Apartments Orlando, Florida - 336 units, 12 buildings, 314,250 SF, on 19.46 acres, built in 2001

Cadence Crossing Orlando, Florida - 184 units, 20 buildings, 177,372 SF, on 12.89 acres, built in 1973

Heron Walk Apartments Jacksonville, Florida - 208 units, 14 buildings, 161,698 SF, on 11.18 acres built in 1974

The Retreat at Marketplace, Atlanta, Georgia - 330 units, 21 buildings, 308,400 SF, on 27.94 acres, built in 1974

Carrollwood Palm Apartments, Tampa, Florida - 204 units, 13 buildings, 161,390 SF, on 12.01 acres, built in 1986

Affiliations

Member, InterNACHI

Member, National Association of Environmental Professionals

Executive Committee Member, Board of Directors, Arc of Frederick County, MD



Education

Bachelor of Science, Environmental Science, Rutgers University, Cook College, New Brunswick, New Jersey

Registrations

Environmental Protection Agency (EPA) / Asbestos Hazard Emergency Response Act (AHERA) Accredited
Asbestos Building Inspector

Asbestos Management Planner, State of Ohio, Department of Health, Asbestos Hazard Evaluation Specialist
(Certificate No. ES35190)

Highlights

18 years in the real estate due diligence consulting industry

Phase I Environmental Site Assessments

Transaction Screen Assessments (TSA)

Property Condition Assessments (PCAs)

Experienced in Commercial Mortgage Backed Securities (CMBS), Equity, Fannie Mae and Freddie Mac ESAs and PCAs.

Experience Summary

Mr. Dugan serves as a National Senior Project Manager for Partner Engineering & Science, Inc. (Partner), and is a Principal of the firm. Mr. Dugan has played an integral role in the due diligence process for a wide range of equity clients, CMBS lenders, and leading nationwide banks. His responsibilities include project oversight, staff supervision, employee training, report review and client management. Mr. Dugan is responsible for ensuring consistency and quality of due diligence services, providing senior review expertise to ensure conformance with most recent American Society of Testing and Materials (ASTM) standards and U.S. EPA's All Appropriate Inquiry (AAI), and the satisfaction of client requirements for Phase I ESAs, TSAs, RSRA, PCAs, SRAs and Agency services related to Fannie Mae and Freddie Mac.

Mr. Dugan began his career as a Project Staffer, conducting Phase I ESA, TSAs and PCAs throughout the Northeast United States. His due diligence resume includes experience in Operation and Management (O&M) Program development, soil and groundwater contamination investigations, radon measurement and mitigation, and the identification of underground storage tanks (USTs), asbestos, lead-based paint, and PCB contamination. Mr. Dugan previously was retained by a national due diligence firm to perform technical report reviews, project management and support technical relationship management. Mr. Dugan joined Partner in 2010 and has operated as a Senior Project Manager for both environmental and building science services. Over the past 18 years, Mr. Dugan has successfully performed, reviewed or managed due diligence projects on thousands of properties throughout the United States, Canada, Mexico and in Europe.

Project Experience

Multi-Family Apartment Portfolio; 36 Site Portfolio. Mr. Dugan managed multiple ESA and PCA scope assessments that were performed on apartment complexes in the eastern United States for a National Lender according to the Fannie Mae scope of work. Management included staffing assessors, coordinating assessments, technical review and delivery within a two week timeframe.

Brian A. Dugan

Doud BTS Industrial Portfolio; 27 Site Portfolio. Mr. Dugan managed multiple ESA and PCA scope assessments that were performed on industrial complexes located throughout the United States for a National CMBS Lender. Management included staffing assessors, coordinating assessments, technical review and delivery.

Marine Terrace, Astoria, New York. Mr. Dugan managed this Freddie Mac ESA and PCA scope assessment that included environmental services including New York State Department of Environmental Conservation (NYSDEC) file reviews of former underground storage tanks and Spills cases. The site included an ongoing spills investigation and remediation. Analysis included evaluating and discussing with client the potential liabilities remaining from historical heating oil storage onsite. The Property Condition Assessment included a reserve analysis incorporating post renovation budgeting and improvements.

High-Rise Mixed Use Building, New York, NY. Mr. Dugan managed this ESA and PCA scope assessment on a 40-story structure built in 1911-1915 and comprised of 1,900,000 square feet total of building area.

Contact

bdugan@partneresi.com



Education

Loyola University Chicago, Bachelor of Arts in Environmental Studies, *Cum laude*

Training

40-Hour HAZWOPER OSHA Certified, with 8-hour yearly Supervisor Refresher
AHERA/Colorado Initial Asbestos Building Inspector

Highlights

Nearly 15 years in the environmental consulting industry across various departments

Nearly 15 years of experience in completing Phase I ESAs

Over 7 years in Multi-family Project Management, including Freddie Mac, Fannie Mae, affordable housing, HUD, and LIHTC work

Over 5 years of experience in remediation and State cleanup closures

Effectively oversaw, managed, and obtained 9 NFR letters through the Illinois State cleanup programs

Completed over 500 hours in the identification and sampling of asbestos and lead-based paint materials

Experience Summary

Ms. Jones is a Client and Lead Project Manager focusing on multi-family residential sites for Freddie Mac, Fannie Mae, affordable housing, HUD, and other tax credit agency loans. Ms. Jones manages multiple scopes, including Phase I ESAs, Property Condition Assessments, Seismic Risk Assessments, Zoning reports, and coordinates required Industrial Hygiene sampling, such as radon, lead-based paint, and asbestos. Ms. Jones's technical background is in environmental due diligence work, including Phase I ESAs, regulatory database reviews, risk assessments, Phase IIs, and remediation work, which has provided her with the necessary skills and experience to perform and review assessments for risks accurately.

Ms. Jones began her career as a Research Assistant for Phase I ESAs, performing and reviewing all historical background information for multiple project managers. She has since completed in excess of 60 Phase I ESAs independently and under the supervision of an Environmental Professional (EP) until she gained the accreditations of an EP herself in 2014. Ms. Jones also has experience conducting soil sampling and characterization as part of Phase II subsurface investigations. She has five years of work experience in environmental remediation, including underground storage tank removals, abandonments, and soil removal projects to obtain closure through the Illinois State reimbursable and voluntary cleanup programs. She has personally obtained nine No Further Remediation (NFR) letters through the State of Illinois for various sites, including gas stations, dry cleaners, tanneries, auto repair operations, and more. She also has more than six years of experience in identifying and sampling asbestos-containing materials, including post-abatement clearance sampling per pre-renovation, pre-demolition, and AHERA guidelines.

Most recently, over the past seven years, Ms. Jones's project management experience includes project planning, setup, oversight, directing field activities, data review and interpretation, report generation and review, and client account management and liaison for multiple scopes related to Agency multi-family loans and specializing in affordable housing due diligence programs including state Low-Income Housing Tax Credits (LIHTC) applications, HAP-TPA-Mark-Up-To-Market (MUTM/M2M), and Multi-family Accelerated Processing (MAP).

Project Experience

Lead Project Management, Brooklyn, New York. Managed and oversaw Phase I, Industrial Hygiene, PCA, and MEP scopes of the Spring Creek Towers (aka Starrett City), which at the time was the largest federally-funded community in the Country, consisting of 46 residential high-rise buildings, a post office, two schools, eight parking garages, a commercial shopping center, and its own electrical power plant. The scopes were conducted in accordance with Freddie Mac and Fannie Mae guidelines.

Lead Project Management, Bronx, New York. Managed and oversaw environmental and engineering scopes (PCA and MEP) of the Parkchester Condominiums, consisting of 171 residential buildings containing 12,271 residential units and a central steam power plant. The scopes were conducted in accordance with Freddie Mac.

UST Removal/Abandonment, Chicago, Illinois. Successfully removed three underground storage tanks (USTs) and abandoned one UST at an operating auto repair and car dealership and helped the customer obtain a NFR letter through the Illinois Leaking Underground Storage Tank (LUST) program.

Site Remediation Closure, Chicago, Illinois. Addressed soil and groundwater contamination at a Walgreens that was a historical gas station with gasoline and used oil USTs, with an adjacent dry cleaner and multiple off-site sources of contamination. Soil gas sampling was performed to ensure no vapor intrusion conditions existed, and a NFR letter was issued through the Illinois Site Remediation Program (SRP).

Industrial Phase I ESA, south side of Chicago, Illinois. Assisted two Environmental Professionals in assessing a site that included eight industrial operations, including truck repairs, machine shops, chemical manufacturers, and more.

AHERA Asbestos Sampling, Chicago, Illinois. Worked with a team of Illinois Department of Public Health (IDPH) licensed asbestos building inspectors to complete a pre-renovation project of seven contiguous industrial buildings that were to be converted into a middle school on the south side of Chicago. The sampling consisted of several weeks of identifying suspect materials, photographing, mapping, and reporting the results. The building was converted into a school by the following fall.

Congress Theater, Chicago, Illinois. Performed the pre-renovation asbestos sampling of the Congress Theater building and associated commercial units on the first floor and apartments above for the re-opening of the concert venue in Chicago.

Pre-Demolition Asbestos Sampling, Chicago, Illinois. Personally performed a pre-demolition asbestos inspection and sampling of eight multi-family apartment buildings for the redevelopment of a housing complex in the west part of downtown Chicago.

Speaking

Loyola University Chicago, Environmental Capstone Course, Chicago, Illinois. Between 2013 and 2016, Ms. Jones was asked to speak for the Loyola University Chicago Environmental Science's Capstone Class to inform the students about the environmental consulting industry to gain interest in the field and to help them understand how their degrees can serve them as young professionals.

Marissa Jones, EP

Contact

mjones@partneresi.com

Tab A:

Partnership or Operating Agreement, including
Org Chart with percentages of ownership interest

**OPERATING AGREEMENT
OF
118 WARREN STREET LLC**

This Operating Agreement (“Agreement”) of 118 WARREN STREET LLC, a Virginia limited liability company (the “Company”), is made as of January 24, 2024, by 118 WARREN STREET MANAGING MEMBER LLC, a Virginia limited liability company (the “Member”), as the sole Member and Manager of the Company.

WHEREAS, the Company has only one Member; and

WHEREAS, it is the desire of the Company and its sole Member to enter into an agreement for the operation of the Company by its Manager.

NOW THEREFORE, the Company and its sole Member hereby covenant and agree as follows:

**ARTICLE I
FORMATION AND PURPOSE**

1.01 Formation. The Member:

(a) acknowledges the formation of the Company as a limited liability company pursuant to the Virginia Limited Liability Company Act, as amended from time to time (the “Act”), by virtue of Articles of Organization filed with the Virginia State Corporation Commission effective as of November 3, 2023;

(b) confirms and declares its status as the sole Member of the Company upon the terms and conditions set forth in this Agreement; and

(c) executes and adopts this Agreement as an Operating Agreement of the Company pursuant to § 13.1-1023 of the Act.

1.02 Name. The name of the Company shall be TBD Owner LLC.

1.03 Governing Law. This Agreement and all questions with respect to the rights and obligations of the Member, the construction, enforcement, and interpretation hereof and the formation, administration, and termination of the Company shall be governed by the Act and other applicable laws of the Commonwealth of Virginia, without reference to the choice of law provisions of any jurisdiction.

1.04 Defined Terms. Except when the context may otherwise require, each capitalized term used in this Agreement shall have the meaning specified in the Section where such capitalized term is defined.

1.05 Purposes. The purposes for which the Company is formed are to acquire, mortgage, own, develop, construct and/or rehabilitate, lease, manage, maintain, operate, and, if appropriate or desirable, sell or otherwise dispose of the real property located at 118 Warren Street, Norfolk, Virginia 23505 commonly known as the Talbot Park Apartments or any substantial part thereof; and carry on any and all activities related to the foregoing.

ARTICLE II **MEMBERS**

2.01 Member. The Member, whose address is 101 W. Commerce Street, Richmond, Virginia 23224, is the sole Member of the Company.

2.02 Membership Interests. By executing this Agreement, the Member, subscribes for, and the Company issues to the Member, a 100% ownership interest in the Company, hereinafter referred to generally as an “Interest” or “Membership Interest,” in exchange for the payment of \$100.

ARTICLE III **MANAGEMENT**

3.01 Management. The property, affairs and business of the Company shall be under the direction of and managed exclusively by one (1) “Manager” who need not be a Member. If the Manager is also a Member of the Company, the Manager may also be referred to as the “Managing Member”. Except as otherwise expressly provided by law, the Company’s Articles of Organization or this Agreement, all of the powers of the Company shall be vested exclusively in the Manager. The Members, other than any Members who act as officers of the Company or of the Manager, shall not take part in the management of the business nor transact any business for the Company in their capacity as Members, nor shall they have power to sign for, or to bind, the Company. The officers of the Company or of the Manager shall have full authority to act for, and bind, the Company, and the Manager shall have the right to appoint any such officer as an officer of any subsidiary of the Company, with similar rights.

The initial Manager shall be 118 Warren Street Managing Member LLC who shall serve until its withdrawal from the Company. At such time, any existing or new Members may elect a new Manager through vote of the Members then owning more than 50% in Membership Interests (a “Majority”) or choose instead to govern through Majority rule. The Manager shall have the complete power and authority to make all decisions of the Company. No person dealing with the Company shall be required to inquire into the authority of the Manager to take any action or to make any decision.

3.02 Officers. The Manager may, but shall not be required to, appoint such officers of the Company as the Manager deems appropriate from time to time. All officers shall hold office until removed by the Manager or until their successors are elected. The officers of the Company shall have such powers and duties as from time to time shall be conferred upon them by the Manager.

3.03 Limitation on Liability. A Member shall not be liable, responsible, or accountable to the Company or any other Member in damages or otherwise for any acts, or for any failure to act, performed or omitted unless illegal.

3.04 Reimbursement and Indemnification. The Company shall bear all expenses incurred with respect to the organization, operation, and management of the Company. The Member intends that only the assets of the Company be exposed for the liabilities of the Company pursuant to the Act.

(a) In any proceeding brought by, or in the right of, the Company or brought by, or on behalf of, the Members of the Company, no officer, Manager, or their affiliates shall be liable to the Company or its Members for monetary damages with respect to any transaction, occurrence or course of conduct, whether before, on, or after the effective date of this Agreement, except for liability resulting from such persons having engaged in gross negligence, willful misconduct, or a knowing violation of the criminal law or any federal or state securities law.

(b) The Company shall indemnify any person/entity (each a "Person") who was or is a party to any proceeding, including a proceeding brought by, or on behalf of, the Members of the Company, by reason of the fact that such Person is or was an officer or Manager of the Company or is or was serving at the request of the Company as a manager, officer, director, trustee, or a member of a limited liability company, corporation, partnership, joint venture, trust, employee benefit plan, or other entity that is a Member or Manager of the Company, against any liability such Person incurs in connection with such proceeding unless such Person engaged in willful misconduct or a knowing violation of the criminal law. The Company is hereby empowered to enter into a contract to indemnify any such Person in respect to any proceedings arising from any act or omission, whether occurring before or after the execution of such contract.

(c) The Company shall promptly take all such actions and make all such determinations (through the determination of the Manager, or if the Manager is party to the proceeding, by special legal counsel selected by the Manager) as shall be necessary or appropriate to comply with its obligation to make any indemnity under this Section 3.04 and shall promptly pay or reimburse all reasonable expenses, including attorneys' fees, incurred by any such Person being indemnified in connection with such actions and determinations or proceedings of any kind arising therefrom. The Company shall pay for, or reimburse, the reasonable expenses incurred by such Person in advance of final disposition of the proceeding or the making of any determination under this Section 3.04(c) or Section 3.04(d) if such Person furnishes the Company with a written statement of his or her good faith belief that such person has met the standard of conduct described in Section 3.04(b), and a written undertaking to repay the advance if it ultimately is determined that he did not meet such standard of conduct.

(d) As used herein, "liability" means the obligation to pay a judgment, settlement, penalty, fine, or reasonable expenses incurred with respect to a proceeding,

including counsel fees. As used herein, “proceeding” means any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative or investigative and whether formal or informal.

ARTICLE IV

TERM AND TERMINATION OF THE COMPANY

4.01 Term of the Company. The term of the Company shall commence upon the date of this Agreement and shall continue in perpetuity, unless sooner terminated as provided in this Agreement.

4.02 Events of Dissolution. The Company shall be dissolved upon the occurrence of the following events:

(a) The determination in writing of the Member to dissolve the Company;

(b) Except upon the Member’s (including any substitute Member) determination to continue the business of the Company within six months of the following events, in which case the Company shall not be dissolved and the Company and the business of the Company shall be continued:

(i) The sale, transfer, or other disposition of substantially all of the non-cash assets of the Company (other than debt instruments);

(ii) The adjudication of the Company as insolvent, or the entry of any order of relief with respect to the Company, under any applicable insolvency or bankruptcy laws, or the filing of an involuntary petition in bankruptcy against the Company (which is not dismissed within 90 days), or the filing against the Company of a petition for reorganization under the Federal Bankruptcy Code or any state statute (which is not dismissed within 90 days), or a general assignment by the Company for the benefit of creditors, or the voluntary claim (by the Company) that it is insolvent or entitled to relief under any provisions of the Federal Bankruptcy Code (or any state insolvency statute), or the appointment for the Company of a temporary or permanent receiver, trustee, custodian or sequestrator if such receiver, trustee, custodian or sequestrator is not dismissed within 90 days;

(iii) The dissolution or bankruptcy (which shall mean being the subject of an order for relief under Title 11 of the United States Code) of the Member, or occurrence of any other event that terminates the continued membership of any Member in the Company;

(iv) When so required in accordance with other provisions of this Agreement; or

(v) As otherwise required by the Act.

4.03 Conclusion of Affairs. Upon the dissolution of the Company for any reason, if the Company is not continued as permitted by this Agreement, the Member shall proceed promptly to wind up the affairs of the Company.

4.04 Termination. Upon completion of the winding up of the Company and the distribution of all Company assets, the Company shall terminate, and the Member shall execute and record a Certificate of Cancellation of the Company, as well as any and all other documents required to effectuate the dissolution and termination of the Company.

ARTICLE V

TRANSFERS AND THE ADDITION, SUBSTITUTION, AND WITHDRAWAL OF A MEMBER

5.01 Restrictions on Transfers. A Member may transfer all or a portion of such Member's Interest. If a Member transfers part of such Member's Interest so that the Company has more than one Member, the Company shall elect to be treated as a partnership for federal and state income tax purposes unless all Members agree otherwise. The Members will cooperate with, and execute all documents necessary for, such election. The Members will also cooperate in good faith to amend and restate this Agreement as an Operating Agreement for the Company.

5.02 Additional Members. No new Members shall be entitled to any retroactive allocation of income, losses, or expense deductions the Company incurs. The Manager may, at the Manager's option, at the time a new Member is admitted, close the Company's books (as though the Company's tax year had ended) or make pro rata allocations of income, loss, and expense deductions to a new Member for that portion of the Company's tax year in which the new Member was admitted in accordance with the provisions of Code Section 706(d) and the regulations thereunder.

5.03 Single Member. While the Company has only one Member, it and its Member may elect to have the Company ignored for federal and state income tax purposes or refrain from making a contrary election.

ARTICLE VI

ADMINISTRATIVE PROVISIONS

6.01 Principal Office and Registered Agent.

(a) The initial principal place of business and principal office of the Company shall be 101 W. Commerce Street, Richmond, VA 23224. The Company may relocate the principal place of business and principal office and have such additional offices as the Manager may deem advisable.

(b) The name and address of the registered agent for purposes of the Act is Corporation Service Company, with an address of 100 Shockoe Slip, 2nd Floor, Richmond,

VA 23219, and who is duly qualified to conduct business in Virginia. The Manager may at any time change the location of the principal office or registered agent.

6.02 Bank Accounts. The Manager may, from time to time, open bank accounts in the name of the Company, and the Manager shall be the sole signatory thereon, unless the Manager determines otherwise. Funds of the Company shall be deposited in such account or accounts as the Manager shall determine. Funds may be withdrawn from such accounts only for bona fide and legitimate Company purposes and may from time to time be invested in such securities, money market funds, certificates of deposit, or other liquid assets as the Manager deems appropriate. The Manager shall not be accountable or liable for any loss of Company funds resulting from failure or insolvency of the depository institution, so long as the deposit of such funds was in compliance with this Agreement.

6.03 Books and Records. At all times during the term of the Company, the Manager shall keep, or cause to be kept, full and accurate books of account, records, and supporting documents, which shall reflect, completely, accurately, and in reasonable detail, each transaction of the Company (including, without limitation, transactions with the Member or affiliates). The books of account shall be maintained and tax returns prepared and filed based on the method of accounting the Manager determines. The books of account, records, and all documents and other writings of the Company shall be kept and maintained at the principal office of the Company. The Manager shall cause the Company to keep at its principal office all books and records required to be maintained by the Act and the other laws of the Commonwealth of Virginia.

6.04 Tax Classification; Requirement of Separate Books and Records and Segregation of Assets and Liabilities. The Member acknowledges that because the Company will have a single Member, pursuant to Treasury Regulations Section 301.7701-3, the Company shall be disregarded as an entity separate from its owner for federal income tax purposes until the Company has more than one Member, in which case it would be treated as a partnership for federal income tax purposes. The Manager will not make an election to change its classification for federal income tax purposes to that of a corporation by filing IRS Form 8832, Entity Classification Election. In all events, the Company shall keep books and records separate from those of its sole Member and shall at all times segregate and account for all of its assets and liabilities separately from those of its sole Member.

ARTICLE VII

MISCELLANEOUS

7.01 Interpretation. Whenever the context may require, any noun or pronoun used herein shall include the corresponding masculine, feminine, or neuter forms. The singular form of nouns, pronouns, and verbs shall include the plural, and vice versa.

7.02 Severability. Each provision of this Agreement shall be considered severable, and if for any reason any provision or provisions hereof are determined to be invalid, such invalidity shall not impair the operation of, or affect, those portions of this Agreement which are valid, and this Agreement shall remain in full force and effect and shall be construed and enforced in all respects as if such invalid or unenforceable provision or provisions had been omitted.

7.03 Burden and Benefit Upon Successors. Except as expressly otherwise provided herein, this Agreement is binding upon and inures to the benefit of, the Member and its successors and permitted assigns.

7.04 Third Parties. The agreements, covenants, and representations contained in this Agreement are for the benefit of the Member and are not for the benefit of any third parties, including, without limitation, any creditors of the Company or of the Member.

7.05 Section Headings. Section titles or captions contained in this Agreement are inserted as a matter of convenience and for reference only and shall not be construed in any way to define, limit or extend or describe the scope of this Agreement or the intention of the provisions thereto.

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IN WITNESS WHEREOF, the sole Member and Manager has executed this Agreement.

118 WARREN STREET MANAGING MEMBER LLC,
a Virginia limited liability company

By: Edward K Solarz (seal)

Name: Edward K Solarz

Title: Manager

**OPERATING AGREEMENT
OF
118 WARREN STREET MANAGING MEMBER LLC**

THIS OPERATING AGREEMENT (this “Operating Agreement”), dated this 24 day of January, 2024, by the parties identified in Section 3.1 below (the “Members” and 118 Warren Street Managing Member LLC, a Virginia limited liability company (the “Company”), provides as follows:

RECITALS:

A. The undersigned parties have caused the Company to be organized as a limited liability company under the laws of the Commonwealth of Virginia pursuant to the Articles of Organization of the Company filed with the State Corporation Commission (the “SCC”).

B. The undersigned parties desire to set forth the terms and conditions on which the management, business and financial affairs of the Company shall be conducted as set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises, covenants and conditions herein contained, the parties do hereby covenant and agree as follows:

**ARTICLE I
DEFINITIONS**

1.1 The following terms used in this Operating Agreement shall have the following meanings (unless otherwise expressly provided herein):

(a) Act means the Virginia Limited Liability Company Act, Va. Code 13.1-1000 et seq., as amended and in force from time to time.

(b) Affiliate means, as to any Member, (a) any officer, director, trustee, employee, or ten percent (10%) or more owner, partner, or member of the Member, and (b) any Person directly or indirectly controlling ten percent (10%) or more of, or under direct or indirect ten percent (10%) common control with, any Person described in the preceding clause.

(c) Articles means the articles of organization of the Company, as amended and in force from time to time.

(d) Budget Act means the Bipartisan Budget Act of 2015, Pub L. No. 114-74, as amended and in force from time to time.

(e) Capital Account means as of any given date the amount calculated and maintained by the Company for each Member as provided in Section 6.4 hereof.

(f) Capital Contribution means any contribution to the capital of the Company by a Member in cash, property, or services, or a binding obligation to contribute cash, property, or services, whenever made. “Initial Capital Contribution” means the initial contribution to the capital of the Company of a Member pursuant to this Operating Agreement.

(g) Code means the Internal Revenue Code of 1986 or corresponding provisions of subsequent superseding federal revenue laws.

(h) Company means 118 Warren Street Managing Member LLC.

(i) Construction Loan means the initial loan secured by Project Owner to fund the construction portion of the Project.

(j) Designated Individual means the individual appointed by the Company to serve as the “designated individual” pursuant to proposed Treasury Regulation 301.6223-1(b)(3) and who is the sole party through whom the Partnership Representative shall act.

(k) Entity means any general partnership, limited partnership, limited liability company, corporation, joint venture, trust, business trust, cooperative or other association.

(l) Gross Revenues means all revenues received by the Company on an annual, accrual basis from any source. Gross Revenues shall not include any Capital Contributions or loans from Members the payment of which is contingent on the amount of Net Cash Flow, Sale Proceeds, Refinancing Proceeds, and/or insurance proceeds (other than the proceeds of rental interruption insurance).

(m) Guarantor means any Person who provides a Guaranty.

(n) Guaranty means any guaranty and/or indemnification, including, without limitation, any “nonrecourse carve out guaranty,” letter of credit, title company indemnity, tax credit indemnity or similar instrument, that the Managers have approved and may be provided to, or required or requested by, a lender, title company, tax credit investor (described in the Project Owner Operating Agreement) or other third party and executed by any Person in connection with (i) any loan to Project Owner or (ii) the Project.

(o) Manager means a manager of the Company, whose rights, powers, and duties are specified in Article V hereof.

(p) Member means any Person that is specifically identified as a Member in Article III hereof or is admitted as a Member (either as transferee of a Membership Interest or as an additional Member) as provided in Article VII hereof. A Person shall cease to be a Member at such time as that Person no longer owns any Membership Interest.

(q) Membership Interest means the ownership interest of a Member in the Company, which may be expressed as a percentage equal to such Member’s Membership Interest relative to

the Membership Interest of all Members. The initial Membership Interest of each Member is set forth in Section 3.1 below.

(r) Net Cash Flow the excess of the Gross Revenues of the Company over the Operating Expenses of the Company. Net Cash Flow shall be determined annually on an accrual basis and shall not be cumulative.

(s) Non-Voting Member means a Member owning less than 15% of the Member Interest in the Company.

(t) Operating Agreement means this Operating Agreement, as originally executed and as amended from time to time.

(u) Operating Expenses means all costs and expenses of any type incurred on an annual, accrual basis incident to the equipping, financing, ownership, and operation of the Company, including payment of fees to the Members or their Affiliates (other than fees the payment of which is contingent on the amount of Net Cash Flow) including, without limitation, the Application Fees [as defined in Section 6.7(d) below], taxes, and required payments of any other Company loans or obligations (other than loans from Members the payment of which is contingent on the amount of Net Cash Flow).

(v) Partnership Audit Rules means the partnership audit provisions of the Budget Act.

(w) Partnership Representative means the Member designated to act as partnership representative of the Partnership for purposes of Code Section 6223(a) or the designated successor as provided in Section 9.5.

(x) Person means any natural person or Entity, and the heirs, executors, administrators, legal representatives, successors, and assigns of such Person where the context so admits.

(y) Project Owner means 118 Warren Street LLC, a Virginia limited liability company

(z) Refinancing Proceeds means all cash receipts and other consideration received by the Company from Project Owner incident to any borrowings by Project Owner.

(aa) Sale Proceeds means all cash receipts and other consideration received by the Company from Project Owner incident to the sale or similar disposition of all or any portion of the Property or any proceeds realized from condemnation, insured casualty, or insured title defect, but excluding proceeds from rental interruption insurance or a temporary condemnation in the nature of a lease, if any.

(bb) Super Majority Interest means Members owning more than 75% of the Voting Interests of the Voting Members (or other specified group of Members) on the day for any determination requiring approval of a Super Majority Interest.

(cc) Term Loans means any one or more loans entered into by Project Owner in connection with the Project, other than the Construction Loan, prior to or simultaneously with the closing of the Construction Loan.

(dd) Voting Member means a Member owning 15% or more of the Member Interest in the Company.

(ee) Voting Interest means the Member Interest of a Voting Member.

ARTICLE II

PURPOSES AND POWERS OF COMPANY

2.1 Purpose. The purpose of the Company shall be to engage in any lawful act or activity for which limited liability companies may be formed under Virginia Limited Liability Company Act, Virginia Code Sections 13.1-1000, et seq., as now in effect or hereafter amended (the “Act”), including but not limited to act as the managing member of 118 Warren Street LLC, a Virginia limited liability company (the “Project Owner”), and to sign any and all documents on behalf of the Project Owner and to do all things necessary for Project Owner to (a) submit an application for an allocation/reservation of low income housing tax credits; (b) acquire, renovate, own, finance, lease, maintain and operate a housing development located at 118 Warren Street, Norfolk, Virginia 23505 and commonly known as the Talbot Park Apartments (the “Property”); (c) to eventually sell or otherwise dispose of the Property; (d) to construct and/or rehabilitate the housing development on the Property (the “Project”); and (e) to engage in all other activities incidental or related thereto.

The Company is authorized to execute and submit, on behalf of the Project Owner or any other entity affiliated with Project Owner and relating to the Property, for which the Company is a managing member, applications for the reservation/allocation of low-income housing tax credits allowed for low-income housing projects pursuant to Section 42 of the Internal Revenue Code and tax exempt bonds and the Managers are authorized to execute such application and all certificates, affidavits and instruments required in connection therewith.

2.2 Powers. The Company shall have all powers and rights of a limited liability company organized under the Act, to the extent such powers and rights are not prescribed by the Articles.

ARTICLE III

NAMES, ADDRESSES AND PERCENTAGE

OWNERSHIP OF MEMBERS: PRINCIPAL OFFICE

3.1 Names and Address. The names, addresses and percentage Membership Interests of the members are as follows:

<u>Name:</u>	<u>Percentage:</u>
Normandy II LLC 101 W. Commerce Street Richmond, VA 23224	27.54%
Jennifer Hunt Essary _____ _____	26.46%
Water Properties, LLC 404 W. Freemason Street Norfolk, Virginia 23510	35.0%
Shamrock Properties – Talbot Park L.L.C. _____ _____	8.0%
Laura Hopson 101 W. Commerce Street Richmond, VA 23224	1.50%
Jessica Stevenson 101 W. Commerce Street Richmond, VA 23224	1.50%

3.2 Principal Office. The principal office of the Company shall initially be at 101 W. Commerce Street, Richmond, Virginia 23224. The principal office may be changed from time to time by the Members.

ARTICLE IV **MEMBERS**

4.1 In General. The Members shall not be entitled to participate in the day-to-day affairs and management of the Company, but instead, the Members right to vote or otherwise participate with respect to matters relating the Company shall be limited to those matters as to which the express terms of the Act, the Articles or this Operating Agreement vest in the Members the right to so vote or otherwise participate. On any matter requiring action or approval by the Members, only the Voting Members shall be entitled to vote, which Voting Members shall vote in proportion to their respective Membership Interests in the Company.

4.2 Actions Requiring Approval of Members.

(a) Notwithstanding any other provision of this Operating Agreement, the approval of the Members shall be required in order for any of the following actions to be taken on behalf of the Company or on behalf of the Company as manager of Project Owner:

(i) Amending the Articles or this Operating Agreement in any manner that materially alters the preferences, privileges or relative rights of Members;

(ii) Taking any action which would make it impossible to carry on the ordinary business of the Company;

(iii) Confessing a judgment against the Company in excess of \$5,000.00;

(iv) Filing or consenting to filing a petition for or against the Company under any federal or state bankruptcy, insolvency, or reorganization act; and

(v) Loaning company funds in excess of \$25,000 or for a term in excess of one year to any Member.

(b) Unless the express terms of this Operating Agreement specifically provide otherwise, the affirmative vote of all of the Voting Members shall be necessary and sufficient in order to approve or consent to any of the matters set forth in Section 4.2(a) above or any other matters which require the approval or consent of the Members.

4.3 Action by Members. In exercising their rights as provided above, the Members shall act collectively through meetings and/or written consents as provided in this Article.

4.4 Annual Meeting. At the request of one or more Members, an annual meeting of the Members may be held on the second Tuesday in December of each year at 10:00 a.m., or at such other time as shall be determined by the Members for the purpose of the transaction of such business as may come properly before the meeting.

4.5 Special Meetings. Special Meetings of the Members, for any purpose or purposes, unless otherwise prescribed by statute, shall be called at the request of any Member.

4.6 Place of Meetings. The place of any meeting of the Members shall be the principal office of the Company, unless another place is designated by the Member or Members calling the meeting, and if such place is not within the City of Richmond, Virginia, such other meeting place as is consented to by the all other Members.

4.7 Notice of Special Meetings. Written notice stating the place, day and hour of any special meeting of the Members as well as to the purpose or purposes for which the meeting is called, shall be delivered not less than 10 nor more than 60 days before the date of the meeting, either personally

or by mail, by or at the direction of the Person or Persons calling the meeting, to each Member, unless the Act or the Articles require different notice.

4.8 Conduct of Meetings. All meetings of the Members shall be presided over by a chairman of the meeting (the Company's President, if one is elected), who shall be designated by the Members. The chairman of any meeting of Members shall determine the order of business and the procedure at the meeting, including such regulation of the manner of voting and the conduct of discussion as seen to it in order, and shall appoint a secretary (the Company's Secretary, if one is elected) of such meeting to take minutes thereof.

4.9 Guaranty. Edward K. Solarz ("Solarz") and Jennifer Hunt Essary ("Essary"), individually and on behalf of Genesis Properties Development LLC, a Virginia limited liability company ("GPD"), acknowledge and agree that each of Solarz, Essary and GPD shall be a Guarantor and provide a recourse Guaranty for the Construction Loan. Water Properties, LLC ("LHV") or its principal, Solarz, Essary and GPD acknowledge and agree that each of them shall provide a limited (to the extent negotiated by the Manager) recourse Guaranty for any loan which refinances the Construction Loan on a permanent basis; notwithstanding the foregoing, LHV will only be required to provide a nonrecourse carveout Guaranty for any such permanent loan.

ARTICLE V **MANAGERS**

5.1 Powers of Managers. Except, as expressly provided otherwise in the Act, the Articles or this Operating Agreement, the powers of the Company shall be exercised by or under the authority of, and the business and affairs of the Company shall be managed by, one or more Managers, who need not be Members. The powers so exercised shall include but not be limited to the following:

(a) Entering into, making and performing contracts, agreements and other undertakings binding the Company that may be necessary, appropriate or advisable in furtherance of the purposes of the Company.

(b) Opening and maintaining bank accounts, investment accounts and other arrangements, drawing checks and other orders for the payment of money, and designating individuals with authority to sign or give instructions with respect to those accounts and arrangements. Company funds shall not be commingled with funds from other sources and shall be used solely for the business of the Company.

(c) Collecting of funds due to the Company.

(d) Acquiring, utilizing for the Company's purposes, maintaining, and disposing of any assets of the Company.

(e) To the extent that funds of the Company are available, paying debts and obligations of the Company.

(f) Borrowing money or otherwise committing the credit of the Company for Company activities, and voluntary prepaying or extending any such borrowings.

(g) Employing from time to time persons, firms or corporations for the operation and management of various aspects of the Company's business, including, without limitation, managing agents, contractors, subcontractors, architects, engineers, laborers, suppliers, accountants and attorneys on such terms and for such compensation as the Managers shall determine, notwithstanding the fact that the Managers or any Member may have a financial interest in such firms or corporations.

(h) Making elections available to the Company under the Code.

(i) Registering the Company as a tax shelter with the Secretary of the Treasury and furnishing to such Secretary lists of investors in the Company, if required pursuant to the applicable provisions of the Code.

(j) Obtaining general liability, property, and other insurance for the Company, as the Managers deem proper.

(k) Obtaining life insurance on the Managers and/or the Founding Members upon such terms and in such amounts as the Managers deem proper.

(l) Taking such actions as may be directed by the Members in furtherance of their approval of any matter set forth in Section 4.2 hereof.

(m) Doing and performing all such things and executing, acknowledging and delivering any and all such instruments as may be in furtherance of the Company's purposes and necessary and appropriate to the conduct of its business.

5.2 Initial Managers. The initial number of Managers shall be one (1). The Members hereby unanimously elect Solarz as the initial Manager. Solarz will serve as Manager until a respective successor(s) has been duly elected and qualified. Upon the death, resignation, or removal of any of the Manager, the Voting Members holding a Super Majority Interest may elect a successor or successors as they may determine from time-to-time, provided there is always at least one Manager.

5.3 Action by Two or More Managers. Except as otherwise expressly set forth herein, in the event there is more than one (1) Manager appointed, no Manager may act on behalf of the Company unless such action is approved by a majority of the Managers then serving or, in the event such Managers are deadlocked with respect to approval of an action, a Super Majority Interest. Each Manager shall exercise its commercially reasonable efforts to promote and protect the interests of the Company and shall devote such time and attention as is reasonably necessary and appropriate to discharge such obligations. A Manager shall not be liable to the Company or to

the other Members for any errors or omissions committed in the discharge of its duties hereunder, unless such errors or omissions constitute gross mismanagement, gross negligence, willful or reckless misconduct, a knowing violation of criminal law or intentional breach or disregard of the express terms of this Operating Agreement.

5.4 Execution of Documents and Other Actions. The Managers may delegate to one or more of their number the authority to execute any documents or take any other action deemed necessary or desirable in furtherance of any action that they have authorized on behalf of the Company. As of the date hereof, the Members and the Managers delegate to Solarz, the authority to act as Authorized Signatory of the Company for purposes of entering into contracts for on and on behalf of the Company and for and on behalf of the Company as managing member of the Project Owner.

5.5 Single Manager. If at any time there is only one Person serving as a Manager, such Manager shall be entitled to exercise all powers of the Managers set forth in this Section, and all references in this Section and otherwise in this Operating Agreement to Managers shall be deemed to refer to such single Manager.

5.6 Reliance by Other Persons. Any Person dealing with the Company, other than a Member, may rely on the authority of a particular Manager or Managers in taking any action in the name of the Company, if such Manager or Managers provide to such Person a copy of the applicable provision of this Operating Agreement and/or the resolution or written consent of the Managers or Members granting such authority, certified in writing by such Manager or Managers to be genuine and correct and not to have been revoked, superseded or otherwise amended.

5.7 Manager's Expenses and Fees. A Manager shall be entitled, but not required, to receive a reasonable payment for services rendered on behalf of the Company or in its capacity as the Manager. The amount of such payment shall be determined by the Managers and consented to by the Members, which consent shall not be unreasonably withheld. The Company shall reimburse any Manager for reasonable out-of-pocket expenses which were or are incurred by the Manager on behalf of the Company with respect to the start-up or operation of the Company, the on-going conduct of the Company's business, or the dissolution and winding up of the Company and its business.

5.8 Indemnification. The Company shall indemnify each Manager, whether serving the Company or, at its request, any other Entity, to the full extent permitted by the Act (except for acts or omissions of gross negligence or willful misconduct, for which the Company will not be obligated to indemnify any Manager or Entity). The foregoing rights of indemnification shall not be exclusive of any other rights to which the Managers may be entitled. The Managers may, upon the approval of the Members, take such action as is necessary to carry out these indemnification provisions and may adopt approve and amend from time to time such resolutions or contracts implementing such provisions or such further indemnification arrangements as may be permitted by law.

5.9 Liability of Managers. So long as the Managers act in good faith with respect to the conduct

of the business and affairs of the Company, no Manager shall be liable or accountable to the Company or to any of the Members, in damages or otherwise, for any error of judgment, for any mistake of fact or of law, or for any other act or thing which it may do or refrain from doing in connection with the businesses and affairs of the Company, except for willful misconduct or gross negligence or breach of fiduciary duty, and further except for breaches of contractual obligations or agreements between the Managers and the Company.

5.10 Limitations Upon the Manager's Authority. Without first obtaining the consent of the Voting Members holding a Super Majority Interest, the Manager shall not:

- (a) Possess or in any manner deal with the Company's assets or assign the Company's rights in any Company assets for other than Company purposes;
- (b) Admit a Person as a Member of the Company other than in accordance with the terms of this Operating Agreement;
- (c) Change or reorganize the Company into any other legal form;
- (d) Sell, transfer, or otherwise dispose, or consent to any such sale, transfer or disposition, of all or substantially all of the Company's property. For purposes of the preceding sentence, the Property will be considered part of the Company's property; or
- (e) Do any act which would make it impossible to carry on the ordinary business of the Company.
- (f) Borrow or incur indebtedness on behalf of the Company in a single amount in excess of \$5,000 or in an aggregate amount outstanding at any time in excess of \$10,000 to any entity;
- (g) Encumber, pledge or assign Company assets to secure indebtedness in an aggregate principal amount exceeding \$10,000 at any time;
- (h) Assign, transfer, pledge, or compromise any debts due to the Company, except on full payment or for debts under \$10,000;
- (i) Take any action outside the ordinary course of the Company's business which may require the Company to pay more than \$10,000;
- (j) Confess a judgment against the Company;
- (k) Require any Member to contribute to the capital of the Company except as expressly provided in this Operating Agreement;
- (l) Refinance any loan to the Company or Project Owner secured by the Property prior to the maturity date of such loan;

(m) Authorize Project Owner to obtain a loan secured by Project Owner's property. In connection with any Project Owner's mortgage loan authorized by a Majority of Members, the Manager shall have the authority to (a) cause the Company to join in the execution and delivery of any loan documents required to be executed by the Company in connection with a Project Owner's mortgage loan, including, without limitation, a pledge of the Company's membership interest in Project Owner; (b) execute and deliver, for and on behalf of the Company, a guaranty of any Project Owner's mortgage loan; and (c) execute, in the Company's name, all appropriate agreements, limited liability company consents and resolutions to be executed by the Company for itself or as a member of Project Owner;

(n) Consent to the sale, transfer or other disposition, of all or substantially all of Project Owner's property;

(o) Permit (i) the assignment of any membership interest of Project Owner or (ii) the admission of any new member of Project Owner; or

(p) Amend Project Owner's operating agreement, or authorize or take any action with respect to Project Owner, in a manner adverse to any of the Members.

The foregoing limitations are in addition to and do not supersede any other limitations or prohibitions expressly imposed upon the Manager under this Operating Agreement or by the Act.

ARTICLE VI

CONTRIBUTIONS TO THE COMPANY AND DISTRIBUTIONS

6.1 Initial Capital Contributions. Each initial Member shall contribute in cash or by bank check, property or services as its initial Capital Contribution the following:

<u>Name</u>	<u>Contribution</u>
Normandy II LLC 101 W. Commerce Street Richmond, VA 23224	\$100
Jennifer Hunt Essary _____ _____	\$100
Water Properties, LLC 404 W. Freemason Street Norfolk, Virginia 23510	\$100
Shamrock Properties – Talbot Park L.L.C. _____ _____	\$100

Laura Hopson
101 W. Commerce Street
Richmond, VA 23224

\$100

Jessica Stevenson
101 W. Commerce Street
Richmond, VA 23224

\$100

The initial Capital Contribution to be made by any Person who after the date hereof is admitted as a Member and acquires its Membership Interest from the Company shall be determined by the unanimous consent of the Members.

6.2 Additional Capital Contributions. No Member shall be required to make any capital contribution in addition to its initial Capital Contribution, except upon the unanimous consent of the Members after the written call of the Managers. Such call will specify the amount of the requested additional capital contribution and the specific purpose for which such additional capital contribution shall be used, which purpose must be to satisfy the obligations of the Company. Any such additional capital contribution shall be in proportion to each Member's Membership Interest in the Company.

6.3 Interests and Return of Capital Contribution. No Member shall receive any interest on its Capital Contribution. Except as otherwise expressly provided for herein, the Members shall not be allowed to withdraw or have refunded any Capital Contribution.

6.4 Capital Accounts. Separate Capital Accounts shall be maintained for each Member in accordance with the following provisions:

(a) To each Member's Capital Account there shall be credited the fair market value of such Members Initial Capital Contribution and any additional Capital Contributions, such Members distributive share of profits, and the amount of any Company liabilities that are assumed by such Member.

(b) To each Member's Capital Account there shall be debited the amount of cash and the fair market value of any Property distributed to such Member pursuant to any provision of this Operating Agreement, such Member's distributive share of losses, and the amount of any liabilities of such Member that are assumed by the Company or that are secured by any property contributed by such Member to the Company.

(c) The Capital Account shall also include a pro rata share of the fair market value of any property contributed by a person who is not a Member, such value to be the same value reported for federal gift tax purposes if a gift tax return is filed, and if not, the value in the case of the real property shall be determined by an independent M.A.I. appraiser actively engaged in appraisal work in the area where such property is located and selected by the Managers, and

otherwise by the certified public accountant or accountants then serving the Company.

(d) If any Member makes a non-pro rata Capital Contribution to the Company or the Company makes a non-pro rata distribution to any Member, the Capital Account of each Member shall be adjusted to reflect the then fair market value of the assets held by the Company immediately before the Capital Contribution or distribution.

6.5 Loans to the Company. If the Company has insufficient funds to meet its obligations as they come due and to carry out its routine, day-to-day affairs, then, in lieu of obtaining required funds from third parties or selling its assets to provide required funds, the Company may, but shall not be required to, borrow necessary funds from one or more of the Members as designated by the Managers (each a “Member Loan”); provided that the terms of such Member Loans shall include an interest rate equal to the then current Prime Rate as published in the Wall Street Journal (the “Prime Rate”) and shall otherwise be commercially reasonable, provided that the Company shall not pledge its assets to secure any such Member Loan. Repayment of such Member Loans shall be made prior to any normal and customary distribution of excess cash flow to the Members and as set forth in Section 6.8(a) below. If a Member constitutes a Guarantor and is required to pay any amount under a Guaranty, such amount shall be treated as a Member Loan.

6.6 Effect of Sale or Exchange. In the event of a permitted sale or other transfer of a Membership Interest in the Company, the Capital Account of the transferor shall become the Capital Account of the transferee to the extent they relate to the transferred Membership Interest.

6.7 Special Provisions.

(a) Development Fee. The Managers shall cause Project Owner to enter into a development agreement with 118 Warren Street Developer LLC, a Virginia limited liability company (the “Developer”) in connection with the Project. The foregoing development agreement shall require the payment of a development fee equal to approximately \$3,835,000 (the “Development Fee”) by Project Owner to Developer. The Managers shall further cause the Development Fee to be paid in accordance with the development services agreement between Developer and Project Owner (the “Development Services Agreement”). The Members acknowledge and agree that GPD and LHV own 75% and 25%, respectively, of Developer and that the Development Fee will be split between GPD and LHV in accordance with the foregoing ownership percentages and in accordance with the Development Services Agreement after payment of a construction management fee in the amount of \$300,000 to GPD, or its designee, and any other expenses of the Developer.

Construction Management Fee. A Construction Management Fee will be paid by the Developer as provided for in Section 6.7(a) above.

(b) Property Management Agreement. The Managers shall cause Project Owner to enter into a property management agreement with Genesis Properties, Inc., a Virginia corporation (“Genesis PM”) to manage the day-to-day ownership, operation, maintenance, and leasing of the Property. The foregoing property management agreement shall require the payment of a property

management fee equal to 4% of all gross revenue generated by the Property (the “Property Management Fee”). The Property Management Fee will be paid in accordance with such property management agreement.

(c) Application Consulting Fees. The Managers shall cause Project Owner to pay the following fees to the GPD upon the closing of the Construction Loan (collectively, the “Application Fees”): (i) a low-income housing tax credit application fee of \$10,000.00, (ii) a historic tax credit part I, II, and III application and approval fee equal to \$15,000.00, (iii) a tax exempt bond applications and approvals fee of \$25,000.00, (iv) a tax abatement application and approvals fee of \$5,000.00, and (v) a gap financing, if applicable, fee equal to 5% of the sum of any grants or sub-market loans received by Project Owner in connection with the Project. The Managers shall be solely responsible for overseeing the application and approvals related to the Application Fees.

(d) Mortgage Broker Services. The Managers shall cause Project Owner to solely and exclusively use Peter S. Rawlings, an Affiliate of Shamrock Properties – Talbot Park L.L.C. (“PSR”), for all mortgage brokerage services utilized by Project Owner in connection with the Project.

Predevelopment Expenses. All Predevelopment Expenses shall be borne and paid exclusively by GPD up to a maximum amount of \$1,200,000.00. Any Predevelopment Expenses paid by GPD (a “GPD Expense Loan”) shall be on the same terms and conditions as a Member Loan, provided that, the interest rate accruing on a GPD Expense Loan shall be the higher of the Prime Rate or the interest rate of the GPD funding source for the GPD Expense Loan. Repayment of any GPD Expense Loan shall have priority over repayment of any Member Loan. To the extent that the Company or Project Owner initially bears the cost of any Predevelopment Expenses, GPD shall reimburse the Company or Project Owner, as applicable, within 30 days after a request for reimbursement is made by the Company or Project Owner, as applicable, along with such reasonable supporting documentation as GPD may request. The term “Predevelopment Expenses” includes but is not limited to the following to the extent actually incurred in connection with the Project: the Application Fees, architectural and engineering fees, legal fees, deposits due under the purchase contract, third party fees for PCNA, environmental, appraisal, market study, and other lender required due diligence items.

6.8 Distributions.

(a) Net Cash Flow.

(i) Determination of Net Cash Flow. Net Cash Flow is the excess of the Gross Revenues of the Company over the Operating Expenses of the Company. Net Cash Flow shall be determined annually on an accrual basis and shall not be cumulative.

(ii) Distribution of Net Cash Flow. Net Cash Flow, to the extent available (and subject to the terms of the Loan Documents), shall be distributed and applied within

seventy-five (75) days after the close of each year (and at other times as determined by Managing Member), in the following order of priority:

- A. To repay any GDP Expense Loan;
- B. To repay any Member Loans;
- C. to distribute the balance to the Members according to their Membership Interests.

(b) Distributions in Kind. If any noncash assets are to be distributed to the Members, whether upon dissolution and liquidation of the Company or at any other time, they shall be distributed on the basis of their fair market value. Upon any distribution of noncash assets, the Capital Account balances of the Members shall be adjusted immediately before the distribution to reflect the Members' allocable shares of gain or loss that would have resulted upon a sale of the distributed property at its fair market value immediately prior to the distribution.

6.9 Allocations. All items of income, gain, loss, deduction, and credit, whether resulting from the Company's operations or in connection with its dissolution shall be allocated to the Members for federal, state and local income tax purposes in proportion to their respective Membership Interests.

ARTICLE VII

ASSIGNMENT; RESIGNATION

7.1 Assignment Generally. Except as provided in Sections 7.2, 7.3 and 7.4 of this Operating Agreement, each Member hereby covenants and agrees that it will not sell, assign, transfer, mortgage, pledge, encumber, hypothecate, or otherwise dispose of all or any part of its Membership Interest in the Company to any person, firm corporation, trust or other entity without first offering in writing to sell such Membership Interest to the Company. The Company shall have the right to accept the offer at any time during the 30 days following the date on which the written offer is delivered to the Company. The consent of all of the Managers shall be required to authorize the exercise of such option by the Company. If the Company shall fail to accept the offer within the 30 day period, the non-assigning Members shall have the right for an additional fifteen days to elect in writing to purchase all such Membership Interest on the same terms and conditions offered to the Company. If neither the Company nor the Members elect to purchase the offered Membership Interest, such Membership Interest may during the following 60 days be disposed of free of the restrictions imposed by this Operating Agreement; provided, however, that the purchase price for such Membership Interest shall not be less and the terms of the purchase for such Membership Interest shall not be more favorable than the purchase price and terms of purchase that would have been applicable to the Company or the Members had the Company or the Members

purchased the Membership Interest; provided further that the purchaser shall first become a Member pursuant to this Operating Agreement; and provided further that any Membership Interest not so disposed of within the 60-day period shall thereafter remain subject to the terms of this Operating Agreement. Notwithstanding the preceding sentence, and except as set forth in Section 7.2, no assignee of a Membership Interests shall become a Member of the Company except upon the consent of all of the non-assigning Members.

7.2 Permitted Transfers. Notwithstanding Section 7.1, a Member shall not be required to offer to sell its Membership Interest to the Company prior to transferring its Membership Interest to (i) its spouse or any of its descendants, (ii) a revocable trust under which it is the beneficiary, (iii) a trust the sole beneficiaries of which are one or more of the Member, its spouse and its descendants, or (iv) a single-purpose limited liability company the sole members of which are one or more of the Member, its spouse and its descendants, provided that such transfer is by way of inter vivos gift or testamentary or intestate succession (each a “Permitted Transferee”). Notwithstanding the preceding sentence, a Permitted Transferee will become a Member of the Company only with the consent of all of the non-assigning Managers consent, or if there are no non-assigning Managers, upon the consent of a Super Majority Interest of the non-assigning Members.

7.3 Transfer from Custodianships. Notwithstanding Section 7.1, any Membership Interest that is held by a guardian or custodian for an individual under the laws of the Commonwealth of Virginia or any other state shall be fully transferable and assignable to the individual, without an offer being made to the Company, when the minor reaches the age of termination of such custodianship or guardianship under the applicable statute.

7.4 Purchaser of Certain Memberships.

(a) If an Option Event (as defined below) occurs with respect to any Member (an “Option Member”), the Company shall have the option to purchase the Option Member’s Membership Interests upon the terms and conditions set forth in this Section 7.4. For purposes of the foregoing, an Option Event means the (i) the death, dissolution, or permanent disability of a Member, (ii) the inability of a Member to pay its debts generally as they become due, (iii) any assignment by a Member for the benefit of its creditors, (iv) the filing by a Member of a voluntary petition in bankruptcy or similar insolvency proceeding, or (v) the filing against a Member of an involuntary petition in bankruptcy or similar insolvency proceedings that is not dismissed within ninety (90) days thereafter. The term Option Member shall include an Option Member’s personal representative or trustee in bankruptcy, to the extent applicable.

(b) Upon any Option Event occurring to an Option Member, the Option Member or its personal representative, if the Option Member is incapable of serving notice, shall deliver written notice of the occurrence of such Option Event to the Company. The Company shall have the option, but not the obligation, to purchase the Option Member’s Membership Interest at any time during the sixty (60) day period immediately following the date on which it receives notice of the occurrence of the Option Event. Such option shall entitle the Company to purchase such Membership Interest for the fair market value of such Membership Interest. The fair market value

of the interest shall be the amount that the Option Member would receive in exchange for its entire interest in the Company if the Company sold all of its assets, subject to their liabilities, at their fair market value as of the date on which the Option Event occurred and distributed the net proceeds from such sale in complete liquidation of the Company. The consent of all the Members excluding the Option Member, shall be required to authorize the exercise of such option by the Company. Such option must be exercised by delivery of a written notice from the Company to the Option Member during the aforementioned period. Upon delivery of such notice the exercise of such option shall be final and binding on the Company and the Option Member.

(c) If the foregoing option is not exercised, the non-Option Members shall have the right for an additional fifteen days to elect in writing to purchase all such Membership Interest for the fair market value of such Membership Interest. If neither the Company nor the Members exercise the foregoing option, the business of the Company shall continue, and the Option Member shall retain its Membership Interest.

(d) The fair market value of the Option Member's Membership Interest shall be determined as expeditiously as possible by a disinterested certified public accountant (CPA) mutually selected by the Option Member and the Company (the Company's selection being made by the Members). If the Option Member and the Company are unable to agree on a disinterested CPA, then the Option Member and the Company shall each select a disinterested CPA and if the disinterested CPAs selected are not able to agree as to the fair market value of the interest, then the two disinterested CPAs shall select a third disinterested CPA who shall determine the fair market value. The determination of the fair market value of the Option Member's Membership Interest by the CPA or CPAs shall be conclusive and binding on all parties. All costs of a CPA mutually selected by the Option Member and the Company or the two disinterested CPAs shall be shared equally by the Option Member and the Company. All costs of an individually selected CPA shall be borne by the parties selecting such CPAs.

(e) If the option to purchase the Option Member's Membership Interest is exercised by the Company, then not later than thirty (30) days after the date on which the appraisal described above is complete (the Appraisal Date), the Company shall make a distribution of property (which may be cash or other assets of the Company) to the Option Member with a value equal in amount to the fair market value of the Option Member's Membership Interest; provided, however, that, at the election of the Company, such distribution to the Option Member may be made in five (5) equal annual installments, the first of which shall be made on the thirtieth (30) day after the Appraisal Date, and one of which shall be made on the same date in each of the four years thereafter, provided, further, however, that notwithstanding an election by the Company to make the distribution to the Option Member in five equal annual installments, the Company may accelerate without penalty all of such installments at any time or any part of such installment at any time. If the Company elects to make distributions to the Option Member in five equal annual installments as provided herein, the Company, in addition to such annual installments, shall pay the Option Member additional amounts computed as if the Option Member were entitled to interest on the undistributed amount of the total distribution to which the Option Member is entitled hereunder at an annual rate equal to the annual Federal Mid-Term Rate in effect under Section

1274(d) of the Code, as determined on the 30th day after the Appraisal Date, which additional amounts, computed like interest, shall be due and payable on the same dates as the annual installments of the distribution payable to the Option Member hereunder. Any unpaid Capital Contributions of the Option Member and any damages occurring to the Company as a result of the Option Event shall be taken into account in determining the net amount due to the Option Member at the closing, and any excess of such unpaid Capital Contributions or damages over the amount due at closing shall be netted against subsequent installment payments as they become due.

(f) If at a time when the Company has an option to purchase an Option Member's Membership Interest, it is prohibited from purchasing all or any portion of such Membership Interest pursuant to the Act or any loan agreement, tax credit restrictive covenant, or similar restrictive agreement, the Option Member and the remaining Members shall, to the extent permitted by law, take appropriate action to adjust the value of the Company's assets from book value to a fair valuation based on accounting practices and principles that are reasonable under the circumstances in order to permit the Company to purchase such Membership Interest. If the Company becomes obligated to purchase an Option Member's Membership Interest under this Section and the above action cannot be taken or does not create sufficient value to permit the Company to do so, the Company shall be obligated to purchase the portion of the Membership Interest it is permitted to purchase, with a proportionate reduction in the aggregate purchase price.

7.5 Absolute Prohibition. Notwithstanding any other provision in this Article VII, except as otherwise set forth in this Operating Agreement, the Membership Interest of a Member, in whole or in part, or any rights to distributions therefrom, shall not be sold, exchanged, conveyed, assigned, pledged, hypothecated, subjected to a security interest or otherwise transferred or encumbered, if as a result thereof, the Company would be terminated for federal income tax purposes in the opinion of counsel for the Company or such action would result in a violation of federal and state securities laws in the opinion of counsel for the Company.

7.6 Members Acquiring Membership Interest from Company. Except as specifically provided in this Operating Agreement, no Person who acquires a Membership Interest from the Company (other than the Members of the Company as of the date hereof) shall be admitted as a Member, except upon the consent of the Members.

7.7 Resignation. Any Member may elect to resign from the Company and to sell its entire interest in the Company to the Company at any time by serving written notice of such election upon the Company. Such notice shall set forth the date upon which such resignation shall become effective, which shall be not less than sixty (60) days and not more than ninety (90) days from the date of such notice. The purchase price for the Resigning Member's interest in the Company shall be One Dollar (\$1.00).

7.8 Effect of Prohibited Action. Any assignment or other action in violation of this Article shall be void ab initio and of no force or effect whatsoever.

ARTICLE VIII

DISSOLUTION AND TERMINATION

8.1. Events of Dissolution. The Company shall be dissolved upon the first to occur of the following:

(a) Any event which under the Act or the Articles require dissolution for the Company, provided that the death, resignation, expulsion, bankruptcy, or dissolution of a member or occurrence of any other event that terminates the continued membership of a member in the Company shall not cause the dissolution of the Company.

(b) The unanimous written consent of the Members to the dissolution of the Company.

(c) The entry of a decree of judicial dissolution of the Company as provided in the Act.

8.2. Liquidation. Upon the dissolution for the Company, it shall wind up its affairs and distribute its assets in accordance with the Act by either or a combination of both of the following methods as the Members shall determine:

(a) Withdrawing the Company's assets and, after the payment of Company liabilities, distributing the net proceeds there from to the Member in proportion to their Membership Interests and in satisfaction thereof; and/or

(b) Distributing the Company's assets to the Members in kind with each Member accepting an undivided interest in the Company's assets, subject to its liabilities, in satisfaction of its Membership Interest. The interest conveyed to each Member in such assets shall constitute a percentage of the entire interest in such assets equal to such Member's Membership Interest.

8.3. Orderly Liquidation. A reasonable time as determined by the Members not to exceed twelve (12) months shall be allowed for the orderly liquidation of the assets of the Company and the discharge of liabilities to the creditors to minimize any losses attendant upon dissolution.

8.4. Distributions. Upon liquidation, the Company assets (including any cash on hand) shall be distributed in the following order and in accordance with the following priorities:

(a) First to the payment of the debts and liabilities of the Company and the expense of liquidation, including a sales commission to the selling agent, if any, then

(b) Second, to the setting up of any reserves which Members (or the person or persons carrying out the liquidation) deem reasonably necessary for any contingent or unforeseen liabilities or obligations of the Company. At the expiration of such period as the Members (or the person or persons carrying out the liquidation) shall deem advisable, but in no event to exceed eighteen (18) months, the Company shall distribute the balance thereof in the manner provided in the following subsections; then

(c) Third, to the Members in proportion to their respective Membership Interests.

(d) In the event of a distribution in liquidation of the Company's property in kind, the fair market value of such property shall be determined by a qualified and disinterested M.A.I. appraiser actively engaged in appraisal work in the Norfolk, Virginia area, selected by the Members (or the person or persons carrying out the liquidation), and each Member shall receive an undivided interest in such property equal to the proportion of the proceeds to which it would be entitled under the immediately preceding subsections of such property were sold at such fair market value.

8.5. Taxable Gain or Loss. Taxable income, gain or loss from the sale or distribution of Company property incurred upon or during liquidation and termination of the Company shall be allocated to the Members as provided in Section 6.8 above.

8.6. No Recourse Against Members. Except as provided by law, upon dissolution, each Member shall look solely to the assets of the Company for the return of its Capital Contribution. If the Company property remaining after the payment or discharge of the debts and liabilities of the Company is insufficient to return the Capital Contribution of each Member, such Member shall have no recourse against any other Member.

ARTICLE IX

RECORDS, REPORTS, ETC.

9.1. Maintenance and Availability. The Company shall maintain and make available to the Members its records to the extent provided in the Act.

9.2. Financial and Operating Statements and Tax Returns. Within seventy-five (75) days from the close of each fiscal year of the Company, the Company shall deliver to each Member a statement setting forth such Members allocable share of all tax items of the Company for such year, and all such other information as may be required to enable each Member to prepare its federal, state and local income tax returns in accordance with all then applicable laws, rules and regulation. The Company also shall prepare and file all federal, state, and local income tax returns required of it for each fiscal year.

9.3. Banking. The funds of the Company shall be kept in one or more separate bank accounts in the name of the Company in such banks or other federally insured depositories as may be designated by the Members or shall otherwise be invested in the name of the Company in such manner and upon such terms and conditions as may be designated by the Member. All withdrawals from any such bank accounts or investments established by the Member hereunder shall be made on such signature or signatures as may be authorized from time to time by all Members. Any account opened for the Company shall not be commingled with other funds of the Members or interested persons.

9.4. Power of Attorney.

(a) Each Member does hereby irrevocably constitute and appoint the Managers serving in office from time to time, and each of them, as such Members true and lawful attorney, in its name, place and stead, to make, execute, consent to, swear to, acknowledge, record and file from time to time any and all of the following:

(i) Any certificate or other instrument which may be required to be filed by the Company or the Members under the laws of the Commonwealth of Virginia or under the applicable laws of any other jurisdiction to conduct business in any such jurisdiction, to the extent the Managers deem any such filing to be necessary or desirable.

(ii) Any amendment to the Articles adopted as provided in this Operating Agreement.

(iii) Any certificates or other instruments which may be required to effectuate the dissolution and termination of the Company pursuant to the provisions of this Operating Agreement.

(c) It is expressly understood, intended, and agreed by each Member for itself, its successors and assigns that the grant of the power of attorney to the Managers pursuant to subsection (a) is coupled with an interest, is irrevocable, and shall survive the death or legal incompetency of the Member or such assignment of its Membership Interests.

(d) One of the ways that the aforementioned power of attorney may be exercised is by listing the names of the Members and having the signature of the Manager or Managers, as attorney-in-fact appear with the notation that the signatory is signing as attorney-in-fact of the listed Member.

9.5. Partnership Representative.

(a) Solarz shall serve as the Partnership Representative. The Partnership Representatives shall have all of the powers and obligations set forth in this Section 9.5. The Managers shall take any and all action required under the Code or the Treasury Regulations, as in effect from time to time, to designate E. Solarz (including on all applicable Company tax returns) as the Partnership Representative, unless otherwise directed by the all Members. The Partnership Representative and the Designated Individual (if any) shall obtain the consent and approval of all Members for all actions taken as the Partnership Representative or Designated Individual, as applicable. Should the person acting as the Partnership Representative or the Designated Individual (if any) either: (i) be removed or resign or no longer have the capacity to act; or (ii) fail to obtain the consent and approval from all Members prior to acting under this Section 9.5 at the direction of the all Members, and to the extent permitted by the Code, the Partnership Representative or Designated Individual, as applicable, shall take such actions as may be necessary or appropriate to resign as Partnership Representative or Designated Individual, as applicable, and the Managers

shall take actions as may be necessary or appropriate to appoint a replacement Partnership Representative and/or replacement Designated Individual, as applicable, to be selected by all Members. References in this section to Sections 6221 through 6235 of the Code mean such sections as they apply to returns filed for Company taxable years beginning after December 31, 2023.

(b) Cooperation. The Managers shall cooperate with the Members in good faith to amend this Operating Agreement if all Members determine that an amendment is required to maintain the intent of the parties with respect to the obligations and limitations of the Partnership Representative and/or Designated Individual.

(c) Elections and Other Actions. Solely at the direction of and with the consent of all Members, but to the extent permitted under the Code, the Partnership Representative and Designated Individual shall:

(i) Elect pursuant to Section 1101(g)(4) of the Budget Act to apply the provisions of Section 1101 of such act to any return of the Company filed for taxable years of the Company beginning after the date that such act was enacted;

(ii) Make a Section 6221(b) election;

(iii) Cause the Company to take action pursuant to Section 6225(c) of the Code and the Treasury Regulations promulgated thereunder, including the filing of amended returns pursuant to Section 6225(c)(2) of the Code, at such times as such provision may be applicable;

(iv) Make a Section 6226(a) election;

(v) File a request for an administrative adjustment of a Company item under Section 6227 of the Code;

(vi) Commence an action for judicial review as contemplated in Section 6234 of the Code or appeal any adverse determination of a judicial tribunal;

(vii) Enter into a settlement agreement with the Internal Revenue Service which purports to bind the Company or any of the Members; or

(viii) Enter into an agreement extending the period of limitations set forth in Section 6235 of the Code.

(d) Responsibilities of Partnership Representative and Designated Individual. The Partnership Representative and Designated Individual shall fully comply with the requirements of the Partnership Audit Rules, the Treasury Regulations thereunder, and other Internal Revenue Service guidance and the Partnership shall fully indemnify the Partnership Representative and Designated Individual for undertaking such statutory responsibilities, unless (i) the actions of the

Partnership Representative or Designated Individual constitute gross negligence or intentional misconduct, or (ii) the Partnership Representative or Designated Individual fails in a material way to comply with its obligations to notify the Members of any correspondence or communication to, from, or with the Internal Revenue Service (as needed to obtain the consent of all Members to any action or inaction in accordance with this Operating Agreement). The Partnership Representative through the Designated Individual shall represent the Company, at the Company's expense, in connection with all examinations of the Company's affairs by tax authorities and all administrative and/or judicial proceedings by the Internal Revenue Service or any government authority involving any income tax return of the Company. The Partnership Representative and Designated Individual shall promptly furnish to each Member written notice with respect to any and all correspondence or communications to, from, or with the Internal Revenue Service, including, but not limited to, conventional mail, e-mail or other internet-based communications, telephone calls, meetings, or facsimiles, and also including but not limited to the following events and actions:

- (i) The making of any Section 6221(b) election;
 - (ii) The making of any Section 6226(a) election, and a copy of the applicable 6226(a) statement;
 - (iii) The Company's receipt of a notice of administrative proceeding initiated at the "partnership level" (within the meaning of Section 6231(a)(1) of the Code);
 - (iv) The Company's receipt of a notice of "proposed partnership adjustment" (within the meaning of Section 6231(a)(2) of the Code);
 - (v) The Company's receipt of a notice of "final partnership adjustment" (within the meaning of Section 6231(a)(3) of the Code);
 - (vi) The Company's filing of a "request for administrative adjustment" (within the meaning of Section 6227(a) of the Code);
 - (vii) The Company's filing of any petition for judicial review;
 - (viii) The Company's filing of any appeal with respect to any judicial determination;
 - (ix) Any final judicial determination; and
 - (x) Any additional information required by applicable Treasury Regulations.
- (e) The Members have the right to be present at all stages of any administrative or judicial proceedings involving an income tax return of the Company and monitor or assist with, at its own cost, any such proceeding.

(f) The Partnership Representative and Designated Individual shall not be required to take any action or incur any expenses for the defense of any audit or the prosecution of any administrative or judicial remedies in its capacity as Partnership Representative unless the Company reserves sufficient funds to pay the expenses of such activities or the Members agree on a method of funding expenses incurred in connection with such activities.

(g) Each Member shall furnish to the Partnership Representative or Designated Individual such information that the Partnership Representative or Designated Individual reasonably requires to comply with the requirements of the Code. The Partnership Representative or Designated Individual annually or more frequently (as the Partnership Representative or Designated Individual shall determine) may request from each Member and former Member and each Member and former Member shall provide such information, including, but not be limited to: (i) the Member's or former Member's current address and its taxpayer identification number; and (ii) if the Member or former Member is an S corporation, such Member's taxpayer identification and the name, address, and taxpayer identification number of each of its shareholders.

(h) Each Member is aware of the income tax consequences of the allocations made by this Operating Agreement and of its duty under Section 6222 of the Code to treat each item of Company income, gain, loss, deduction, or credit in a manner that is consistent with the treatment of such items on the Company's tax return(s).

(i) This Section 9.5 shall survive termination of any Member's interest in the Company for any reason and shall be binding on all Members, including former Members.

(j) Tax Returns and Information. The Members intend for the Company to be treated as a partnership, rather than as an association taxable as a corporation, for federal income tax purposes. Except as otherwise provided in this Operating Agreement, all tax elections required or permitted to be made by the Company under the Code shall be made by the Manager, subject to the consent of all Members. The Managers shall prepare or cause to be prepared all federal, state, and local income and other tax returns that the Company is required to file.

(k) The provisions of this Section 9.5 shall survive the termination of the Company or the termination of any Member's interest in the Company and shall remain binding on the Members for the period of time necessary to resolve with the Internal Revenue Service or the United States Department of the Treasury any and all matters regarding the United States federal income taxation of the Company.

ARTICLE X

MISCELLANEOUS PROVISIONS

10.1 Attorneys Fees. In the event any party brings an action to enforce any provisions of this Operating Agreement, whether such action is at law, in equity or otherwise, and such party prevails in such action, such party shall be entitled, in addition to any other rights or remedies available to it, to collect from the non-prevailing party or parties the reasonable costs and expenses incurred in

the investigation preceding such action and the prosecution of such action, including but not limited to reasonable attorney's fees and court costs.

10.2 Notices. Whenever, under the provisions of the Act or other law, the Articles or this Operating Agreement, notice is required to be given to any Person, it shall not be construed to mean exclusively personal notice unless otherwise specifically provided, but such notice may be given in writing, by mail, addressed to the Company at its principal office from time to time and to any other Person at its address as it appears on the records of the Company from time to time, with postage thereon prepaid. Notice to a Person may also be given personally or by telegram or telecopy sent to its address as it appears on the records of the Company. The address of the Members as shown on the records of the Company shall originally be those set forth in Article III hereof. Any Person may change its address as shown on the records of the Company by delivering written notice to the Company in accordance with this Section.

10.3 Application of Virginia Law. This Operating Agreement, and the interpretation hereof, shall be governed exclusively by its terms and by the laws of the Commonwealth of Virginia, without reference to its choice of law provisions, and specifically the Act.

10.4 Amendments. No amendment or modification of this Operating Agreement shall be effective except upon the unanimous written consent of the Members.

10.5 Construction. Whenever the singular number is used in this Operating Agreement and when required by the context, the same shall include the plural, and the masculine gender shall include the feminine and neuter, and vice versa.

10.6 Headings. The headings in this Operating Agreement are inserted for convenience only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Operating Agreement or any provision hereof.

10.7 Waivers. The failure of any party to seek redress for violation of or to insist upon the strict performance of any covenant or condition of this Operating Agreement shall not prevent a subsequent act, which would have originally constituted a violation, from having the effect of an original violation.

10.8 Rights and Remedies Cumulative. The rights and remedies provided by this Operating Agreement are cumulative and the use of any one right or remedy by any party shall not preclude or waive the right to use any or all other remedies. Such rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance or otherwise.

10.9 Severability. If any provisions of the Operating Agreement or the application thereof to any Person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Operating Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

10.10 Heirs, Successors and Assigns. Each and all of the covenants, terms, provisions and agreements herein contained shall be binding upon and inure to the benefit of the parties hereto and, to the extent permitted by this Operating Agreement, their respective heirs, legal representatives, successors and assigns.

10.11 Creditors. None of the provisions of this Operating Agreement shall be for the benefit of or enforceable by any creditor of the Company.

10.12 Electronic Counterparts. This Operating Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. This Operating Agreement may be executed electronically. Without limiting the generality of the foregoing, delivery of an executed signature page to this Operating Agreement by email attachment, or other means of electronic transmission with authorization to attach it to this Operating Agreement, or any other means of electronic transmission used to obtain an electronic signature shall be deemed to have the same legal effect as delivery of an original manually executed (i.e. affixed by hand) counterpart. Each party hereto shall become bound by this Operating Agreement immediately upon affixing its signature hereto, independently or the signature of any other party to this Operating Agreement.

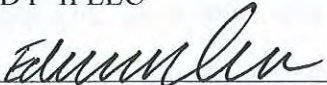
10.13 Entire Agreement. This Operating Agreement sets forth all of the promises, agreements, conditions, and understandings between the parties respecting the subject matter hereof and supersedes all prior and contemporaneous negotiations, conversations, discussions, correspondence, memoranda and agreements between the parties concerning such subject matter.

**[BALANCE OF PAGE INTENTIONALLY BLANK -
SIGNATURES APPEAR ON NEXT PAGE]**

The undersigned, being all the Members of the Company, hereby agree, acknowledge and certify that the forgoing Operating Agreement constitutes the sole and entire Operating Agreement of the Company, unanimously adopted by the Members of the Company as of the date first written above.

MEMBERS:

NORMANDY II LLC

By:  (seal)

Name: Edward K Solarz

Title: Manager

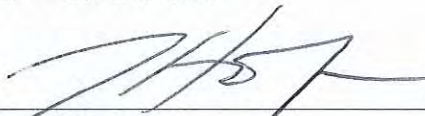
Jennifer Hunt Essary (seal)

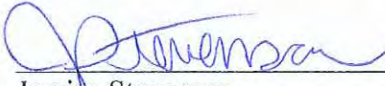
Water Properties, LLC

By: _____ (seal)

Name: Lee H. Van de Water

Title: Sole Member

 (seal)
Laura Hopson

 (seal)
Jessica Stevenson

The undersigned, being all the Members of the Company, hereby agree, acknowledge and certify that the forgoing Operating Agreement constitutes the sole and entire Operating Agreement of the Company, unanimously adopted by the Members of the Company as of the date first written above.

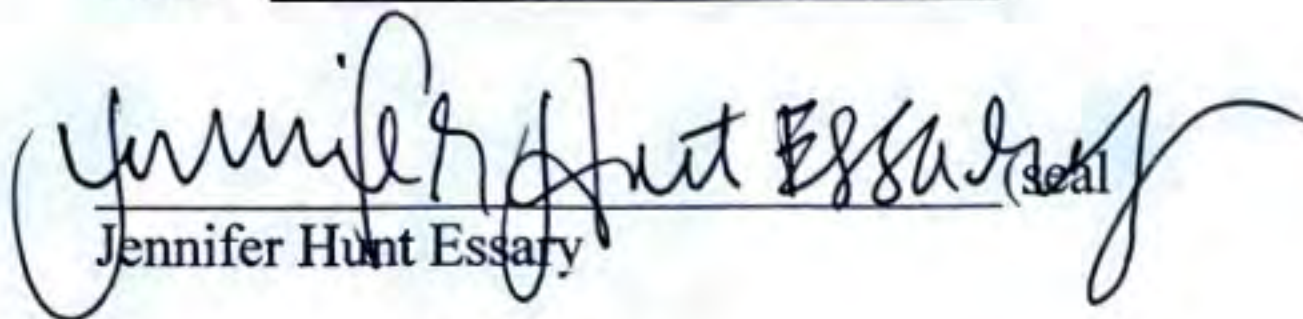
MEMBERS:

NORMANDY II LLC

By: _____ (seal)

Name: _____

Title: _____

 (seal)
Jennifer Hunt Essary

Water Properties, LLC

By: _____ (seal)

Name: Lee H. Van de Water

Title: Sole Member

Laura Hopson (seal)

Jessica Stevenson (seal)

The undersigned, being all the Members of the Company, hereby agree, acknowledge and certify that the forgoing Operating Agreement constitutes the sole and entire Operating Agreement of the Company, unanimously adopted by the Members of the Company as of the date first written above.

MEMBERS:

NORMANDY II LLC

By: _____ (seal)

Name: _____

Title: _____

Jennifer Hunt Essary (seal)

Water Properties, LLC

By: Lee Van de Water (seal)

Name: Lee H. Van de Water

Title: Sole Member

Laura Hopson (seal)

Jessica Stevenson (seal)

By: BSAulog (seal)

Title: January 24, 2024

MANAGER:

Page 29 of 29

Shamrock Properties – Talbot Park L.L.C.

By: _____ (seal)

Name: _____

Title: _____

The undersigned Manager joins this Agreement for purposes of acknowledging such Manager's consent to being appointed as Manager of the Company subject to the terms of this Agreement:

MANAGER:

 _____ (seal)
Edward K. Solarz

Talbot Park Apartments
118 Warren Street
Norfolk, VA 23505
Mortgaged Property

118 Warren Street LLC
A Virginia Limited Liability
Company
Owner/Borrower

118 Warren Street Managing Member LLC
A Virginia Limited Liability Company
.01% Managing Member
(<1% Aggregate Interest)
Key Borrower Principal

118 Warren Street State Historic LLC
A Virginia Limited Liability Company
1% Member
(1% Aggregate Interest)
Borrower Principal

TBD Federal Investor LLC
98.99% Member
(98.99% Aggregate Interest)
Borrower Principal

Normandy II LLC
27.54% Member
(<1% Indirect Interest)
(<1% Aggregate Interest)
Borrower Principal

Edward K. Solarz
U.S Individual
100% Managing Member
(<1% Indirect Interest)
(<1% Aggregate Interest)
Key Borrower
Principal/ Guarantor

Jennifer Hunt Essary
U.S Individual
26.46% Member
(<1% Indirect Interest)
(<1% Aggregate Interest)
Key Borrower
Principal/ Guarantor

Jessica Stevenson
U.S Individual
1.5% Member
(<1% Indirect Interest)
(<1% Aggregate Interest)

Shamrock Properties – Talbot Park LLC
8% Member
(<1% Indirect Interest)
(<1% Aggregate Interest)

Peter Rawlings
U.S Individual
100% Managing Member
(<1% Indirect Interest)
(<1% Aggregate Interest)

Water Properties, LLC
35% Member
(<1% Indirect Interest)
(<1% Aggregate Interest)

Lee Van de Water
U.S Individual
100% Managing Member
(<1% Indirect Interest)
(<1% Aggregate Interest)

Edward K. Solarz
U.S Individual
0% Interest
Managing Member
(<1% Indirect Interest)
(<1% Aggregate Interest)
Key Borrower
Principal/ Guarantor

Laura Hopson
U.S Individual
1.5% Member
(<1% Indirect Interest)
(<1% Aggregate Interest)

118 Warren Street Managing Member LLC
A Virginia Limited Liability Company
1% Managing Member
(<1% Indirect Interest)
(<1% Aggregate Interest)
Key Borrower Principal

TBC Syndicator Fund LLC
99% Member
(<1% Indirect Interest)
(<1% Aggregate Interest)
Borrower Principal

Tab B:

Virginia State Corporation Commission Certification
(MANDATORY)

Commonwealth of Virginia



STATE CORPORATION COMMISSION

Richmond, January 17, 2024

This is to certify that the certificate of organization of

118 Warren Street Developer LLC

was this day issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia laws applicable to the company and its business.

Effective date: January 17, 2024



STATE CORPORATION COMMISSION

Attest:

A handwritten signature in cursive script, reading "Bernard J. St. John".

Clerk of the Commission

Commonwealth of Virginia



STATE CORPORATION COMMISSION

Richmond, November 3, 2023

This is to certify that the certificate of organization of

118 Warren Street LLC

was this day issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia laws applicable to the company and its business.

Effective date: November 3, 2023



STATE CORPORATION COMMISSION

Attest:

A handwritten signature in cursive script, reading "Bernard J. St. John".

Clerk of the Commission

Commonwealth of Virginia



STATE CORPORATION COMMISSION

Richmond, January 10, 2024

This is to certify that the certificate of organization of

118 Warren Street Managing Member LLC

was this day issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia laws applicable to the company and its business.

Effective date: January 10, 2024



STATE CORPORATION COMMISSION

Attest:

A handwritten signature in cursive script, reading "Bernard J. St. John".

Clerk of the Commission

Tab C:

Principal's Previous Participation Certification
(MANDATORY)



Previous Participation Certification & Schedule A Instructions

Previous Participation Certification Instructions:

The following certification:

- Must be completed, regardless of whether one or more Principals of the Applicant qualifies to receive points as an Experienced Sponsor.
- Must be signed by an individual who is, or is authorized to act on behalf of, the Controlling General Partner (if LP) or Managing Member (if LLC) of the Applicant, as designated in the partnership agreement or operating agreement. Virginia Housing will accept an authorization document, which gives signatory authorization to sign on behalf of the principals.
- Must be dated no more than 30 days prior to submission of the LIHTC Application.

Schedule A Instructions:

- List each Principal of the General Partner or Managing Member of the Owner that is a joint venture, partnership, limited liability company, corporation, nonprofit organization, trust, or any other public or private entity. List all individual Principals with an ownership interest in any entity within the direct chain of Principals maintaining managerial control over the General Partner or Managing Member of the Owner, except as follows:
- For Principals organized as a corporation (public or private), nonprofit organization, or governmental entity, list the names of any officers who are directly responsible to the Board of Directors (or equivalent) and any stockholder holding a 25% or more interest in said Principal.
- For Principals organized as a limited liability company with more than 100 individual members, list the names of any officers and any managing members responsible for managing the affairs of the company, along with the name of any individual member holding 25% or more interest in the Principal.
- For Principals organized as a trust, list the names of all trustees and any individuals possessing a 25% or more beneficial interest in the assets of the trust.

If none of the above applies, list the name of any person that directly or indirectly controls or has the power to control a principal.

If you have any questions, please contact the Tax Credit Allocation Department at taxcreditapps@virginiahousing.com.



Previous Participation Certification

Development Name:

Name of Applicant (entity):

The undersigned, being duly authorized to sign on behalf of the Applicant, provide this Certification with the understanding that Virginia Housing intends to rely upon the statements made herein for the purpose of awarding and allocating federal low-income housing tax credits.

The following terms shall be defined as follows for the purpose of this Certification:

- "Principal" has the same meaning as defined within the QAP, but as applied to each specific property referenced within this Certification.
- "Participant" means the Principals of the Owner who will participate in the ownership of the Development identified above and includes Principals who may not be required to be individually listed within a Schedule A attached hereto.

Accordingly, I **hereby certify the following:**

1. All the statements made within this Certification are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained in Schedule A and any statements attached to this certification, and I will immediately alert Virginia Housing should I become aware of any information prior to the application deadline which may render my statements herein false or misleading.
2. During any time that any of the Participants were Principals in any multifamily rental property, no mortgagee of any such property declared a default under its mortgage loan or assigned it to the mortgage insurer (governmental or private); no such property was foreclosed upon or dispossessed pursuant to a deed-in-lieu of foreclosure; and no such property received mortgage relief from the mortgagee.
3. During any time that any of the Participants were Principals in an owner(s) of any multifamily rental property, no such owner(s) was determined to have breached any agreement related to the construction or rehabilitation, use, operation, management or disposition of the property, including removal from a partnership or limited liability company.
4. That at no time have any Participants listed in this certification been required to turn in a property to the investor or been removed from a multifamily rental property ownership structure.

5. There are no unresolved findings raised as a result of state or federal audits, management reviews or other governmental investigations concerning any multifamily rental property in which any of the Participants were Principals.
6. During any time that any of the Participants were Principals in any multifamily rental property, there has not been a suspension or termination of payments under any state or federal assistance contract for such property.
7. None of the Participants has been convicted of a felony and is not presently the subject of a complaint or indictment charging a felony. A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a state and punishable by imprisonment of two years or less.
8. None of the Participants has been suspended, debarred, or otherwise restricted by any federal or state governmental entity from doing business with such governmental entity.
9. None of the Participants has defaulted on an obligation covered by a surety or performance bond and has not been the subject of a claim under an employee fidelity bond.
10. None of the Participants is a Virginia Housing employee or a member of the immediate household of any Virginia Housing employee.
11. None of the Participants is participating in the ownership of a multifamily rental housing property as of this date on which construction has stopped for a period in excess of 20 days or, in the case of a multifamily rental housing property assisted by any federal or state governmental entity, which has been substantially completed for more than 90 days but for which requisite documents for closing, such as the final cost certification, have not been filed with such governmental entity.
12. None of the Participants has been found by any federal or state governmental entity or court to be in noncompliance with any applicable civil rights, equal employment opportunity or fair housing laws or regulations.
13. None of the Participants was a principal in any multifamily rental property which has been found by any federal or state governmental entity or court to have failed to comply with Section 42 of the Internal Revenue Code of 1986, as amended, during the period of time in which the Participant was a Principal of the owner of such property (this does not refer to corrected 8823's).
14. None of the Participants is currently named as a defendant in a civil lawsuit arising out of their ownership or other participation in a multi-family housing development where the amount of damages sought by plaintiffs (i.e., the ad damnum clause) exceeds One Million Dollars (\$1,000,000).
15. None of the Participants has pursued a Qualified Contract or planned foreclosure in Virginia after January 1, 2019.

Statements above (if any) to which I cannot certify have been deleted by striking through the words. In the case of any such deletion, I have attached a true and accurate statement to explain the relevant facts and circumstances.

Failure to disclose information about properties which have been found to be out of compliance or any material misrepresentations are grounds for rejection of an application and prohibition against future applications.

A handwritten signature in blue ink that reads "Edwark K. Song". The signature is written in a cursive style with a large, stylized 'S' at the end.

Signature

Printed Name

Date (no more than 30 days prior to submission of the Application)

Tab D:

List of LIHTC Developments (Schedule A)
(MANDATORY)

List of LIHTC Developments (Schedule A)



Development Name: Talbot Park Apartments

Name of Applicant: 118 Warren Street LLC

INSTRUCTIONS:

1. A Schedule A is required for every individual that makes up the GP or Managing Member, except as follows:
 - For Principals organized as a corporation (public or private), nonprofit organization, or governmental entity, you are only required to list the names of any officers who are directly responsible to the Board of Directors (or equivalent) and any stockholder holding a 25% or more interest in said Principal.
 - For Principals organized as a limited liability company with more than 100 individual members, you are only required to list the names of any officers and any managing members responsible for managing the affairs of the company, along with the name of any individual member holding 25% or more interest in the Principal.
 - For Principals organized as a trust, you are only required to list the names of all trustees and any individuals possessing a 25% or more beneficial interest in the assets of the trust.
- For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- List only tax credit development experience for the past 15 years.
- Use separate pages as needed, for each principal.

Edward K. Solarz

Controlling GP (CGP) or 'Named' Managing Member of Proposed property? Y

Principal's Name:

Member of Proposed property? Y or N

	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1	Bellevue Apartments, Richmond, VA	Code Genesis Bellevue LLC, 804-230-1220	N	143	143	2018-2019	2019	N
2	Ivy Farms Apartments, Newport News, VA	617 Adams Drive LLC, 804-230-1220	Y	168	168	2022	2023	N
3	Holly Springs, Richmond, VA	VST Holly Springs LLC, 804-230-1220	Y	121	121	2022	TBD	N
4	Swansboro Apartments, Richmond, VA	VST Swansboro LLC, 804-230-1220	Y	62	62	2023	TBD	N
5	South Gate Apartments, Richmond, VA	VST South Gate LLC 804-230-1220	Y	112	112	TBD	TBD	N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE

TOTAL:

606

606

LIHTC as % of
100% Total Units

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Talbot Park Apartments
 Name of Applicant: 118 Warren Street LLC

INSTRUCTIONS:

- 1. A Schedule A is required for every individual that makes up the GP or Managing Member, except as follows:** •For Principals organized as a corporation (public or private), nonprofit organization, or governmental entity, you are only required to list the names of any officers who are directly responsible to the Board of Directors (or equivalent) and any stockholder holding a 25% or more interest in said Principal.
 •For Principals organized as a limited liability company with more than 100 individual members, you are only required to list the names of any officers and any managing members responsible for managing the affairs of the company, along with the name of any individual member holding 25% or more interest in the Principal.
 •For Principals organized as a trust, you are only required to list the names of all trustees and any individuals possessing a 25% or more beneficial interest in the assets of the trust.
- For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- List only tax credit development experience for the past 15 years.
- Use separate pages as needed, for each principal.

Principal's Name: Jennifer Hunt Essary (AKA Jennifer S. Hunt) Controlling GP (CGP) or 'Named' Managing Member of Proposed property? N
 Y or N

	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1	Jefferson Townhouses, Richmond, VA	Jefferson Townhouses, LLC, 804-230-1220	N	218	218	2008	2008	N
2	Hatcher Tobacco Flats, Richmond, VA	Hatcher Tabacco Genesis LLC, 804-230-1220	N	152	152	2015	2015	N
3	Bellevue Apartments, Richmond, VA	Code Genesis Bellevue LLC, 804-230-1220	N	143	143	2018-2019	2019	N
4	Ivy Farms Apartments, Newport News, VA	617 Adams Drive LLC, 804-230-1220	N	168	168	2022	2023	N
5	Holly Springs, Richmond, VA	VST Holly Springs LLC, 804-230-1220	N	121	121	2022	TBD	N
6	Swansboro Apartments, Richmond, VA	VST Swansboro LLC, 804-230-1220	N	62	62	2023	TBD	N
7	South Gate Apartments, Richmond, VA	VST South Gate LLC 804-230-1220	N	112	112	TBD	TBD	N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE
 TOTAL: 976 976

LIHTC as % of
 100% Total Units

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Talbot Park Apartments

Name of Applicant: 118 Warren Street LLC

INSTRUCTIONS:

- 1. A Schedule A is required for every individual that makes up the GP or Managing Member, except as follows:**
 - For Principals organized as a corporation (public or private), nonprofit organization, or governmental entity, you are only required to list the names of any officers who are directly responsible to the Board of Directors (or equivalent) and any stockholder holding a 25% or more interest in said Principal.
 - For Principals organized as a limited liability company with more than 100 individual members, you are only required to list the names of any officers and any managing members responsible for managing the affairs of the company, along with the name of any individual member holding 25% or more interest in the Principal.
 - For Principals organized as a trust, you are only required to list the names of all trustees and any individuals possessing a 25% or more beneficial interest in the assets of the trust.
- For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- List only tax credit development experience for the past 15 years.
- Use separate pages as needed, for each principal.

Principal's Name: Jessica Stevenson

Controlling GP (CGP) or 'Named' Managing Member of Proposed property? N

Y or N

	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1	South Gate Apartments, Richmond VA	VST South Gate LLC 804-230-1220	N	112	112	TBD	TBD	N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE

TOTAL:

112

112

LIHTC as % of
100% Total Units

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Talbot Park Apartments
 Name of Applicant: 118 Warren Street LLC

INSTRUCTIONS:

- 1 **1. A Schedule A is required for every individual that makes up the GP or Managing Member, except as follows:** •For Principals organized as a corporation (public or private), nonprofit organization, or governmental entity, you are only required to list the names of any officers who are directly responsible to the Board of Directors (or equivalent) and any stockholder holding a 25% or more interest in said Principal.
 •For Principals organized as a limited liability company with more than 100 individual members, you are only required to list the names of any officers and any managing members responsible for managing the affairs of the company, along with the name of any individual member holding 25% or more interest in the Principal.
 •For Principals organized as a trust, you are only required to list the names of all trustees and any individuals possessing a 25% or more beneficial interest in the assets of the trust.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience for the past 15 years.
- 4 Use separate pages as needed, for each principal.

Principal's Name: Laura Hopson Controlling GP (CGP) or 'Named' Managing Member of Proposed property? N Y or N

	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1	Swansboro Apartments, Richmond, VA	VST Swansboro LLC, 804-230-1220	N	62	62	2023	TBD	N
2	South Gate Apartments, Richmond, VA	VST South Gate LLC 804-230-1220	N	112	112	TBD	TBD	N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

List of LIHTC Developments (Schedule A)



Development Name: Talbot Park Apartments
Name of Applicant: 118 Warren Street LLC

INSTRUCTIONS:

- 1 **1. A Schedule A is required for every individual that makes up the GP or Managing Member, except as follows:** •For Principals organized as a corporation (public or private), nonprofit organization, or governmental entity, you are only required to list the names of any officers who are directly responsible to the Board of Directors (or equivalent) and any stockholder holding a 25% or more interest in said Principal.
•For Principals organized as a limited liability company with more than 100 individual members, you are only required to list the names of any officers and any managing members responsible for managing the affairs of the company, along with the name of any individual member holding 25% or more interest in the Principal.
•For Principals organized as a trust, you are only required to list the names of all trustees and any individuals possessing a 25% or more beneficial interest in the assets of the trust.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience for the past 15 years.
- 4 Use separate pages as needed, for each principal.

Principal's Name: Lee Van de Water Controlling GP (CGP) or 'Named' Managing Member of Proposed property? N Y or N

	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
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List of LIHTC Developments (Schedule A)



Development Name: Talbot Park Apartments
Name of Applicant: 118 Warren Street LLC

INSTRUCTIONS:

- 1 **1. A Schedule A is required for every individual that makes up the GP or Managing Member, except as follows:** •For Principals organized as a corporation (public or private), nonprofit organization, or governmental entity, you are only required to list the names of any officers who are directly responsible to the Board of Directors (or equivalent) and any stockholder holding a 25% or more interest in said Principal.
•For Principals organized as a limited liability company with more than 100 individual members, you are only required to list the names of any officers and any managing members responsible for managing the affairs of the company, along with the name of any individual member holding 25% or more interest in the Principal.
•For Principals organized as a trust, you are only required to list the names of all trustees and any individuals possessing a 25% or more beneficial interest in the assets of the trust.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience for the past 15 years.
- 4 Use separate pages as needed, for each principal.

Principal's Name: Peter Rawlings Controlling GP (CGP) or 'Named' Managing Member of Proposed property? N Y or N

	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
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Tab E:

Site Control Documentation & Most Recent Real
Estate Tax Assessment (MANDATORY)

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made as of November __, 2023, by and between NEWPORT ONE INVESTMENT, L.C., a Virginia limited liability company ("Seller") and 118 WARREN STREET LLC, a Virginia limited liability company ("Buyer").

RECITALS:

Subject to the provisions set forth in this Agreement, Seller has agreed to sell the Property (defined in Section 1) to Buyer, and Buyer has agreed to purchase the Property from Seller.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller hereby agree as set forth below.

1. PURCHASE AND SALE OF THE PROPERTY.

Subject to and in accordance with the provisions of this Agreement, Seller agrees to sell, assign, convey, and transfer to Buyer the following real, personal and other property (defined below as the "**Property**"), and Buyer agrees to purchase and accept the Property:

1.1 Land. Fee simple title to those certain parcels of real property located in the City of Norfolk, Virginia, and legally described on Schedule 1, together with all appurtenances related thereto ("**Land**").

1.2 Improvements. All fixtures, buildings, and improvements located on the Land known as Talbot Park Apartments with a street address of 118 Warren Street, Norfolk, Virginia 23505 ("**Improvements**").

1.3 Personalty. All equipment, appliances and personal property owned by Seller which are located on or in the Land or the Improvements as of the date of this Agreement including, but not limited to those items listed on Schedule 1.3. ("**Personalty**"). The Personalty and the Property shall not include any computers, software programs or other electronic media or services that are the subject of licenses or other agreements that are personal and exclusive to Seller or Seller's property manager.

1.4 Leases. All leases, subleases, licenses, concessions, and other forms of agreement, granting to any party the right of use or occupancy of any portion of the Land and/or Improvements, and all renewals, modifications, amendments, guaranties, and other agreements affecting the same, together with any security deposits except to the extent same are treated as a credit against the Purchase Price (as defined below) at Closing (as defined below) pursuant to Section 4.3 (collectively, "**Leases**").

1.5 Intangible Property. All of Seller's right, title and interest in and to the trade name "Talbot Park Apartments" and any other intangible property owned by Seller and used or designed for use in connection with the Land, Improvements and/or Personalty, and any contract or lease rights, licenses, permits, certificates of occupancy, franchises, agreements, utility contracts, unexpired warranties, guaranties and sureties, other rights relating to the ownership, use and operation of the Land, Improvements and/or Personalty, any architectural, engineering or other as-built plans in Seller's possession, in each case to the extent assignable without obtaining the consent of any third party (collectively, "**Intangible Property**"). Seller shall transfer any existing websites relating exclusively to the Property and logins and passwords relating to social media accounts currently used exclusively for the Property, provided that all such items owned by or leased to Seller's property management company for use in the management of other properties shall be excluded from this transfer.

1.6 Service Contracts. All contracts relating to the operation and maintenance of the Property (collectively, "**Service Contracts**") that Buyer elects, or is deemed to have elected, to assume pursuant to Section 2.5.

The Land, Improvements, Personalty, Leases, Intangible Property and Service Contracts are collectively referred to as the "**Property**."

2. EARNEST MONEY; ESCROW PROVISIONS; INSPECTIONS.

2.1 Earnest Money.

2.1.1 Within five (5) days after the Execution Date (defined in Section 14.14), Buyer shall deposit with Old Republic Title Company at the address stated in Section 14.3 ("**Escrow Agent**"), by wire transfer in the amount of \$100,000.00 (the "**Initial Deposit**"). The Initial Deposit, together with all Earnest Money (defined in Section 7.1) shall be credited against the Purchase Price at Closing.

2.2 Escrow Provisions Regarding Earnest Money.

2.2.1 Escrow Agent shall hold the Earnest Money and make delivery of the Earnest Money to the party entitled thereto under the terms of this Agreement. Escrow Agent shall invest the Earnest Money in federally insured non-interest-bearing bank accounts, as Escrow Agent, in its discretion, deems suitable.

2.2.2 If before the Closing Date, either party makes a written demand upon Escrow Agent for payment of the Earnest Money, Escrow Agent shall give written notice to the other party of such demand. If Escrow Agent does not receive a written objection from the other party to the proposed payment within five (5) days after the giving of such notice, Escrow Agent is hereby authorized to make such payment. If Escrow Agent does receive such written objection within said five (5) day period, Escrow Agent shall continue to hold the funds until otherwise directed by written instructions from the parties to this Agreement or a final judgment or arbitrator's decision. However, Escrow Agent shall have the right at any time to deliver the Earnest Money, if any, with a court of competent jurisdiction in the City of Norfolk, Virginia. Escrow Agent shall give written notice of such deposit to Seller and Buyer. Upon such deposit, Escrow Agent shall be relieved and discharged of all further obligations and responsibilities hereunder.

2.2.3 The parties acknowledge that Escrow Agent is acting solely as a stakeholder at their request and for their convenience, and that Escrow Agent shall not be deemed to be the agent of either of the parties or liable for any act or omission on its part unless taken or suffered in bad faith in willful disregard of this Agreement or involving negligence. Seller and Buyer jointly and severally shall indemnify and hold Escrow Agent harmless from and against all costs, claims and expenses, including reasonable attorney's fees, incurred in connection with the performance of Escrow Agent's duties hereunder, except with respect to actions or omissions taken or suffered by Escrow Agent in bad faith, in willful disregard of this Agreement or involving negligence on the part of the Escrow Agent.

2.2.4 The parties shall deliver to Escrow Agent an executed copy of this Agreement. Escrow Agent shall execute the signature page for Escrow Agent attached hereto which shall confirm Escrow Agent's receipt of the Earnest Money and its agreement to comply with this Agreement including, without limitation, the provisions of this Section 2.2.

2.2.5 Escrow Agent, as the person responsible for closing the transaction within the meaning of Section 6045(e)(2)(A) of the Internal Revenue Code of 1986, as amended (the "Code"), shall file all necessary information, reports, returns, and statements regarding the transaction required by the Code including, but not limited to, the tax reports required pursuant to Section 6045 of the Code. Further, Escrow Agent agrees to indemnify and hold Buyer, Seller, and their respective attorneys and brokers harmless from and against any losses resulting from Escrow Agent's failure to file the reports Escrow Agent is required to file pursuant to this section. The provisions of this Section 2.2.5 shall survive either the termination of this Agreement or Closing hereunder.

2.3 Inspections; Indemnity; Insurance.

2.3.1 Inspections. Buyer and its employees, consultants, contractors and agents shall have the right to enter upon the Property at all reasonable times upon at least three (3) business days' advance notice by Buyer to Seller, in a manner not to unreasonably disturb the tenants and other occupants of the Property (collectively, the "Tenants") nor materially damage or injure the Property, to inspect all aspects of the Property, at Buyer's sole risk, cost and expense, and to make such physical inspections, studies and tests of the Property which Buyer deems necessary or advisable in its sole discretion. Seller shall have the right to have a representative present at any such inspections. The inspections, studies and tests permitted under this Section 2.3.1 shall include the right to examine the books and records of Seller with respect to the Property, provided that Seller shall not be required to make available any appraisals or communications to investors or other internal confidential information which is not the subject of a customary and reasonable due diligence investigation. Within five (5) business days after the Execution Date, Seller shall provide Buyer with copies of the documents set forth in Exhibit "D" to this Agreement, but only to the extent any such documents exist and are in Seller's possession. Any entry by Buyer shall be in compliance with the terms of the Leases. Any testing that requires a physical or other intrusive invasion of the Land or Improvements shall require Seller's consent (it being agreed that the standard testing and gathering of samples for a customary Phase I environmental study shall be permitted without Seller's consent). Notwithstanding the foregoing sentence, if Buyer's Phase I report recommends that Buyer obtain a Phase II report on the Property, and Seller confirms such recommendation is in the Phase I report, then Seller hereby consents to the completion of the Phase

II report subject to reasonable conditions applicable to access to the Property and the number and location of testing sites. Except to the extent such disclosure is required or permitted pursuant to Section 14.10, Buyer agrees that it will not disclose to any third party not approved by Seller the results of its inspections or tests. Unless legally required to report a condition that is revealed by its inspections, Buyer shall not contact any governmental authority without first obtaining the prior written consent of Seller, and Seller (at Seller's election), shall be entitled to have a representative on any telephone call or other contact made by Buyer to a governmental authority and to be present at any meeting between Buyer and a governmental authority. The foregoing shall not, however, prevent Buyer from contacting governmental authorities to request zoning and code compliance letters, property tax information, utility expenses or other customary due diligence and shall not prohibit Buyer from reviewing or requesting copies of public files relating to the Property. For the period commencing on that date which is the later of (i) the Execution Date; or (ii) the date upon which Buyer has received all Due Diligence Materials listed in Exhibit "D" of this Agreement, and ending on the date that is sixty (60) days thereafter (the "**Feasibility Period**"), Buyer will have the right to terminate this Agreement for any reason by delivering written or e-mailed notice to Seller and Escrow Agent. If this Agreement is terminated pursuant to the preceding sentence, the Initial Deposit shall be paid to Buyer and neither party shall have any further rights or obligations under this Agreement except for any obligations which expressly survive termination of this Agreement. If this Agreement terminates for any reason other than Seller's default, Buyer shall promptly deliver to Seller (without representation or warranty) copies of all third party reports, studies or surveys which Buyer obtained in connection with its inspections of the Property. If Buyer does not provide written notice of termination of this Agreement pursuant to this Section 2.3.1, then Buyer shall deposit with Escrow Agent the additional sum of \$100,000.00 (the "**Additional Deposit**") which shall be deemed a part of the Earnest Money; such delivery and deposit must be made no later than five (5) business days after the expiration of the Feasibility Period.

2.3.2 Upon expiration of the Feasibility Period, all Earnest Money shall immediately be non-refundable except as expressly set forth herein.

2.3.3 Indemnity. Buyer shall indemnify and hold harmless Seller, its members, managers, principals, employees and agents, from all claims and liability related to damage to property or injury to persons and arising from any activities of Buyer or its authorized representatives on the Land in connection with the inspections, studies and tests, and Buyer shall restore any portion of the Land or Improvements disturbed by any inspections, studies and tests to substantially the same condition existing immediately before the inspection, study or test. Notwithstanding the foregoing or anything else contained in this Agreement to the contrary, in no event will Buyer be liable for any matters existing on the Land that are merely discovered by and not directly caused by Buyer or any agents of Buyer. The foregoing indemnification obligation of Buyer shall survive Closing or any termination of this Agreement. Without limiting the generality of the foregoing indemnity, Buyer shall maintain or cause its contractors to maintain commercial general liability insurance in amounts not less than \$1,000,000.00 per occurrence during all periods when Buyer is conducting inspections of the Property and shall provide Seller with certificates confirming that such insurance is in force.

2.4 Title; Survey.

2.4.1 Condition of Title. Title to the Land and Improvements shall be conveyed to Buyer by the Deed (defined in Section 6.1) subject to the following:

(a) a lien to secure payment of general and special real estate taxes and assessments for the Property, not due and payable for the current assessment period based on the fiscal year used by the taxing authorities;

(b) matters affecting the condition of title created by or with the written consent of Buyer in accordance with the terms and conditions of this Agreement;

(c) the Permitted Exceptions (but not the Curable Matters) as such terms are defined in Section 2.4.2 and Section 2.4.3;

(d) all applicable laws, ordinances, rules and governmental regulations (including, but not limited to, those relative to building, zoning and land use) affecting the Property; and

(e) the rights of Tenants, as tenants only, under the Leases.

2.4.2 Title Review Period. Within fifteen (15) business days after the Execution Date, Buyer shall deliver to Seller a standard ALTA title insurance commitment for the Land issued by Title Company ("**Title Commitment**"). Buyer may obtain a physical survey of the Land ("**Survey**"). For purposes of this Agreement, "**Title Company**" means Old Republic National Title Insurance Company. Buyer shall have until 5:00 P.M. (ET) on the forty-fifth (45th) day after the Execution Date to deliver to Seller written objections due to any exceptions, defects or conditions shown on the Survey and/or in the Title Commitment (collectively, "**Buyer's Objections**"). Notwithstanding anything in this Section to the contrary, in the event that Buyer does not order a Survey or has not received such Survey by the forty-fifth (45th) day after the Execution Date, then in no event will Buyer's deadline for delivering Buyer's Objections be extended as a result of same. Seller shall, within five (5) business days after receipt of Buyer's Objections, notify Buyer in writing that: (a) Seller will cure all or certain of Buyer's Objections as of or prior to Closing, or (b) Seller will not cure all or certain of Buyer's Objections. Seller shall have the right, but not the obligation, to cure Buyer's Objections. If Seller fails to deliver timely notice with respect to all or any of Buyer's Objections, Seller shall be deemed to have elected option (b) above with respect to any of Buyer's Objections. If Seller elects, or is deemed to have elected, not to cure any or all of Buyer's Objections, Buyer may, as Buyer's sole and exclusive remedy, (x) waive Buyer's Objections or (y) only by written notice to Seller given on or prior to the expiration of two (2) business days after the expiration of Seller's response period described above, terminate this Agreement. If this Agreement is terminated pursuant to the preceding sentence, the Earnest Money shall be paid to Seller and neither party shall have any further rights or obligations under this Agreement except for any obligations which expressly survive termination of this Agreement. All items shown on the Title Commitment and/or the Survey not objected to by Buyer by timely notice to Seller or waived or deemed waived by Buyer shall be deemed to be "**Permitted Exceptions**."

2.4.3 Curable Matters. Notwithstanding anything in this Section 2.4 to the contrary, Seller shall be obligated to cure and/or cause to be deleted from any title insurance policy

issued pursuant to the Title Commitment any mortgage, mechanic's liens or any other monetary liens against the Property other than pro-rated property taxes and assessments (collectively, "**Curable Matters**").

2.5 Service Contracts. Buyer shall assume at Closing those Service Contracts which it elects to assume by written notice given to Seller no later than ten (10) days prior to Closing; provided, however, Buyer must assume at Closing any Service Contracts which are not terminable except upon the payment of a fee to the vendor. Seller may, without Buyer's consent, enter into Service Contracts in the ordinary course of Seller's business, provided that Seller gives Buyer a copy of same and such new Service Contract is terminable upon thirty (30) days' notice or less without penalty. Seller shall send termination notices for all Service Contracts that are not assumed on the Closing Date. Seller shall terminate all property management and leasing agreements effective as of Closing and shall be solely liable for any fees payable for said terminations.

3. **PURCHASE PRICE.**

The "**Purchase Price**" for the Property shall be \$19,000,000.00, payable pursuant to the terms and conditions contained in this Agreement, but subject to prorations as provided below.

4. **PRORATIONS.**

All normal and customarily proratable items for the Property shall be prorated as of the Closing Date. Without limiting the foregoing, the following items shall be prorated as of the Closing Date and such prorations shall be reflected on the settlement statements prepared by Escrow Agent. Such prorations shall be made on the basis of a 365-day year, as of 11:59 p.m. on the day preceding the Closing Date.

4.1 Revenues. All rentals, receipts and other revenues from the Property ("**Revenues**") which have been actually received by Seller before Closing and which are allocable to the period from and after the Closing Date shall be credited to Buyer. Buyer shall use reasonable efforts after Closing to collect all Revenues which are delinquent or due as of the Closing Date and Seller shall have the right to take any action to collect any such Revenues from any Tenant, provided that Seller may take action only with respect to former tenants who no longer occupy a unit at the Property. All Revenues from the Property collected by Buyer or Seller after Closing shall be paid (a) first, to rents and other charges due with respect to the month in which the Closing occurred, (b) second, to Buyer and applied to amounts owed for the period on and after the Closing Date, and (c) third, to Seller to be applied to amounts due Seller for the period prior to the Closing Date. Buyer will agree for a period of one hundred eighty (180) days after the Closing Date to remit to Seller any delinquent Revenues as of Closing, but in no event shall Buyer be obligated to bring any suit against any Tenant, expend any funds or exercise any of its rights or remedies under any Lease in order to collect any Revenues.

4.2 Property Taxes. All real estate taxes and assessments for the Property owed for the period in which Closing occurs shall be pro-rated. If, at Closing, the Property or any part thereof is affected by a special assessment which is payable in installments of which the first installment is then a charge or lien, or has been paid, or special assessments which are imposed on the Property annually on a reoccurring basis, such assessments shall be apportioned pro rata between Seller and

Buyer on a per diem basis as of the Closing Date. Seller will cooperate with Buyer following the Closing in the event Buyer chooses to file a tax appeal for the Property.

4.3 Security Deposits. All security and other deposits held by Seller pursuant to the Leases (excluding (a) deposits applied by Seller and not reinstated by the applicable Tenant and (b) any interest thereon if such interest is not required to be remitted to Tenants pursuant to their respective Leases or applicable law), shall be credited to Buyer, and Seller and Buyer shall deliver a notice to Tenants advising them that: (i) Buyer has purchased the Property, and (i) the amount of the security deposit received by Buyer, if any, is the responsibility of Buyer.

4.4 Utility Charges. Final meter readings on all utilities charged to the Property shall be made as of the day preceding the Closing Date. Seller shall use reasonable efforts to arrange for, and shall pay for final billings of utilities to the day preceding the Closing Date, and Buyer shall be responsible for utilities used on or after the Closing Date. Any prepaid water, sewer and other utility charges allocable to the period from and after the Closing Date shall be credited to Seller. Seller and Buyer shall deliver written notices to the applicable utility companies notifying them of the change in ownership.

4.5 Service Contracts. Seller shall pay (or be charged by a proration for) all charges due pursuant to the Service Contracts before the Closing Date, and Buyer shall be responsible for all charges due from and after the Closing Date pursuant to the Service Contracts which Buyer elects to assume. Prepaid charges allocable to the period from and after the Closing Date in connection with any Service Contracts being assumed by the Buyer shall be credited to Seller at Closing. Accrued and unpaid charges allocable to the period prior to the Closing Date in connection with such Service Contracts shall be credited to Buyer at Closing. All upfront commissions or other amounts, if any, paid by the service provider to Seller under any Service Contract shall not be prorated.

4.6 Insurance. No proration shall be made in relation to insurance premiums, and no insurance policies of Seller will be assigned to Buyer.

4.7 Survival. The provisions of this Section 4 shall survive Closing, except as otherwise stated in this Agreement.

4.8 Post-Closing Adjustments. If any of the items described in Section 4 above cannot be accurately apportioned at the Closing because of the unavailability of the amounts which are to be apportioned, such items shall be apportioned on the basis of good faith estimates by the parties and reconciled as soon as practicable after the Closing Date but, in any event, no later than six (6) months after the Closing Date. If either party discovers any errors in the Closing Statement which would result in an adjustment in excess of \$10,000.00 in the aggregate, all parties agree to correct and reconcile such error as soon as practicable after the Closing Date, but, in any event, no such later corrections or reconciliations shall be made more than six (6) months after the Closing Date.

5. CONDITIONS PRECEDENT TO CLOSING.

5.1 Buyer's Condition to Closing. The obligation of Buyer to purchase the Property from Seller, and to perform the obligations required to be performed by Buyer at the Closing, are

subject to satisfaction the following condition (“**Buyer’s Condition**”): Seller shall have performed and complied in all material respects with its covenants and obligations under this Agreement.

5.2 Failure of Buyer’s Condition. If Buyer’s Condition is not satisfied as of the Closing Date, Seller shall be deemed to be in default of this Agreement and Buyer shall have those remedies that are set forth in Section 12.2 of this Agreement; provided, however, Buyer’s Condition shall be deemed waived if Buyer waives the condition in writing or Closing shall have occurred.

5.3 Closing Conditions for Seller. Seller’s obligations under this Agreement are subject to each of the following conditions (“**Seller’s Conditions**”):

5.3.1 Compliance with Agreement. Buyer shall have performed and complied in all material respects with its covenants and obligations under this Agreement.

5.3.2 Representations and Warranties. All of Buyer’s representations and warranties under Section 9 are true and correct in all material respects as of the Closing Date.

5.4 Failure of Seller’s Conditions. If any of the Seller’s Conditions are not satisfied as of the Closing Date, Buyer shall be deemed to be in default of the Agreement and Seller shall have those remedies that are set forth in Section 12.1 of this Agreement; provided, however, a Seller’s Condition shall be deemed waived if Seller waives the condition in writing or Closing shall have occurred.

5.5 Contingencies. The nonrefundable status of the Initial Deposit and the Additional Deposit, together along with Buyer’s obligation to close, are contingent on the following (collectively, the “**Contingencies**”):

5.5.1 Receipt of a tax-exempt bond issuance from Norfolk Redevelopment and Housing Authority (hereafter, NRHA) in an amount sufficient to finance the renovation of all 296 units, in Buyer’s sole discretion;

5.5.2 Receipt of a Section 42(m) letter from Virginia Housing in an amount sufficient to provide enough equity to complete the renovation as planned by Buyer, in Buyer’s sole discretion; and

5.5.3 Receipt of Part I approval from both the Virginia Department of Historic Resources and the National Park Service.

If any of the Contingencies listed in Sections 5.5.1, 5.5.2, or 5.5.3 are not satisfied, then Buyer shall be entitled to terminate this Agreement upon notice to Seller. If this Agreement is terminated pursuant to the preceding sentence, the Earnest Money shall be paid to Buyer and neither party shall have any further rights or obligations under this Agreement except for any obligations which expressly survive termination of this Agreement, but may waive such Contingencies and proceed to Closing.

6. CLOSING DOCUMENTS.

On the Closing Date, Seller shall deliver, or cause to be delivered, to Escrow Agent the following documents and/or items with respect to the Property, executed and acknowledged, where appropriate, on behalf of Seller (collectively, "**Closing Documents**"):

6.1 Deed. Special Warranty Deed in a form customarily used in the Commonwealth of Virginia ("**Deed**") reasonably acceptable to the Title Company conveying the Land and the Improvements to Buyer, subject only to the Permitted Exceptions.

6.2 Bill of Sale. Bill of Sale in the form attached as Exhibit "A" conveying title to the Personalty to Buyer.

6.3 Assignment and Assumption of Leases. Assignment and Assumption of Leases in the form attached hereto as Exhibit "B", assigning to Buyer all of Seller's interest as landlord in all Leases, security deposits and guaranties, together with an assumption thereof by Buyer of all obligations of the landlord under the Leases accruing from and after the Closing Date. All original Leases in Seller's possession or control may be delivered to Buyer at the Property; provided that Seller will deliver copies of Leases in those cases where Seller do not have possession or control of an original.

6.4 Tenant Notices. Notices to Tenants under the Leases advising each Tenant of the name and address of the new landlord and the address where rent payments are to be sent.

6.5 Assignment and Assumption of Service Contracts and Intangible Property. Assignment of Service Contracts and Intangible Property in the form attached as Exhibit "C", assigning to Buyer the Intangible Property and the Service Contracts being assumed by Buyer pursuant to this Agreement, together with an assumption thereof by Buyer of all obligations accruing thereunder from and after the Closing Date. The originals of all Service Contracts in Seller's possession or control will be delivered to Buyer within two (2) business days following Closing; provided that Seller will deliver copies of Service Contracts in those cases where Seller does not have possession or control of an original.

6.6 Settlement Statement. A settlement statement prepared by Escrow Agent and reasonably acceptable to Buyer and Seller showing the Purchase Price, all applicable adjustments and credits, and all cash receipts and all disbursements to be made by Escrow Agent on the Closing Date.

6.7 Non-Foreign Status Affidavit. Affidavit of Non-Foreign Status.

6.8 Evidence of Seller's Authority. Evidence satisfactory to the Title Company and Buyer that the person executing the Closing Documents on behalf of Seller has full right, power and authority to do so.

6.9 Other Documents. Other certificates and documents that are reasonably acceptable to the signing party and are customarily required to effect the closing of the sale of the Property and related transactions contemplated by this Agreement, including Owner's Affidavits sufficient

to allow deletion of standard exceptions from the title policies and a “gap indemnity” in favor of Title Company.

On the Closing Date, Buyer, as Assignee, shall execute, acknowledge and deliver the assignment documents tendered by Seller, as assignor, with respect to the Leases, Service Contract(s), Intangible Property, and other applicable documents requiring execution by Buyer as set forth in Section 6 above or as otherwise stated in this Agreement.

7. CLOSING.

7.1 Closing. This transaction will close (the “**Closing**”) on that date which is no more than sixty (60) days after the later of the date of the occurrence of the following (the “**Closing Date**”), time being of the essence:

7.1.1 Receipt of a tax-exempt bond issuance from NRHA in an amount sufficient to finance the renovation of all 296 units, in Buyer’s sole discretion;

7.1.2 Receipt of a Section 42(m) letter from Virginia Housing in an amount sufficient to provide enough equity to complete the renovation as planned by Buyer, in Buyer’s sole discretion.

7.2 Buyer and Seller hereby acknowledge that Closing is expected to occur within ten (10) to twelve (12) months following the Execution Date. Buyer shall have the right to extend the Closing Date for one (1) additional period of thirty (30) days by (a) delivering written notice to Seller and Escrow Agent and (b) depositing with Escrow Agent the additional sum of \$50,000.00 (the “**Extension Deposit**”; and, together with the Initial Deposit and the Additional Deposit, collectively, the “**Earnest Money**”) which shall immediately be non-refundable; such delivery and deposit must be made no later than the fifth (5th) day before the original Closing Date. Notwithstanding the foregoing, if Buyer extends the Closing Date pursuant to this Section 7.2, and Closing does not occur by that date which is the first (1st) anniversary after the Execution Date, then Seller will have the right to terminate this Agreement by delivering written or e-mailed notice to Seller and Escrow Agent. If this Agreement is terminated pursuant to the preceding sentence, the Earnest Money shall be paid to Seller, and neither party shall have any further rights or obligations under this Agreement except for any obligations which expressly survive termination of this Agreement.

7.3 Intentionally deleted.

7.4 Time and Place. The Closing shall take place through escrow with the Escrow Agent pursuant to the provisions of Article 7.

7.5 Payment of Purchase Price. The Purchase Price shall be paid as follows:

7.5.1 Earnest Money. At Closing, the Earnest Money shall be delivered by Escrow Agent to Seller and credited against the Purchase Price.

7.5.2 Cash at Closing. Subject to pro-rations and payment of expenses hereunder, Buyer shall deliver to Escrow Agent no later than 3:00 p.m. (ET) on the Closing Date by wire

transfer of immediately available funds in the amount of the Purchase Price, less the amount of the Earnest Money to be paid to Seller. The net amount of the Purchase Price, including the Earnest Money, due to Seller as shown on the settlement statement approved by Seller and Buyer in accordance with Section 6.7, together with all other funds to be disbursed pursuant to the settlement statement, shall be paid to Seller or otherwise disbursed on the Closing Date. After funding of this transaction, Escrow Agent shall file, record and/or deliver all documents executed in accordance with this Agreement to the parties in accordance with written instructions received from the parties.

7.6 Possession. Possession of the Property shall be delivered to Buyer on the Closing Date, subject only to the rights of Tenants, as tenants only, under the Leases and rights of other parties contained in the Permitted Exceptions and the Service Contracts.

7.7 Closing Costs. Buyer and Seller shall each pay at Closing one-half of any escrow fees of Escrow Agent. Seller shall pay the grantor's tax and Hampton Roads Regional Transit Fund Tax for recording the Deed, and the fee to release any liens which are required to be released. Buyer shall pay all other transfer taxes and fees to record the Deed, the cost of all title insurance policies, the cost of the Survey, and the cost of all appraisals, engineering and environmental reports and feasibility and market studies which Buyer may obtain. Seller and Buyer shall each be responsible for paying their respective legal fees and costs. Any other closing costs not specifically described in this Agreement will be apportioned between the parties in accordance with Virginia custom.

7.8 Brokerage Commissions. Any brokerage commissions shall be paid as provided in Section 13 below.

8. COVENANTS, REPRESENTATIONS AND WARRANTIES OF SELLER.

8.1 Seller's Covenants. Seller covenants that, from the Execution Date to the date preceding the Closing Date:

8.1.1 Operation and Management. Seller shall operate and manage the Property in substantially the same manner as it is now operated. These obligations shall include, but not be limited to: (i) the collection of rent from tenants in accordance with the leases; (ii) maintaining current leasing criteria for new tenants on market terms; (iii) maintaining criminal background checks on existing tenants and obtaining criminal background checks on potential tenants; and (iv) maintaining sufficient management personnel and service contracts to operate the Property in a manner consistent with a prudent owner.

8.1.2 Title. Seller shall not further encumber the Property or any portion thereof in any consensual manner without the prior written consent of Buyer, which consent shall not be unreasonably withheld.

8.2 No Representations and Warranties by Seller. Seller makes no representations or warranties with respect to the Property.

9. BUYER'S COVENANTS, REPRESENTATIONS AND WARRANTIES.

Buyer represents and warrants to Seller the following as of the Execution Date and the Closing Date:

9.1 Entity and Authorization Matters. Buyer is duly organized and validly existing under the laws of the Commonwealth of Virginia and has full power and authority to execute and deliver this Agreement and perform all of its obligations under this Agreement. The person executing this Agreement on behalf of Buyer has been duly authorized and empowered to bind Buyer to this Agreement. This Agreement constitutes the valid and binding agreement of Buyer and be enforceable against Buyer in accordance with its terms, except as such enforcement may be limited by applicable bankruptcy, insolvency, or other similar laws which affect the enforcement of creditors' rights generally.

9.2 No Conflict with or Breach of Other Agreements. Neither the execution and delivery of this Agreement, nor the incurrence of the obligations herein set forth, nor the consummation of the transactions provided for herein, nor compliance with the terms of this Agreement, conflict with or result in a breach of any of the provisions of, or constitute a default under, any agreement to which Buyer is a party.

9.3 Prohibited Person. Buyer is not acting directly for or on behalf of any person named by the United States Treasury as a Specified Designated National and Blocked Person or for or on behalf of any person who commits, threatens to commit or supports terrorism.

9.4 Litigation. Buyer is not a party to any pending or threatened litigation, investigation, actions, or proceeding in any Court or before or by any federal, state, county or municipal authority which would have a material adverse effect on Buyer's ability to purchase the Property.

9.5 No Survival. The representations and warranties of Buyer shall not survive the Closing Date and the recordation of the Deed.

10. CONDITION OF THE PROPERTY.

10.1 As Is Conveyance. EXCEPT FOR THOSE REPRESENTATIONS AND WARRANTIES EXPRESSLY SET FORTH HEREIN OR IN ANY CLOSING DOCUMENTS, BUYER ACKNOWLEDGES THAT IT IS NOT RELYING ON ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER BY SELLER OR ANY AGENT OR EMPLOYEE THEREOF REGARDING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ITS PHYSICAL CONDITION, ITS SUITABILITY FOR ANY PARTICULAR PURPOSE, ITS COMPLIANCE WITH LAWS, INCLUDING, WITHOUT LIMITATION, ENVIRONMENTAL LAWS, OR THE ABSENCE OF HAZARDOUS MATERIALS THEREUPON, AND SELLER EXPRESSLY DISCLAIMS ANY AND ALL SUCH REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, EXCEPT FOR ANY REPRESENTATIONS AND WARRANTIES CONTAINED HEREIN (IF ANY) AND IN ANY CLOSING DOCUMENTS. OTHERWISE, BUYER SHALL ACCEPT THE PROPERTY IN ITS "AS IS", "WHERE IS", "WITH ALL FAULTS" CONDITION, AND SELLER HEREBY DISCLAIMS ANY WARRANTY OF

MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EXPRESS OR IMPLIED.

BUYER ACKNOWLEDGES THAT IT IS A SOPHISTICATED REAL ESTATE INVESTOR WHO SHALL HAVE HAD, AS OF THE CLOSING DATE, OPEN ACCESS TO, AND SUFFICIENT TIME TO REVIEW, ALL INFORMATION, DOCUMENTS, AGREEMENTS, STUDIES AND TESTS RELATING TO THE PROPERTY THAT BUYER ELECTS TO CONDUCT, AND CONDUCT A COMPLETE AND THOROUGH INSPECTION, ANALYSIS AND EVALUATION OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO ENVIRONMENTAL ISSUES, IF ANY, AND SHALL CONDUCT SUCH TESTS, PRIOR TO THE CLOSING DATE, AND RECEIVE AND REVIEW SUCH INFORMATION AS BUYER SHALL REQUIRE IN THE COURSE OF ITS INVESTIGATION.

The term “**Environmental Laws**” means any and all federal, state and local, statutes, ordinances, orders, rules, regulations, guidance documents, judgments, governmental authorizations, or any other requirements of governmental authorities, as may presently exist, or as may be amended or supplemented, or hereafter enacted, relating to the presence, release, generation, use, handling, treatment, storage, transportation or disposal of Hazardous Materials, or the protection of the environment or human, plant or animal health, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986 (42 U.S.C.A. § 9601), the Hazardous Materials Transportation Act (49 U.S.C. § 1801 et seq.), the Resource Conservation and Recovery Act (42 U.S.C. § 6901 et seq.), the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), the Clean Air Act (42 U.S.C. § 7401 et seq.), the Toxic Substances Control Act (15 U.S.C. § 2601 et seq.), the Oil Pollution Act (33 U.S.C. § 2701 et seq.), the Emergency Planning and Community Right-to-Know Act (42 U.S.C. § 11001 et seq.), or any other statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to or imposing liability or standards of conduct concerning any Hazardous Material(s) (as defined below). The term “**Hazardous Material(s)**” includes, without limitation, any hazardous or toxic material, substance, irritant, chemical, or waste, including without limitation (a) any material defined, classified, designated, listed or otherwise considered under any Environmental Law as a “hazardous waste,” “hazardous substance,” “hazardous material,” “extremely hazardous waste,” “acutely hazardous waste,” “radioactive waste,” “biohazardous waste,” “pollutant,” “toxic pollutant,” “contaminant,” “restricted hazardous waste,” “infectious waste,” “toxic substance,” or any other term or expression intended to define, list, regulate or classify substances by reason of properties harmful to health, safety or the indoor or outdoor environment, (b) any material, substance or waste which is toxic, ignitable, corrosive, reactive, explosive, flammable, infectious, radioactive, carcinogenic or mutagenic, and which is or becomes regulated by any local governmental authority, any agency of the Commonwealth of Virginia or any agency of the United States Government, (c) asbestos, (d) oil, petroleum, petroleum based products and petroleum additives and derived substances, (e) urea formaldehyde foam insulation, (f) polychlorinated biphenyls (PCBs), (g) freon and other chlorofluorocarbons, (h) any drilling fluids, produced waters and other wastes associated with the exploration, development or production of crude oil, natural gas or geothermal resources, and (i) lead-based paint.

11. CASUALTY AND CONDEMNATION.

11.1 Risk of Loss. Except as stated in this Agreement, Seller shall bear all risk of loss or damage to the Property from all causes until the Closing.

11.2 Option to Terminate. Except as stated in Section 11.4, if before Closing: (a) any material portion of the Property is destroyed by fire, the elements or by any other casualty (a “Casualty”), or (b) any material portion of the Property is taken by eminent domain or made the subject of condemnation proceedings (a “Taking”), Seller shall give Buyer prompt written notice thereof and Buyer may elect, by written notice to Seller within two (2) business days after Buyer has received written notice of such event from Seller (and the Closing Date shall be extended for five (5) business days after the expiration of such termination election period, if applicable), to terminate this Agreement without further liability, except for obligations set forth in this Agreement that expressly survive termination. If before Closing a portion of the Property is destroyed by a Casualty (which is not a “material portion”) or a Taking occurs (which does not affect a “material portion” of the Property), Buyer shall proceed to Closing subject to the provisions of Section 11.3. For the purposes of this Section 11, a “material portion” of the Property shall mean (i) any portion of such Property valued at more than \$500,000.00 or which would require \$500,000.00 or more to repair, and (ii) with respect to a Taking only, any portion which affects access to or parking upon such Property solely to the extent an existing access point is closed or such remaining parking is not in compliance with applicable ordinances. If Buyer elects to terminate this Agreement as aforesaid, Escrow Agent will pay the Earnest Money to Buyer, and thereafter neither Seller nor Buyer shall have any further rights or obligations hereunder, except for obligations or provisions set forth in this Agreement that expressly survive termination.

11.3 Failure to Terminate. If any portion of the Property is destroyed by a Casualty or a Taking occurs, and this Agreement is not terminated pursuant to Section 11.2, then at the Closing the following shall occur:

11.3.1 Credit of Award or Proceeds. Seller shall credit on account of the Purchase Price the amount, as applicable, of all condemnation awards actually received by Seller or any sums of money collected by Seller (whether retained by Seller or paid directly to a holder of any lien on the Property) under its policies of insurance or renewals thereof insuring against the loss in question to the extent same have not been expended for the purpose of restoration or repair of the Property.

11.3.2 Assignment of Future Awards. In the case of a Taking, Seller shall assign, transfer and set over to Buyer all of Seller’s right, title and interest in and to (a) such claims and further sums payable thereunder, and (b) any awards that may be made with respect to any pending or future condemnation proceeding. Upon such assignment of claims and awards, Seller will have no further obligations with respect to such Taking.

11.3.3 Assignment of Casualty Insurance Proceeds. In the case of a Casualty, Buyer shall have the sole right to adjust the applicable claim and Seller shall also assign, transfer and set over to Buyer all of Seller’s right, title and interest in and to the proceeds of any casualty insurance policies payable to Seller. Upon such assignment of casualty insurance proceeds, Seller will have no further obligations with respect to such Casualty.

11.3.4 Credit Deductible. In the case of a Casualty, Seller shall credit against the Purchase Price the amount of any deductible under its insurance policy, but not to exceed the amount required to fully repair or replace the portion of the Property damaged or destroyed.

The provisions of this Section 11 shall survive Closing.

12. DEFAULT AND REMEDIES.

12.1 Buyer's Default. If Buyer defaults under this Agreement, and such default continues for five (5) business days after Buyer's receipt of written notice from Seller of such default or breach, Seller may, as its sole and exclusive remedy, elect to terminate this Agreement, and the Earnest Money shall be forfeited by Buyer and retained on behalf of Seller as liquidated damages, and both parties shall thereafter be released from all further obligations under this Agreement except as otherwise provided herein. Buyer and Seller acknowledge that Seller's damages would be difficult or impossible to determine in the event of Buyer's failure to perform its obligations under this Agreement and that the Earnest Money is a reasonable estimate of such damages. The Earnest Money shall, therefore, be liquidated damages to Seller in the event of such a default.

12.2 Seller's Default. If Seller defaults in its obligation to close and sell the Property, and such default continues for thirty (30) days after Seller's receipt of written notice from Buyer of such default, Buyer may elect either as its sole remedies:

(i) to be paid the Earnest Money by Escrow Agent, and thereafter terminate this Agreement, in which event neither Buyer nor Seller shall have any further liability hereunder except as to any provision which expressly survives such termination; or

(ii) to maintain this Agreement in full force and effect and bring suit for specific performance or injunctive relief within thirty (30) days after the Closing Date.

Buyer expressly waives all other remedies for a default by Seller before Closing, including a suit for damages. If Buyer does not bring a suit for specific performance within thirty (30) days after the scheduled Closing Date, Buyer shall be deemed to have elected option (i) above.

13. BROKERAGE COMMISSIONS.

Buyer hereby represents that it is represented by Genesis Properties, Inc., and Buyer will pay its broker fees pursuant to a separate written agreement. Seller hereby represents that it is not represented by any party that would otherwise claim a brokerage fee or commission. Seller and Buyer hereby agree to defend, indemnify and hold harmless the other from and against any and all claims of any person claiming a brokerage fee or commission through the indemnifying party. The provisions of this Section 13 shall survive Closing or termination of this Agreement.

14. MISCELLANEOUS.

14.1 Entire Agreement. This Agreement supersedes all prior discussions, agreements and understandings between Seller and Buyer and constitutes the entire agreement between Seller

and Buyer with respect to the transaction herein contemplated. This Agreement may be amended or modified only by a written instrument executed by Seller and Buyer.

14.2 Waiver. Each party hereto may waive any breach by the other party of any of the provisions contained in this Agreement or any default by such other party in the observance or performance of any covenant or condition required to be observed or performed by it contained herein; provided that such waiver or waivers shall be in writing, shall not be construed as a continuing waiver and shall not extend to or be taken in any manner whatsoever to affect any subsequent breach, act or omission or default or affect each party's rights resulting therefrom. No waiver will be implied from any delay or failure by either party to take action on account of any default by the other party. No extension of time for performance of any obligations or acts shall be deemed an extension of the time for performance of any other obligations or acts.

14.3 Notices. All notices under this Agreement must be in writing and shall be sufficiently given (a) when transmitted via e-mail at the addresses below, provided the sender of such e-mail has reasonable evidence that the e-mail was received by the addressee on the date sent, in which case the notice shall be deemed delivered on the date of receipt by the addressee, (b) the business day following the day on which the same has been delivered prepaid to a national overnight courier service addressed as set forth below, or (c) the third business day following the day on which the same is sent by certified mail, postage prepaid, addressed as set forth below or at such other address as may be given by any party to the other pursuant to this Section 14.3:

To Seller: c/o BMR Investments
5269 Greenwich Road, Suite 201
Virginia Beach, Virginia 23462
Attn: Malcolm Van de Water
E-mail: malcolm@bmrinvestments.com

With a copy to: Williams Mullen
Dominion Tower, Suite 1700
999 Waterside Drive
Norfolk, Virginia 23510
Attn: Alyssa Carducci Dangler
Email: adangler@williamsmullen.com

To Buyer: 118 Warren Street LLC
101 West Commerce Road
Richmond, VA 23224
Attn: Edward K. Solarz
E-mail: edsolarz@genesisproperties.com

With a copy to: MeyerGoergen PC
1802 Bayberry Ct.
Richmond, Virginia 23226
Attn: Richard Lawrence

E-Mail: lawrence@mg-law.com

To Escrow Agent: Old Republic Title Company
Attn: Scott Johnson
E-Mail:
sajohnson@oldrepublictitle.com

14.4 Successors and Assigns. This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and permitted assigns. Except as provided in Section 14.14, this Agreement may not be assigned by Buyer without the prior written consent of Seller; provided that without the consent of Seller, but upon written notice to Seller, Buyer may assign its interest in this Agreement to one or more entities under common control of Buyer or Buyer's members. Such assignment shall release the assignor of its obligations hereunder to the extent such obligations are assigned.

14.5 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia. To the fullest extent permitted by applicable law, the parties absolutely and irrevocably waive any right to trial by jury in any action or proceeding between them.

14.6 No Third Parties Benefited. Except as expressly stated in this Agreement, the parties do not intend to confer any benefit on any person, firm or corporation other than the parties to this Agreement, and their respective successors and permitted assigns.

14.7 Legal Fees. If either party fails to perform any of its obligations under this Agreement or if a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the defaulting party or the party not prevailing in such dispute, as the case may be, shall pay all costs and expenses incurred by the other party in enforcing or establishing its rights hereunder, including, without limitation, court costs and reasonable legal fees.

14.8 Construction. If any provision of this Agreement or the application thereof to any person or circumstance shall, at any time or to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

14.9 Time of Essence. Time is of the essence under this Agreement and each and every term and provision hereof. Notwithstanding the foregoing, in the event the date on which performance or payment of any obligation of a party required hereunder is other than a business day, the time for payment or performance shall automatically be extended to the first business day following such date. A "business day" shall mean any day not a Saturday, Sunday, a legal holiday on which banking institutions in the Commonwealth of Virginia are authorized or required by law to close.

14.10 Confidentiality. Buyer covenants and agrees that: (a) all information provided to it by Seller in connection with the Property or resulting from Buyer's inspections of the Property and

review of relevant materials which is not already public information or which subsequently becomes public information through no fault or action of Buyer will be held in confidence by it, its agents and employees, and (b) Buyer will return all such information to Seller if the transaction contemplated by this Agreement is not consummated. Notwithstanding the foregoing, Buyer may (i) share its information on a need-to-know basis with its consultants, accountants, attorneys and potential equity and financing sources so long as such information is delivered to such parties on the condition of confidentiality consistent with the requirements of this paragraph, and (ii) make disclosure in response to any legal process. Seller and Buyer further covenant and agree that, prior to the Closing, neither of them will issue any press releases regarding the Property or the transaction contemplated herein without the prior consultation and express written approval of the other, which approval shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Buyer shall have the right to disclose any information it obtains regarding the Property to its potential investors.

14.11 Counterparts. This Agreement may be executed in counterparts and all counterparts shall together constitute one and the same agreement of the parties. This Agreement and any subsequent amendment hereto may be delivered either by a party or its counsel by PDF document via email to the other party or its counsel and the signatures so transmitted constitute original signatures and are binding on the party so signing.

14.12 Exhibits. All Exhibits and Schedules referenced in this Agreement are attached hereto and incorporated as part of this Agreement and shall have the same meaning as if they were incorporated fully within the text of this Agreement.

14.13 Limitation of Liability. No obligation or liability of Seller or Buyer hereunder shall be personally binding upon, nor shall resort for the enforcement thereof be had to, the property of its beneficiaries, shareholders, partners, members, trustees, officers, employees or agents, regardless whether such obligation or liability is in the nature of contract, tort or otherwise, and all such obligations and liabilities shall be satisfied, if at all, out of such party's assets only.

14.14 Execution Date. The "**Execution Date**" shall mean the date upon which the last of Seller and Buyer has executed this Agreement and delivered a fully executed copy to the other.

14.15 Tax-Deferred Exchange. Buyer and Seller acknowledge that either party may wish to structure this transaction as a tax deferred exchange of like kind property within the meaning of Section 1031 of the Internal Revenue Code. Each party agrees to reasonably cooperate with the other party to effect such an exchange; provided, however, that (a) the cooperating party shall not be required to acquire or take title to any exchange property, (b) the cooperating party shall not be required to incur any expense or liability whatsoever in connection with the exchange, including, without limitation, any obligation for the payment of any escrow, title, brokerage or other costs including attorneys' fees incurred with respect to the exchange, (c) no substitution of the effectuating party shall release said party from any of its obligations, warranties or representations set forth in this Agreement or from liability for any prior or subsequent default under this Agreement by the effectuating party, its successors, or assigns, which obligations shall continue as the obligations of a principal and not of a surety or guarantor, (d) the effectuating party shall give the cooperating party at least two (2) business days prior notice of the proposed changes required to effect such exchange and the identity of any party to be substituted in the escrow, (e)

the effectuating party shall be responsible for preparing all additional agreements, documents and escrow instructions (collectively, “**Exchange Documents**”) required by the exchange, at its sole cost and expense, (f) the effectuating party shall be responsible for making all determinations as to the legal sufficiency, tax considerations and other considerations relating to the proposed exchange, the Exchange Documents and the transactions contemplated thereby, and the cooperating party shall in no event be responsible for, or in any way be deemed to warrant or represent any tax or other consequences of the exchange transaction, and (g) the election to effect such an exchange shall not delay Closing.

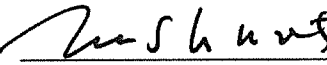
(Signature Lines On Next Page)

WITNESS the following signatures and seals:

SELLER:

NEWPORT ONE INVESTMENT, L.C.,
a Virginia limited liability company

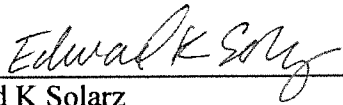
Date: November 22, 2023

By:  (SEAL)
Malcolm Van de Water
Manager

BUYER:

118 WARREN STREET LLC,
a Virginia limited liability company

Date: 11/16/23

By:  (SEAL)
Name: Edward K Solarz
Title: Managing Member

ESCROW AGENT SIGNATURE PAGE

The undersigned hereby executes the Agreement to which this signature page is attached for the purpose of confirming its agreement to be bound by the provisions of the Agreement regarding the Earnest Money and closing procedures including, without limitation, Section 2.2 of the Agreement, and its receipt of the Earnest Money.

ESCROW AGENT:

By: _____

Name:

Title:

SCHEDULE 1

Legal Description

PARCEL ONE:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'A', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL TWO:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'B', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL THREE:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'C', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL FOUR:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'D', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL FIVE:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'E', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made

by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL SIX:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'F', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

IT BEING the same property conveyed to Newport One Investment, L.C., a Virginia limited liability company by deed from Talbot Park Investors, a Virginia general partnership, dated August 23, 1994 and recorded September 2, 1994 in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia in Deed Book 2641 at page 16.

SCHEDULE 1.3

Personalty

[to be inserted by Seller]

SCHEDULE 8.2.6

Service Contracts

[to be inserted by Seller]

EXHIBIT "A"

Form of Bill of Sale

BILL OF SALE

_____, 20__

[SELLER], a [entity type] ("Seller"), for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim, sell, assign, transfer and set over to [BUYER], a [entity type] corporation ("Buyer"), all of its right, title and interest, if any, in and to the Personalty. Seller warrants that it owns the tangible portion of such Personalty free and clear of liens and encumbrances of any persons claiming by, through or under Seller. Except as expressly set forth in the immediately preceding sentence, Seller makes no warranties of any kind or nature whatsoever, express or implied, including without limitation any warranty of merchantability or fitness for a particular purpose, any and all such warranties being hereby expressly disclaimed. Seller has executed this Bill of Sale and has sold, assigned, transferred, set over and delivered to Buyer the Personalty "AS-IS" and wherever located, with all faults.

Capitalized terms used herein shall have the meanings given to them in that certain Purchase and Sale Agreement dated as of _____, 20__, between Seller and Buyer (as amended from time to time, the "Purchase Agreement").

This Bill of Sale shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

This Bill of Sale shall be binding upon and shall inure to the benefit of Seller, Buyer and their respective successors and assigns.

[Remainder of this page intentionally blank; signature page follows.]

IN WITNESS WHEREOF, Seller has caused this Bill of Sale to be signed and sealed in his name by its officer thereunto duly authorized as of the date first above written.

SELLER:

EXHIBIT "B"

Form of Assignment and Assumption of Leases

ASSIGNMENT AND ASSUMPTION OF LEASES

THIS ASSIGNMENT AND ASSUMPTION OF LEASES ("Assignment") is dated as of the ____ day of _____, 20__, and is entered into by and between [ASSIGNOR], a [entity type] ("Assignor"), and [ASSIGNEE], a [entity type] ("Assignee"), with respect to the following matters:

WITNESSETH:

Assignor and Assignee, entered into that certain Purchase and Sale Agreement dated as of _____, 20__ (as amended from time to time, the "Agreement"), regarding the sale of that certain Land being more fully described on Exhibit "A" attached hereto and made a part hereof, together with all improvements and other property comprising the Property (as defined in the Agreement). Unless otherwise indicated herein, all capitalized terms in this Assignment shall have the meaning ascribed to them in the Agreement.

Assignor, as lessor, and tenants have entered into the tenant leases covering certain premises located on the Property.

Under the Agreement, to the extent assignable, Assignor is obligated to: (a) assign to Assignee any and all right, title and interest in and to all tenant leases; and (b) give Assignee a credit in an amount equal to the amount of tenant deposits and prepaid rents.

Under the Agreement, Assignee is obligated to assume all of Seller's obligations with respect to the tenant leases, tenant deposits and prepaid rents arising from and after the date of closing.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Assignor hereby assigns, sells, transfers, sets over and delivers unto Assignee all of Assignor's estate, right, title and interest in and to the tenant leases (the "Leases") pertaining to or executed in connection with the Rent Roll attached hereto as Exhibit "B", and Assignee hereby accepts such assignment and hereby assumes all of the obligations and agrees to pay, perform and discharge all of the terms, covenants and conditions, in each case arising or accruing under or in connection with the Leases and deposits paid in connection therewith from and after the date of this Assignment. Assignor warrants that all of the tenant leases pertaining to the Property are accurately reflected upon the Rent Roll and that the information contained in the Rent Roll accurately reflects the Assignor's records.

Assignee hereby acknowledges receipt of funds equal to the amount of, and in payment of, all deposits and prepaid rents paid in connection with the Leases, and hereby assumes all of the obligations in connection therewith.

Assignee hereby agrees to defend, indemnify, and hold Assignor harmless from and against any and all claims, losses, damages, and liabilities (including, without limitation, court costs and attorneys' fees) that may be asserted against or incurred by Assignor and which are caused by or the result of any default by Assignee as "Landlord" under the Leases from and after the date hereof.

Assignor hereby agrees to defend, indemnify, and hold Assignee harmless from and against any and all claims, losses, damages, and liabilities (including, without limitation, court costs and attorneys' fees) that may be asserted against or incurred by Assignee and which are caused by or the result of any default by Assignor as "Landlord" under the Leases prior to the effective date hereof.

The transfers and assumptions given effect by this Assignment are limited by and made expressly subject to the terms, covenants and conditions set forth in the Agreement.

This Assignment may be executed simultaneously in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

This Assignment shall be binding upon and inure to the benefit of the successors, assigns, personal representatives, heirs and legatees of all the respective parties hereto.

This Assignment shall be governed by, interpreted under, and construed and enforceable in accordance with, the laws of the Commonwealth of Virginia.

[Remainder of this page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment as of the day and year first above written.

ASSIGNOR:

ASSIGNEE:

EXHIBIT A

Legal Description

[to be inserted]

EXHIBIT B

Rent Roll

[attached]

EXHIBIT "C"

Form of Assignment and Assumption of Service Contracts and Intangible Property

ASSIGNMENT OF SERVICE CONTRACTS AND INTANGIBLE PROPERTY

THIS ASSIGNMENT OF SERVICE CONTRACTS AND INTANGIBLE PROPERTY (this "Assignment") is entered into as of this _____ day of _____, 20__ by and between [ASSIGNOR], a [entity type] ("Assignor") and [ASSIGNEE], a [entity type] ("Assignee").

WITNESSETH

WHEREAS, in accordance with that certain Purchase and Sale Agreement dated _____, 20__ (as amended from time to time, the "Agreement") between Assignor, as Seller, and Assignee, as Buyer, Assignor has agreed to convey to Assignee the Property, as defined and more particularly described in the Agreement, including, without limitation the Land, as more particularly described in Exhibit A attached hereto; and

WHEREAS, Assignor desires to assign its interests in and Assignee desires to accept the assignment of Assignor's interests in and to the Service Contracts (as defined herein), on the terms and conditions provided herein;

WHEREAS, Assignor desires to assign its interest in and Assignee desires to accept the assignment of Assignor's interest in and to any Intangible Property, on the terms and conditions provided herein; and

WHEREAS, all capitalized but undefined words used in this Assignment shall have the meanings given them in the Agreement.

NOW, THEREFORE, IN CONSIDERATION of the purchase of the Property by Assignee from Assignor, the parties hereto agree as follows:

1. Assignment of Service Contracts. Assignor hereby assigns and transfers to Assignee all of Assignor's right, title and interest in and to the service contracts described on Exhibit B attached hereto and made a part hereof (collectively, the "Service Contracts").

Assignee hereby accepts the assignment of all of Assignor's right, title and interest in and to Service Contracts and assumes those obligations of Assignor under the Service Contracts which accrue from and after the date hereof.

Assignee shall indemnify, defend and hold harmless Assignor from and against all obligations, liabilities or claims assumed by Assignee with respect to the Service Contracts which arise from events occurring from and after the date of this Assignment. Assignor shall indemnify, defend and hold harmless Assignee from and against all obligations, liabilities, or claims asserted

against Assignee with respect to the Service Contracts which arise from events occurring prior to the date of this Assignment and relate to the period prior to the date hereof.

2. Assignment of Intangible Property. Assignor hereby assigns and transfers to Assignee all of Assignor's right, title, claim and interest in and to the Intangible Property.

3. Successors and Assigns. All of the covenants, terms and conditions set forth herein shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

4. Authority. Assignor and Assignee warrant and represent to each other that they have the power and authority to enter into this Assignment and that the persons duly executing this Assignment on behalf of Assignor and Assignee have the requisite power and authority to do so.

5. Subject to Agreement. The transfers and assumptions given effect by this Assignment are limited by and made expressly subject to the terms, covenants and conditions set forth in the Agreement.

6. Counterparts. This Assignment may be executed simultaneously in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

7. Governing Law. This Assignment shall be governed by, interpreted under, and construed and enforceable in accordance with, the laws of the Commonwealth of Virginia.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the date first above written.

ASSIGNOR:

ASSIGNEE:

EXHIBIT A

Legal Description of the Land

[to be attached]

EXHIBIT B

Service Contracts

[to be inserted]

EXHIBIT "D"

Due Diligence Materials

Within 10 (10) business days after the Execution Date, Seller shall provide Buyer with copies of the following, but only to the extent any such documents exist and are in Seller's possession:

- Most recent title report for the Property
- Environmental reports
- Current and trailing financial statements
- Rent Roll
- Trailing three (3) years capital budgets
- Current year operating budget
- Specifications and warranties for service vendors for all building systems,
- Physical Tenant files and/or electronic files
- Debt service invoices
- Deed of Trust
- Note
- ALTA survey
- Site and building plans
- Debt service invoices
- Pertinent loan information (as reasonably requested by Buyer)
- Engineering and/or geotechnical surveys
- Tax invoices for the last three (3) years
- Appraisals
- Certificates of occupancy
- Market Survey
- Floorplans (images)
- Digital assets (photos/logos)
- Service Contracts (physical copies)
- 6 months utility bills (phone, cable, internet, water, sewer, gas, electric, trash)
- Payroll/staffing plan
- Inventory (include what will stay after the Closing)
- Reasons for move-outs (last 12 months)
- Work order history (last 12 months, including unit, category and brief description)
- Security deposit audit
- All ledgers (digital)

All turns 100% completed, except for those Tenants who have vacated the Property within the three (3) weeks prior to the Closing Date.

City of Norfolk - NORFOLK AIR

Tax Account: 42910000
 118 WARREN STREET

Total Value
 \$15,980,200

REAL ESTATE

PROPERTY DETAIL

Account Number	42910000
GPIN	1439286420
Parent Account	-
Neighborhood	131490
Owner Name	Newport One Investment Lc
Property Address	118 WARREN STREET
Property Use	Apartment 49+ Low Rise
Building(s)	C01
Plate	0828
House Plate Number	88
Mailing Address	118 Warren St Norfolk VA 23505-4945
Legal Description	Blks A,B,C,D,E & F Talbot Prop
Parcel Approximate Area (Sq Ft)	480,772 sqft
Parcel Approximate Acreage	11.0370 acres

APARTMENT

BUILDING - C01 - APARMENT

Year Built	-	Construction Quality	No Info
Number of Units	-	HVAC	-
Framing	-	Framing Class	-
Sprinkler	-	Paving	No
Paving (Sq Ft)	0 sqft		
C01			

No Photo Available



SALES / VALUE HISTORY

SALES HISTORY

OWNER	TRANSFER DATE	SALE PRICE	TYPE	DEED REFERENCE
Newport One Investment Lc	09/02/1994	\$2,150,000		
Talbot Park Investors	12/12/1986	\$4,490,000	M	
Talbot Park Apartments	07/29/1963	\$0		

ASSESSMENT HISTORY

EFFECTIVE DATE	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
07/01/2024	\$4,807,700	\$11,172,500	\$15,980,200
07/01/2023	\$4,807,700	\$10,824,200	\$15,631,900
07/01/2022	\$4,807,700	\$10,876,200	\$15,683,900
07/01/2021	\$4,807,700	\$10,268,400	\$15,076,100
07/01/2020	\$4,807,700	\$9,147,000	\$13,954,700

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT AREAS

Downtown Arts and Cultural District	-
Enterprise Zone	-
HUB Zone Name	-
Opportunity Zone Name	-
Technology Zone	-
Tourism Zone Name	-

For more information, please visit the Economic Development website <https://norfolkdevelopment.com/>
Phone: 757-664-4338

MUNICIPAL SERVICES

Street Sweeping	1ST FRIDAY
Trash Pick Up Day	No Pickup
Trash Route Section	0
Trash Route Number	0
Recycle Day	Thursday / Week Two - Next Date: July 18, 2024
Nearest Recreation Facility	Norfolk Fitness & Wellness Center
Recreation Facility Address	7300 Newport Avenue
Recreation Phone Number	757-823-4300
Nearest Park	Granby High School
Park Address	7101 Granby Street
Nearest Library	LAFAYETTE BRANCH LIBRARY
Stormwater Shed	05
Stormwater Basin	F0735,F08702

Street Sweeping	1ST FRIDAY
Trash Pick Up Day	No Pickup
Trash Route Section	0
Trash Route Number	0
Recycle Day	Thursday / Week Two - Next Date: July 18, 2024
Nearest Recreation Facility	Norfolk Fitness & Wellness Center
Recreation Facility Address	7300 Newport Avenue
Recreation Phone Number	757-823-4300
Nearest Park	Granby High School
Park Address	7101 Granby Street
Nearest Library	LARCHMONT BRANCH LIBRARY
Stormwater Shed	05
Stormwater Basin	F0735,F08702

Street Sweeping	1ST FRIDAY
Trash Pick Up Day	No Pickup
Trash Route Section	0
Trash Route Number	0
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Stormwater Basin	F0735,F08702	
Street Sweeping	1ST FRIDAY	
Trash Pick Up Day	No Pickup	
Trash Route Section	0	
Trash Route Number	0	
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Park Address	7300 Newport Avenue	
Nearest Library	LARCHMONT BRANCH LIBRARY	
Stormwater Shed	05	
Stormwater Basin	F0735,F08702	

SCHOOLS

Elementary School
<div>Granby Elementary School</div> <div>Address: 7101 Newport Avenue</div> <div>Phone: (757) 451-4150</div> <div>School Website</div>
Middle School
<div>Northside Middle School</div> <div>Address: 8720 Granby Street</div> <div>Phone: (757) 531-3150</div> <div>School Website</div>
High School
<div>Granby High School</div> <div>Address: 7101 Granby Street</div> <div>Phone: (757) 451-4110</div> <div>School Website</div>

PLANNING

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1002
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1006
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1007
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1008
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17

Census Block Number	1009
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No
HUB Zone	NA
Enterprise Zone	NA
Neighborhood Service Area	4
Census Tract Number	17
Census Block Number	1010
Planning District Name	PD 33 - SUBURBAN
Planning District Number	33
GEM Property	No

ZONING

Zone(s)	MF-NS		
Overlay District(s)*	Coastal Resilience Overlay		
Conditional Use Permit(s)			
Conditional Zone(s)			
CBPA Resource Protection Area	No		
CBPA Intensely Developed Area	Yes		
Historic District Name	NA	Historic District Type	NA
Character District	Suburban		

*Properties that fall within the Coastal Resilience Overlay district also fall within the [FPCH-O: Flood Plain/ Coastal Hazard Overlay district](#)
Zoning data is for informational purposes only.
For zoning questions and official zoning interpretations, contact:
Department of Planning & Community Development at 757-664-4752 or [Click Here](#) to send an email

**Properties within a Historic Zone (starts with HC), within a Historic Overlay District (HO, will state “Overlay” in the name), or designated as a Norfolk Historic Landmark (this is a zoning overlay for a single property) require a Certificate of Appropriateness (COA) for all exterior alterations visible from the public right-of-way, new construction, and often demolition. Information on the COA process is available in the Historic Districts Brochure—COA: [Historic Districts Brochure](#)

FLOOD AWARENESS

Flood Zone	AE (High Risk) , X (Low to Moderate) , X (Shaded) .
Evacuation Zone	B
Flood Insurance Rate Map Panel/Suffix	5101040017H
Flood Quad	36076-H3
Overlay District(s)*	Coastal Resilience Overlay

*Properties that fall within the [Coastal Resilience Overlay district](#) also fall within the [FPCH-O: Flood Plain/ Coastal Hazard Overlay district](#)

Flood Zone Data

Flood zone data is for informational purposes only.

- NFIP Community No.:* 510104
- NFIP County Name / State:* (independent city) / VA
- FIRM Index Effective Date:* 2/17/2017
- FIRM Panel Effective/Revised Date:* 2/17/2017
- Source of the Base Flood Elevation (BFE) data or base flood depth:* Flood Insurance Rate Map
- Elevation Datum used for BFE:* NAVD 1988
- Coastal Barrier Resource System (CBRS) or Otherwise Protected Area (OPA):* No

Coastal Floodplain District (LiMWA) Information

Contact Information

For flood zoning questions and official zoning interpretations, contact the Department of Planning & Community Development at 757-664-4752 or [Click Here](#) to send an email

Website

For information about Norfolk's resilience strategy concerning sea level rise and recurrent flooding, visit the Office of Resilience website:
<https://www.norfolk.gov/3612/Office-of-Resilience>

PUBLIC SAFETY

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	101 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	102 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	104 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	105 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	108 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	109 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	110 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	113 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	114 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	115 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	117 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	119 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	120 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	122 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	126 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	128 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	132 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	136 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	141 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	142 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	143 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	148 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	150 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	155 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	157 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	159 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	160 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	164 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	165 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	170 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	172 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	173 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	176 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	178 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	180 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	184 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	189 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	192 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	202 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	44 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	46 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	58 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	61 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	69 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	73 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	76 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	80 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	81 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	82 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	84 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	87 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	89 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	92 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	93 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	95 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	96 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A		
Approximate Distance to Nearest Fire Hydrant (Ft)	97 ft		
Fire & Rescue First Responder	STATION 09		
Fire Demand Zone	162		
Concurrent Police Jurisdiction	-		
Police Precinct	2		
Police Car District	225		
Sector Name	2nd Red		
Airport Average Sound Level (dB)	0		
Airport Accident Potential Zone	=		
Evacuation Zone	B		

Dominion Power Grid Panel	N0519A	
Approximate Distance to Nearest Fire Hydrant (Ft)	99 ft	
Fire & Rescue First Responder	STATION 09	
Fire Demand Zone	162	
Concurrent Police Jurisdiction	-	
Police Precinct	2	
Police Car District	225	
Sector Name	2nd Red	
Airport Average Sound Level (dB)	0	
Airport Accident Potential Zone	=	
Evacuation Zone	B	

CIVIC

Please note that Districts have been updated based on the 2020 census. Your District may be different in upcoming elections. Please visit the [Future Election District Dashboard](#) to view your new district.

Polling

Precinct Number/Name: 101/Granby
Polling Location: Granby Elementary School
Polling Address: 7101 Newport Avenue

Ward/Superward

Ward / Representative: 1 / Martin A. Thomas Jr.
Website: [Go to Website](#)
Superward/Representative: 6 / Andria P McClellan
Website: [Go to Website](#)

VA House of Delegates

District / Representative: 93 / Jackie Hope Glass
Phone Number: 757-472-1293
Email:
Website: [Go to Website](#)

VA Senate

District / Representative: 21 / Angelia Williams Graves
Phone Number: 757-524-4941
Email:
Website: [Go to Website](#)

US House of Representatives

District / Representative: 3 / Robert C Scott
Phone Number: (202) 225-8351
Website: [Go to Website](#)

Civic League

Civic League:
President:
Email:
Meeting Location:
Meeting Time / Frequency: /
Website: [Go to Website](#)

For more information, contact the City of Norfolk Office of Elections
Phone: 757-664-4353
Hours: Monday through Friday 8:30 a.m. to 5:00 p.m.
<https://www.norfolk.gov/706/Office-of-Elections>

BUILDING PERMITS

The Building Permits list is limited to a maximum of 10 items displayed.
For more Building Permits information, please visit:
[NorfolkOpenData](#)

Permit Number	M24-01301	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66.0	Project Cost	\$975.0
Inspection Type	MECH Gas - Final	Permit Finaled Date	06-14-2024
Occupancy Required			

Permit Number	M23-02431	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66.0	Project Cost	\$500.0
Inspection Type	MECH -Gas Line Pressure test	Permit Finaled Date	11-15-2023
Occupancy Required			

Permit Number	M23-01787	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$0.0	Project Cost	\$975.0
Inspection Type	MECH -Gas Line Pressure test	Permit Finaled Date	09-05-2023
Occupancy Required			

Permit Number	M22-02676	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	New		
Total Fee	\$198.6	Project Cost	\$2000.0
Inspection Type	MECH -Gas Line Pressure test	Permit Finaled Date	05-25-2023
Occupancy Required			

Permit Number	M23-00756	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66.0	Project Cost	\$300.0
Inspection Type	MECH -Gas Line Pressure test	Permit Finaled Date	04-14-2023
Occupancy Required			

Permit Number	M23-00545	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical

Permit Work Type	Replacement		
Total Fee	\$66.0	Project Cost	\$1200.0
Inspection Type	MECH Gas - Final	Permit Finaled Date	03-21-2023
Occupancy Required			

Permit Number	B22-02229	Status	Finaled
Permit Use Class	Commercial	Permit Type	Building
Permit Work Type	Alteration/Repair - Renovate Existing Square Footage		
Total Fee	\$152.0	Project Cost	\$19000.0
Inspection Type	BLD - Final	Permit Finaled Date	09-21-2022
Occupancy Required	No		

Permit Number	M22-01003	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66.0	Project Cost	\$500.0
Inspection Type	MECH Gas - Final	Permit Finaled Date	05-05-2022
Occupancy Required			

Permit Number	M21-00682	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66.0	Project Cost	\$500.0
Inspection Type	MECH -Gas Line Pressure test	Permit Finaled Date	03-17-2021
Occupancy Required			

Permit Number	M21-00452	Status	Finaled
Permit Use Class	Commercial	Permit Type	Mechanical
Permit Work Type	Replacement		
Total Fee	\$66.0	Project Cost	\$500.0
Inspection Type	MECH -Gas Line Pressure test	Permit Finaled Date	02-22-2021
Occupancy Required			

CODE ENFORCEMENT CASES

FIELD OBSERVATIONS

Inspection Created Date	2024-06-07T19:10:49.000	Inspection Status	Completed with open violations
Violation	305.6 General Requirements-Interior Doors	Violation Status	New

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2024-06-07T19:10:48.000	Complaint Status	Completed with open violations
Violation	305.6 General Requirements-Interior Doors	Violation Status	New
Inspection Created Date	2024-06-07T19:10:49.000	Inspection Status	Completed with open violations
Violation	602.4 Mechanical And Electrical Requirements-Heating And Cooling Facilities	Violation Status	New

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2024-06-07T19:10:48.000	Complaint Status	Completed with open violations
Violation	602.4 Mechanical And Electrical Requirements-Heating And Cooling Facilities	Violation Status	New
Inspection Created Date	2024-05-17T15:15:44.000	Inspection Status	Completed with open violations
Violation	Inoperable Vehicle	Violation Status	New

COMPLAINTS

Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	New
Inspection Created Date	2024-05-17T15:11:50.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected

COMPLAINTS

Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
Inspection Created Date	2024-04-02T16:11:11.000	Inspection Status	Closed - Unfounded
Violation		Violation Status	

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2024-04-02T16:11:10.000	Complaint Status	Closed - Unfounded
Violation		Violation Status	
Inspection Created Date	2024-01-19T19:00:48.000	Inspection Status	Closed - Completed w/Notes
Violation		Violation Status	

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2024-01-19T19:00:47.000	Complaint Status	Closed - Completed w/Notes
Violation		Violation Status	

Inspection Created Date	2023-10-05T18:31:50.000	Inspection Status	Closed - Unfounded
Violation		Violation Status	

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2023-10-05T18:31:49.000	Complaint Status	Closed - Unfounded
Violation		Violation Status	
Inspection Created Date	2023-09-27T15:39:20.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected

COMPLAINTS

Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
Inspection Created Date	2023-09-27T15:35:08.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected

COMPLAINTS

Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
Inspection Created Date	2023-09-27T15:30:26.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - City Tow

COMPLAINTS

Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - City Tow
Inspection Created Date	2023-09-27T15:24:53.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - City Tow

COMPLAINTS

Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - City Tow
Inspection Created Date	2023-09-27T15:18:24.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected

COMPLAINTS

Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
Inspection Created Date	2023-09-27T15:11:15.000	Inspection Status	Closed
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected

COMPLAINTS

Complaint Type		Complaint Subtype	
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Complaint Created Date		Complaint Status	
Violation	Inoperable Vehicle	Violation Status	Closed - Corrected
Inspection Created Date	2023-09-12T13:18:49.000	Inspection Status	Closed - Unfounded
Violation		Violation Status	

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2023-09-12T13:18:48.000	Complaint Status	Closed - Unfounded
Violation		Violation Status	
Inspection Created Date	2023-08-03T13:22:51.000	Inspection Status	Closed
Violation		Violation Status	

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2023-08-03T13:22:50.000	Complaint Status	Closed
Violation		Violation Status	
Inspection Created Date	2023-01-30T16:42:41.000	Inspection Status	Closed
Violation	Trash And Debris	Violation Status	Closed - Corrected

COMPLAINTS

Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Trash And Debris	Violation Status	Closed - Corrected
Inspection Created Date	2023-01-30T16:39:45.000	Inspection Status	Closed
Violation	Trash And Debris	Violation Status	Closed - Corrected

COMPLAINTS

Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Trash And Debris	Violation Status	Closed - Corrected
Inspection Created Date	2023-01-30T16:34:31.000	Inspection Status	Closed
Violation	Trash And Debris	Violation Status	Closed - Corrected

COMPLAINTS

Complaint Type		Complaint Subtype	
Complaint Created Date		Complaint Status	
Violation	Trash And Debris	Violation Status	Closed - Corrected
Inspection Created Date	2023-01-27T13:37:35.000	Inspection Status	Closed
Violation		Violation Status	

COMPLAINTS

Complaint Type	Nuisance	Complaint Subtype	Trash & Debris
Complaint Created Date	2023-01-27T13:37:34.000	Complaint Status	Closed
Violation		Violation Status	
Inspection Created Date	2022-11-28T16:10:17.000	Inspection Status	Completed with open violations
Violation	605.1 Mechanical And Electrical	Violation Status	Work in Progress

	Requirements-Electrical Equipment	
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COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T16:10:16.000	Complaint Status	Completed with open violations
Violation	605.1 Mechanical And Electrical Requirements-Electrical Equipment	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T16:10:17.000	Inspection Status	Completed with open violations
Violation	305.3 General Requirements-Interior surfaces	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T16:10:16.000	Complaint Status	Completed with open violations
Violation	305.3 General Requirements-Interior surfaces	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T16:10:17.000	Inspection Status	Completed with open violations
Violation	604.3.1 Mechanical And Electrical Requirements-Electrical Facilities	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T16:10:16.000	Complaint Status	Completed with open violations
Violation	604.3.1 Mechanical And Electrical Requirements-Electrical Facilities	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T16:10:17.000	Inspection Status	Completed with open violations
Violation	106.1 General.	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T16:10:16.000	Complaint Status	Completed with open violations
Violation	106.1 General.	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T16:10:17.000	Inspection Status	Completed with open violations
Violation	602.2 Mechanical And Electrical Requirements-Heating And Cooling Facilities	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T16:10:16.000	Complaint Status	Completed with open violations
Violation	602.2 Mechanical And Electrical Requirements-Heating And Cooling Facilities	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T16:10:17.000	Inspection Status	Completed with open violations
Violation	304.13 General Requirements-Exterior Structure	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T16:10:16.000	Complaint Status	Completed with open violations
Violation	304.13 General Requirements-	Violation Status	Work in Progress

	Exterior Structure		
Inspection Created Date	2022-11-28T16:10:17.000	Inspection Status	Completed with open violations
Violation	305.2 General Requirements-Interior Structure	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T16:10:16.000	Complaint Status	Completed with open violations
Violation	305.2 General Requirements-Interior Structure	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T16:10:17.000	Inspection Status	Completed with open violations
Violation	505.1.1 Plumbing Facilities and Fixtures Requirements- Tempered water	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T16:10:16.000	Complaint Status	Completed with open violations
Violation	505.1.1 Plumbing Facilities and Fixtures Requirements- Tempered water	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T16:10:17.000	Inspection Status	Completed with open violations
Violation	304.4 General Requirements- Exterior Structure	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T16:10:16.000	Complaint Status	Completed with open violations
Violation	304.4 General Requirements- Exterior Structure	Violation Status	Work in Progress
Inspection Created Date	2022-11-28T16:10:17.000	Inspection Status	Completed with open violations
Violation	106.3.1 Vacating unsafe structure	Violation Status	Work in Progress

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Unsafe or Unfit Structure
Complaint Created Date	2022-11-28T16:10:16.000	Complaint Status	Completed with open violations
Violation	106.3.1 Vacating unsafe structure	Violation Status	Work in Progress
Inspection Created Date	2022-10-06T13:26:43.000	Inspection Status	Closed - Completed w/Notes
Violation		Violation Status	

COMPLAINTS

Complaint Type	Nuisance	Complaint Subtype	Trash & Debris
Complaint Created Date	2022-10-06T13:26:42.000	Complaint Status	Closed - Completed w/Notes
Violation		Violation Status	
Inspection Created Date	2022-09-05T12:03:54.000	Inspection Status	Closed - Unfounded
Violation		Violation Status	

COMPLAINTS

Complaint Type	Nuisance	Complaint Subtype	Trash & Debris
Complaint Created Date	2022-09-05T12:03:53.000	Complaint Status	Closed - Unfounded

Violation		Violation Status	
Inspection Created Date	2022-08-01T17:35:14.000	Inspection Status	Closed
Violation		Violation Status	

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Interior
Complaint Created Date	2022-08-01T17:35:13.000	Complaint Status	Closed
Violation		Violation Status	
Inspection Created Date	2021-11-08T19:25:10.000	Inspection Status	Closed - Unfounded
Violation		Violation Status	

COMPLAINTS

Complaint Type	Housing/Structures	Complaint Subtype	Exterior
Complaint Created Date	2021-11-08T19:25:09.000	Complaint Status	Closed - Unfounded
Violation		Violation Status	

SPECIAL PROGRAMS

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	06-06-2024
Complaint Status	Closed		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	06-06-2024
Complaint Status	Closed		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	12-21-2023
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Fire Department Red Tag	Complaint Created Date	12-18-2023
Complaint Status	Closed		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	12-05-2023
Complaint Status	Closed		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	11-14-2023
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	10-17-2023
Complaint Status	Closed		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	09-18-2023
Complaint Status	Closed		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	08-14-2023
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	07-17-2023
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	07-11-2023
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	04-11-2023
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	03-31-2023
Complaint Status	Closed		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	03-14-2023
Complaint Status	Closed		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	02-13-2023
Complaint Status	Closed		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	10-06-2022
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Fire Department Red Tag	Complaint Created Date	09-07-2022
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	08-23-2022
Complaint Status	Closed		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	05-23-2022
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	04-27-2022
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	02-03-2022
Complaint Status	Closed		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	12-13-2021
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	11-29-2021
Complaint Status	Closed		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	11-15-2021
Complaint Status	Closed		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	10-22-2021
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	10-11-2021
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	09-22-2021
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	08-19-2021
Complaint Status	Closed - Completed w/Notes		

Complaint Subtype	Virginia Natural Gas Red Tag	Complaint Created Date	08-03-2021
Complaint Status	Closed		



Tab F:

RESNET Rater Certification (MANDATORY)

RESNET Rater Certification of Development Plans

Deal Name _____

Deal Address _____

I certify that the development's plans and specifications incorporate all items for the required baseline energy performance as indicated in Virginia's Qualified Allocation Plan (QAP). In the event the plans and specifications do not include requirements to meet the QAP baseline energy performance, then those requirements still must be met, even though the application is accepted for credits.

***** Please note that this may cause the Application to be ineligible for credits.
The Requirements apply to any new, adaptive reuse or rehabilitated development
(including those serving elderly and/or physically disabled households).**

In addition provide HERS rating documentation as specified in the manual

_____ **New Construction** – EnergyStar Certification

The development's design meets the criteria for the EnergyStar certification. Rater understands that before issuance of IRS Form 8609, applicant will obtain and provide EnergyStar Certification to Virginia Housing.

_____ **Rehabilitation** – 30% performance increase over existing, based on HERS Index;

Or Must evidence a HERS Index of 80 or better

Rater understands that before issuance of IRS Form 8609, rater must provide Certification to Virginia Housing of energy performance.

_____ **Adaptive Reuse** – Must evidence a HERS Index of 95 or better.

Rater understands that before issuance of IRS Form 8609, rater must provide Certification to Virginia Housing of energy performance.

Additional Optional Certifications

I certify that the development's plans and specifications incorporate all items for the certification as indicated below, and I am a certified verifier of said certification. In the event the plans and specifications do not include requirements to obtain the certification, then those requirements still must be met, even though the application is accepted for credits. Rater understands that before issuance of IRS Form 8609, applicant will obtain and provide Certification to Virginia Housing.

_____ **Earthcraft Certification** – The development's design meets the criteria to obtain Viridian's EarthCraft Multifamily program Gold certification or higher.

_____ **LEED Certification** – The development's design meets the criteria for the U.S. Green Building Council LEED green building certification.

Appendices continued

Additional Optional Certifications continued

_____ **National Green Building Standard (NGBS)** – The development's design meets the criteria for meeting the NGBS Silver or higher standards to obtain certification.

_____ **Enterprise Green Communities** – The development's design meets the criteria for meeting the requirements as stated in the Enterprise Green Communities Criteria for this development's construction type to obtain certification.

***** Please note Raters must have completed 500+ ratings in order to certify this form.**

Printed Name Stacey Smith 1/24/24
RESNET Rater Date

Signature 

Resnet Provider Agency _____

Signature 

Provider Contact & Phone/Email _____

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: LbpxMA9v

HERS® Index Score:

73

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$503

*Relative to an average U.S. home

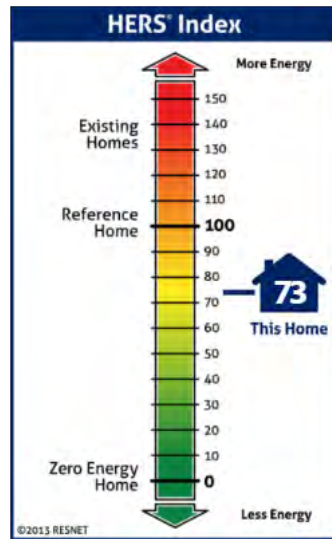
Home:
118 Warren Street
Norfolk, VA 23505

Builder:
Genesis Properties

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.0	\$209
Cooling	1.3	\$46
Hot Water	6.3	\$103
Lights/Appliances	10.0	\$348
Service Charges		\$155
Generation (e.g. Solar)	0.0	\$0
Total:	23.6	\$862

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	578 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 14 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.67 Energy Factor
House Tightness:	10 ACH50 (Adjusted Infiltration: 10.00 ACH50)
Ventilation:	None
Duct Leakage to Outside:	10 CFM25 / 100 ft ²
Above Grade Walls:	R-13
Ceiling:	Adiabatic, R-19
Window Type:	U-Value: 0.35, SHGC: 0.3
Foundation Walls:	N/A
Framed Floor:	R-19

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridian
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridian
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 1/24/24 at 5:15 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: vjjQKrGv

HERS® Index Score:

74

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$490

*Relative to an average U.S. home

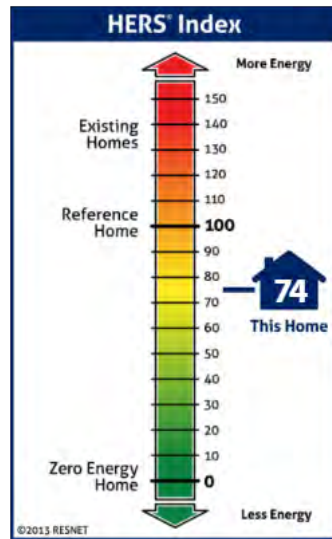
Home:
118 Warren Street
Norfolk, VA 23505

Builder:
Genesis Properties

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.5	\$193
Cooling	1.4	\$50
Hot Water	6.3	\$103
Lights/Appliances	10.0	\$348
Service Charges		\$155
Generation (e.g. Solar)	0.0	\$0
Total:	23.2	\$849

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	578 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 14 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.67 Energy Factor
House Tightness:	10 ACH50 (Adjusted Infiltration: 10.00 ACH50)
Ventilation:	None
Duct Leakage to Outside:	10 CFM25 / 100 ft ²
Above Grade Walls:	R-13
Ceiling:	Attic, R-38
Window Type:	U-Value: 0.35, SHGC: 0.3
Foundation Walls:	N/A
Framed Floor:	R-19

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridian
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridian
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 1/24/24 at 5:15 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: dxmeN5Bv

HERS® Index Score:

73

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$533

*Relative to an average U.S. home

Home:

118 Warren Street
Norfolk, VA 23505

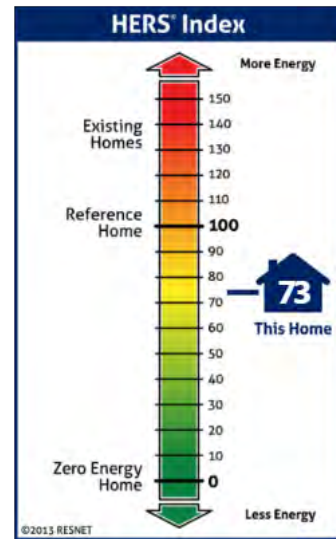
Builder:

Genesis Properties

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.0	\$211
Cooling	1.4	\$47
Hot Water	6.2	\$101
Lights/Appliances	10.5	\$366
Service Charges		\$155
Generation (e.g. Solar)	0.0	\$0
Total:	24.0	\$880

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	709 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 14 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.67 Energy Factor
House Tightness:	10 ACH50 (Adjusted Infiltration: 10.00 ACH50)
Ventilation:	None
Duct Leakage to Outside:	10 CFM25 / 100 ft ²
Above Grade Walls:	R-13
Ceiling:	Adiabatic, R-19
Window Type:	U-Value: 0.35, SHGC: 0.3
Foundation Walls:	N/A
Framed Floor:	R-19

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridian
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridian
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 1/24/24 at 5:15 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: dmay3RXd

HERS® Index Score:

75

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$512

*Relative to an average U.S. home

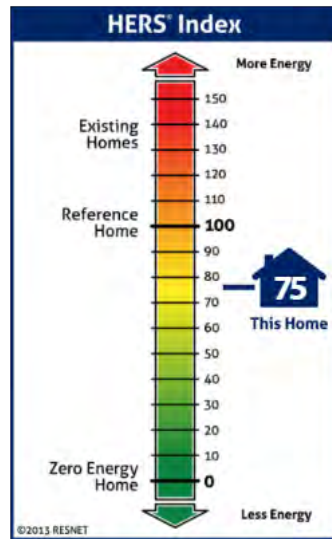
Home:
118 Warren Street
Norfolk, VA 23505

Builder:
Genesis Properties

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.9	\$206
Cooling	1.5	\$52
Hot Water	6.2	\$101
Lights/Appliances	10.5	\$366
Service Charges		\$155
Generation (e.g. Solar)	0.0	\$0
Total:	24.0	\$880

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	709 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 14 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.67 Energy Factor
House Tightness:	10 ACH50 (Adjusted Infiltration: 10.00 ACH50)
Ventilation:	None
Duct Leakage to Outside:	10 CFM25 / 100 ft ²
Above Grade Walls:	R-13
Ceiling:	Attic, R-38
Window Type:	U-Value: 0.35, SHGC: 0.3
Foundation Walls:	N/A
Framed Floor:	R-19

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 1/24/24 at 5:15 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: 2rVyR6k2

HERS® Index Score:

73

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$577

*Relative to an average U.S. home

Home:

118 Warren Street
Norfolk, VA 23505

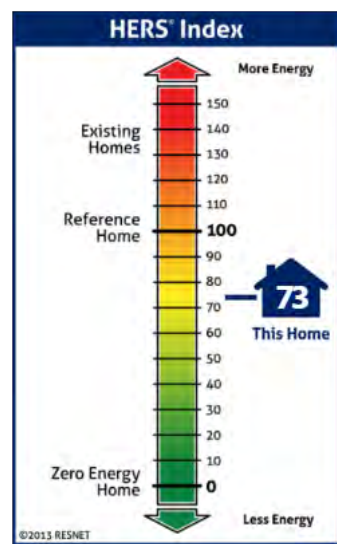
Builder:

Genesis Properties

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.6	\$264
Cooling	1.6	\$57
Hot Water	6.1	\$101
Lights/Appliances	10.7	\$375
Service Charges		\$155
Generation (e.g. Solar)	0.0	\$0
Total:	26.0	\$950

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	776 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 14 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.67 Energy Factor
House Tightness:	10 ACH50 (Adjusted Infiltration: 10.00 ACH50)
Ventilation:	None
Duct Leakage to Outside:	10 CFM25 / 100 ft ²
Above Grade Walls:	R-13
Ceiling:	Adiabatic, R-26
Window Type:	U-Value: 0.35, SHGC: 0.3
Foundation Walls:	N/A
Framed Floor:	R-19

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridian
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridian
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 1/24/24 at 5:15 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: Le6jkY5d

HERS® Index Score:

75

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$558

*Relative to an average U.S. home

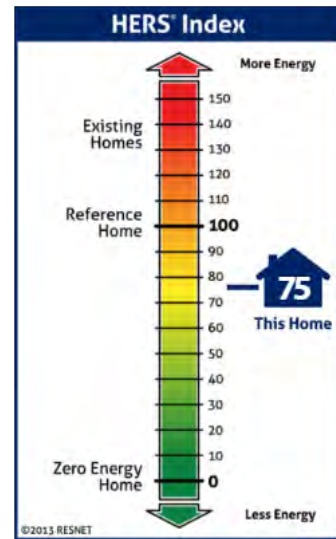
Home:
118 Warren Street
Norfolk, VA 23505

Builder:
Genesis Properties

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.2	\$251
Cooling	1.8	\$62
Hot Water	6.1	\$101
Lights/Appliances	10.7	\$375
Service Charges		\$155
Generation (e.g. Solar)	0.0	\$0
Total:	25.8	\$943

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	776 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 14 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.67 Energy Factor
House Tightness:	10 ACH50 (Adjusted Infiltration: 10.00 ACH50)
Ventilation:	None
Duct Leakage to Outside:	10 CFM25 / 100 ft ²
Above Grade Walls:	R-13
Ceiling:	Attic, R-38
Window Type:	U-Value: 0.35, SHGC: 0.3
Foundation Walls:	N/A
Framed Floor:	R-19

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridian
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridian
1431 W. Main Street, Richmond, VA 23220


Stacey Smith, Certified Energy Rater
Digitally signed: 1/24/24 at 5:15 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: dxmeNDGv

HERS® Index Score:

72

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$582

*Relative to an average U.S. home

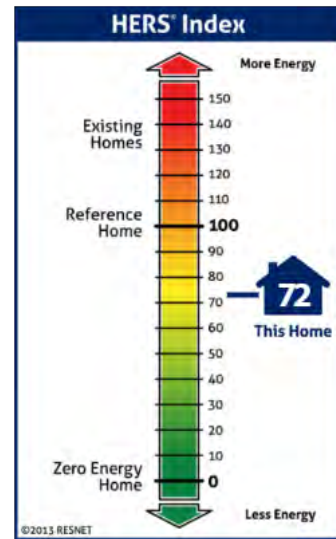
Home:
118 Warren Street
Norfolk, VA 23505

Builder:
Genesis Properties

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.1	\$249
Cooling	1.7	\$59
Hot Water	8.4	\$137
Lights/Appliances	11.5	\$402
Service Charges		\$155
Generation (e.g. Solar)	0.0	\$0
Total:	28.7	\$1,002

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	748 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 14 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.67 Energy Factor
House Tightness:	10 ACH50 (Adjusted Infiltration: 10.00 ACH50)
Ventilation:	None
Duct Leakage to Outside:	10 CFM25 / 100 ft ²
Above Grade Walls:	R-13
Ceiling:	Adiabatic, R-26
Window Type:	U-Value: 0.35, SHGC: 0.3
Foundation Walls:	N/A
Framed Floor:	R-19

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridiant
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
1431 W. Main Street, Richmond, VA 23220


Stacey Smith, Certified Energy Rater
Digitally signed: 1/24/24 at 5:15 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: L0VReGzv

HERS® Index Score:

74

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$565

*Relative to an average U.S. home

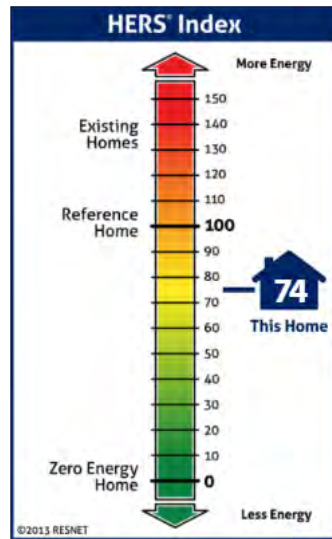
Home:
118 Warren Street
Norfolk, VA 23505

Builder:
Genesis Properties

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.8	\$237
Cooling	1.8	\$64
Hot Water	8.4	\$137
Lights/Appliances	11.5	\$402
Service Charges		\$155
Generation (e.g. Solar)	0.0	\$0
Total:	28.5	\$995

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	748 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 14 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.67 Energy Factor
House Tightness:	10 ACH50 (Adjusted Infiltration: 10.00 ACH50)
Ventilation:	None
Duct Leakage to Outside:	10 CFM25 / 100 ft ²
Above Grade Walls:	R-13
Ceiling:	Attic, R-38
Window Type:	U-Value: 0.35, SHGC: 0.3
Foundation Walls:	N/A
Framed Floor:	R-19

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridian
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridian
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 1/24/24 at 5:15 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: LO3amb8L

HERS® Index Score:

73

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$633

*Relative to an average U.S. home

Home:

118 Warren Street
Norfolk, VA 23505

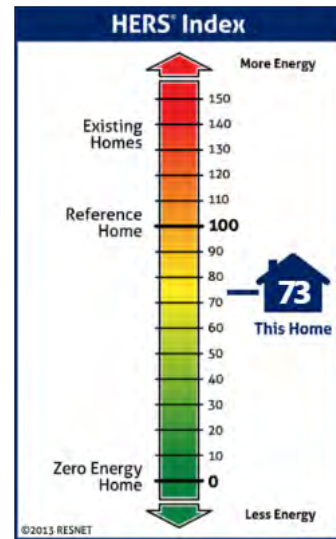
Builder:

Genesis Properties

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.6	\$297
Cooling	1.8	\$65
Hot Water	8.2	\$135
Lights/Appliances	12.2	\$425
Service Charges		\$155
Generation (e.g. Solar)	0.0	\$0
Total:	30.8	\$1,077

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	925 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 14 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.67 Energy Factor
House Tightness:	10 ACH50 (Adjusted Infiltration: 10.00 ACH50)
Ventilation:	None
Duct Leakage to Outside:	10 CFM25 / 100 ft ²
Above Grade Walls:	R-13
Ceiling:	Adiabatic, R-26
Window Type:	U-Value: 0.35, SHGC: 0.3
Foundation Walls:	N/A
Framed Floor:	R-19

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridian
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridian
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 1/24/24 at 5:15 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: d1W5qJr2

HERS® Index Score:

74

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$626

*Relative to an average U.S. home

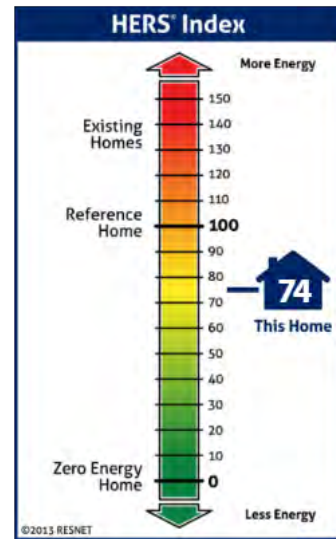
Home:
118 Warren Street
Norfolk, VA 23505

Builder:
Genesis Properties

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.7	\$268
Cooling	2.1	\$72
Hot Water	8.2	\$135
Lights/Appliances	12.2	\$425
Service Charges		\$155
Generation (e.g. Solar)	0.0	\$0
Total:	30.2	\$1,055

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	925 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 14 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.67 Energy Factor
House Tightness:	10 ACH50 (Adjusted Infiltration: 10.00 ACH50)
Ventilation:	None
Duct Leakage to Outside:	10 CFM25 / 100 ft ²
Above Grade Walls:	R-13
Ceiling:	Attic, R-38
Window Type:	U-Value: 0.35, SHGC: 0.3
Foundation Walls:	N/A
Framed Floor:	R-19

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridian
1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridian
1431 W. Main Street, Richmond, VA 23220

Stacey Smith, Certified Energy Rater
Digitally signed: 1/24/24 at 5:15 PM



Tab G:

Zoning Certification Letter (MANDATORY)

DATE: May 30, 2024

TO: Virginia Housing Development Authority
 601 South Belvidere Street
 Richmond, Virginia 23220
 Attention: JD Bondurant

RE: ZONING CERTIFICATION

Name of Development: Talbot Park Apartments

Name of Owner/Applicant: 118 Warren Street LLC

Name of Seller/Current Owner: Newport One Investment Lc

The above-referenced Owner/Applicant has asked this office to complete this form letter regarding the zoning of the proposed Development (more fully described below). This certification is rendered solely for the purpose of confirming proper zoning for the site of the Development. It is understood that this letter will be used by the Virginia Housing Development Authority solely for the purpose of determining whether the Development qualifies for credits available under VHDA's Qualified Allocation Plan.

DEVELOPMENT DESCRIPTION:

Development Address:
118 Warren Street, Norfolk, VA 23505

Legal Description:
See attached

Proposed Improvements:

<input type="checkbox"/> New Construction:	_____ # Units	_____ # Buildings	_____ Approx. Total Floor Area Sq. Ft.
<input type="checkbox"/> Adaptive Reuse:	_____ # Units	_____ # Buildings	_____ Approx. Total Floor Area Sq. Ft.
<input checked="" type="checkbox"/> Rehabilitation:	<u>296</u> # Units	<u>33</u> # Buildings	<u>175,720</u> Approx. Total Floor Area Sq. Ft.

Current Zoning: MF-NS allowing a density of
N/A units per acre, and the following other applicable conditions: _____
Multi Family - Neighborhood Scale (MF-NS) has no density of unit per acre ratio.

Other Descriptive Information:

Multi Family - Neighborhood Scale (MF-NS) allows for apartments (multifamily dwellings). Complexes with 25 or more units
require a Conditional Use Permit (CUP). This site does not have a CUP, however its use as an apartment complex was in
existence prior to the adoption of the current Zoning Ordinance and is legally nonconforming.

LOCAL CERTIFICATION:

Check one of the following as appropriate:

- ☐ The zoning for the proposed development described above is proper for the proposed residential development. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.
- ☒ The development described above is an approved non-conforming use. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.

Signature



Joy Kirch-Kelling

Printed Name

Planner II

Title of Local Official or Civil Engineer

(757) 943-0531

Phone:

5/30/2024

Date:

NOTES TO LOCALITY:

1. Return this certification to the developer for inclusion in the tax credit application package.
2. Any change in this form may result in disqualification of the application.
3. If you have any questions, please call the Tax Credit Allocation Department at (804) 343-5518.

Exhibit A Legal Description

File Number: BAR23-059(SF)

PARCEL ONE:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'A', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL TWO:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'B', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL THREE:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'C', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL FOUR:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'D', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL FIVE:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'E', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL SIX:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'F', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

BEING the same real estate conveyed to NEWPORT ONE INVESTMENT, L.C., a Virginia limited liability company, by Deed from Talbot Park Investors, a Virginia general partnership, dated August 23, 1994, recorded September 2, 1994, in the Clerk's Office, Circuit Court, City of Norfolk, Virginia, in Deed Book 2641, page 16.

Tab H:

Attorney's Opinion (MANDATORY)

MGLAW

MeyerGoergen PC

1802 Bayberry Court, Suite 200
Richmond, VA 23226
TEL 804.288.3600 ~ FAX 804.565.1231
www.mg-law.com

July 17, 2024

Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220

Re: 2024 Tax Credit Reservation Request

Name of Development: Talbot Park Apartments
Name of Owner: 118 Warren Street LLC

Ladies and Gentlemen:

This firm represents the above-referenced Owner as its counsel. It has received a copy of and has reviewed the completed application package dated July 17, 2024 (of which this opinion is a part) (the "Application") submitted to you for the purpose of requesting, in connection with the captioned Development, a reservation of low income housing tax credits ("Credits") available under Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"). It has also reviewed Section 42 of the Code, the regulations issued pursuant thereto and such other binding authority as it believes to be applicable to the issuance hereof (the regulations and binding authority hereinafter collectively referred to as the "Regulations").

Based upon the foregoing reviews and upon due investigation of such matters as it deems necessary in order to render this opinion, but without expressing any opinion as to either the reasonableness of the estimated or projected figures or the veracity or accuracy of the factual representations set forth in the Application, the undersigned is of the opinion that:

1. It is more likely than not that the inclusion in eligible basis of the Development of such cost items or portions thereof, as set forth in the Hard Costs and Owners Costs section of the Application form, complies with all applicable requirements of the Code and Regulations.
2. The calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.
3. The information set forth in the Unit Details section of the Application form as to proposed rents satisfies all applicable requirements of the Code and Regulations.
4. The site of the captioned Development is controlled by the Owner, as identified in the Site Control section of the Application.
5. It is more likely than not that the representations made in the Rehab Information section of the Application form as to the Development's compliance with or exception to the Code's minimum expenditure requirements for rehabilitation projects are correct.

2024- Tax-Exempt

6. After reasonable investigation, the undersigned has no reason to believe that the representations made under the Rehab Information (Ten-Year Rule) section of the Application form as to the Development's compliance with or eligibility for exception to the ten-year "look-back rule" requirement of Code §42(d)(2)(B) are not correct.

Finally, the undersigned is of the opinion that, if all information and representations contained in the Application and all current law were to remain unchanged, upon the placement in service of each building of the Development, the Owner would be eligible under the applicable provisions of the Code and the Regulations to an allocation of Credits in the amount(s) requested in the Application.

This opinion is rendered solely for the purpose of inducing Virginia Housing ("VH") to issue a reservation of Credits to the Owner. Accordingly, it may be relied upon only by VH and may not be relied upon by any other party for any other purpose.

This opinion was not prepared in accordance with the requirements of Treasury Department Circular No. 230. Accordingly, it may not be relied upon for the purpose of avoiding U.S. Federal tax penalties or to support the promotion or marketing of the transaction or matters addressed herein.

MEYERGOERGEN PC

By: 

Richard C. Lawrence, President

Not Applicable for this Development

Tab I:

Nonprofit Questionnaire (MANDATORY for points or pool)

NOTE: The following documents need not be submitted unless requested by Virginia Housing:

- Nonprofit Articles of Incorporation
- IRS Documentation of Nonprofit Status
- Joint Venture Agreement (if applicable)
- For-profit Consulting Agreement (if applicable)

Tab J:

Relocation Plan and Unit Delivery Schedule
(MANDATORY-Rehab)



101 W. Commerce Road, 2nd Floor
Richmond, VA 23224
804-230-1220 Fax 804-230-7220

Talbot Park Apartments Tenant Relocation Plan

__ (date) __

(Resident name)
(Address)
(Apartment XXX)
Any town, VA

Dear (Resident)_____:

This shall serve to inform you that 118 Warren Street Developer LLC, in partnership with Genesis Properties, is submitting an application to the Commonwealth of Virginia to acquire and renovate the Talbot Park Apartments. Our plans are to do the following:

- Upgrade electrical service to all units, install new meter banks, & install new breaker panels
- Install new kitchens including all new appliances
- Install new bathrooms including new fixtures and finished tubs & surrounds
- Install hookups for washer/dryer
- Install wireless internet infrastructure
- Install new ducts for central air and new HVAC systems
- Install new PVC drain pipes
- Repair and refinish hardwood floors

Impact on Occupied units:

The developer and contractor will take proactive steps to minimize the impact on residents. The project will be completed in phases to limit the number of residents who will have to be relocated at one time. The developer and contractor will limit exposure to tenants on the property by confining work only to buildings which have been cleared of tenants in advance, using proper notice. The owner will follow the VHDA Tax Credit Manual regulations for any and all required tenant notices. Tenants will be temporarily relocated to another unit or apartment complex if they choose, until the work is complete. All noise ordinances from the City of Norfolk will be followed in the process. If

any of the tenants have special situations that need to be addressed, the management team will work closely with them to ensure a smooth transition.

Projected Rent schedule post-renovation:

- a. Note: all units will require income verification for tenants to make less than or equal to the units' designated percentage of Norfolk, VA MSA Area Median Income (AMI).
- b. All 1 BR: \$954 (60% AMI)
- c. Small 2 BR (800 SF): \$1,089 (60% AMI)
- d. Large 2 BR (980 SF): \$1,137 (60% AMI)

We urge you not to move now.

Advisory services:

A representative of 118 Warren Street Developer LLC and Genesis Properties will be contacting you to meet and discuss how the project may affect you, and your future occupancy needs. You can be sure that we will make every effort to accommodate your needs. Shortly, we will begin the process of meeting with occupants individually to determine their needs. We will work with all occupants to fully understand the proposed project and provide information regarding how the proposed project may affect you.

The property management team will work with you as best as possible to ensure a smooth transition. Any and all documentation related to tenant relocation will be kept in each tenant's file. Genesis Properties will offer tenant advisory services to any tenant who may need assistance throughout the process. Examples of advisory services include:

- a. Determine whether tenants will qualify to stay at Talbot Park post-renovation
- b. Providing referrals for tenants to replacement properties.
- c. Provide appropriate counseling for tenants who are unable to read and understand the notices.
- d. Provide contact information for questions and access to phone if needed to make contact.

Estimated reimbursements per unit:

Relocation assistance of \$500.00

Construction Schedule / Phasing:

The project is going to be completed in phases over a two-year period. Each phase will consist of 75 units and take about 6 months to complete. Due to the expansive scope of work, the units will have to be vacated by the tenant. Current residents will need to relocate during the construction.

120 days before construction starts in each phase, the property manager will send out notices to residents to let them know about the upcoming construction and the impact it will have. The tenant will have three options: locate to another unit within the community, temporarily relocate outside the community until their apartment is renovated and move back into their original apartment, or permanently move to another apartment community. The priority is to work with current residents to locate them within the community to a vacant unit. If the tenant does not want to relocate within the community, then their lease will be terminated. If tenants decide to relocate to a different apartment community, then the property manager will provide any necessary tenant advisory services to assist in the process. The goal throughout the process is to work with each resident and to be as accommodating as possible.

Management Company Contact Information

- a. Property Management Company: Genesis Properties
- b. Contact: Melissa Meloni, Director of Development
- c. Address: 101 W Commerce Road 2nd Floor, Richmond, VA 23224
- d. Phone: 804-977-0766
- e. Email: melissameloni@genesisproperties.com

Talbot Park Apartments Unit Delivery Schedule- DRAFT

Activity	Phase	Number of Units	Duration	Start	Finish
Construction	Phase 1- Buildings 1-8	71	6 Months	1/2/2025	6/22/2025
Unit Turnover	Phase 1- Buildings 1-8	71	10 Days	6/22/2025	7/2/2025
Construction	Phase 2- Buildings 9-16	76	6 Months	7/3/2025	12/24/2025
Unit Turnover	Phase 2- Buildings 9-16	76	10 Days	12/24/2025	1/3/2026
Construction	Phase 3- Buildings 17- 24	76	6 Months	1/4/2026	6/24/2026
Unit Turnover	Phase 3- Buildings 17- 24	76	10 Days	6/24/2026	7/4/2026
Construction	Phase 4- Buildings 25- 33	72	6 Months	7/5/2026	12/26/2026
Unit Turnover	Phase 4- Buildings 25- 33	72	10 Days	12/26/2026	1/5/2027



Tab K:

Documentation of Development Location:

Not Applicable for this Development

Tab K.1

Revitalization Area Certification

Tab K.2

Surveyor's Certification of Proximity to
Public Transportation using Virginia
Housing template



201 Twin Ridge Lane Richmond, VA 23235
Ph: (804) 320-2646 Fx: (804) 320-7923

Surveyor's Certification of Proximity to Transportation

Date 1-08-2024

To: Virginia Housing
601 South Belvidere Street
Richmond, VA 23220

RE: 2023 Tax Credit Reservation Request

Name of Development: Talbot Park Apartments

Name of Owner: Newport One Investment Lc

Ladies and Gentlemen:

This letter is submitted to you in support of the owner's application for Reservation of Low Income Housing Tax Credits under section 42 of the Internal Revenue Code of 1986, as amended.

Based upon due investigation of the site and any other matters as it deemed necessary this firm certifies that: the main street boundary entrance to the property is within:

- ☐ 2,640 feet or $\frac{1}{2}$ of the nearest access point to an existing commuter rail, light rail or subway station; **or**
☒ 1,320 feet or $\frac{1}{4}$ mile of the nearest access point to an existing public bus stop.

McKnight & Associates P.C.
Firm Name

By:

Its:

President

Title

Tab L:

PHA / Section 8 Notification Letter

Appendices continued

PHA or Section 8 Notification Letter

If you have any questions, please contact the Tax Credit Department at taxcreditapps@virginiahousing.com. **General Instructions**

1. Because of conflicting program requirements regarding waiting list procedures, this letter is not applicable to those developments that have 100% project-based Section 8 or project-based vouchers.
2. This PHA or Section 8 Notification letter (or proof of delivery to the correct PHA/Section 8 Administrator) must be included with the application.
3. 'Development Address' should correspond to the application.
4. 'Proposed Improvements' should correspond with the Application.
5. 'Proposed Rents' should correspond with the Application.
6. 'Other Descriptive Information' should correspond with information in the application.

NOTE: Any change to this form letter may result in a reduction of points under the scoring system.

Appendices continued

PHA or Section 8 Notification Letter

Date 7/9/2024

To Nathan Simms Jr.
Executive Director
NRHA

RE: Proposed Affordable Housing Development

Name of Development Talbot Park Apartments

Name of Owner 118 Warren Street LLC

I would like to take this opportunity to notify you of a proposed affordable housing development to be completed in your jurisdiction. We are in the process of applying for federal low-income housing tax credits from Virginia Housing. We expect to make a representation in that application that we will give leasing preference to households on the local PHA or Section 8 waiting list. Units are expected to be completed and available for occupancy beginning on Summer 2025 (date).

The following is a brief description of the proposed development:

Development Address 118 Warren Street, Norfolk, VA 23505

Proposed Improvements:

<input type="checkbox"/> New Construction:	_____ #Units	_____ #Buildings
<input type="checkbox"/> Adaptive Reuse:	_____ #Units	_____ #Buildings
<input checked="" type="checkbox"/> Rehabilitation:	<u>295</u> #Units	<u>33</u> #Buildings

Proposed Rents:

<input type="checkbox"/> Efficiencies:	\$ _____	/month
<input checked="" type="checkbox"/> 1 Bedroom Units:	\$ <u>990-1,000</u>	/month
<input checked="" type="checkbox"/> 2 Bedroom Units:	\$ <u>1,138-1,176</u>	/month
<input type="checkbox"/> 3 Bedroom Units:	\$ _____	/month
<input type="checkbox"/> 4 Bedroom Units:	\$ _____	/month

Other Descriptive Information:

Talbot Park Apartments is located in the quiet residential Talbot Park neighborhood in Norfolk, VA. The community features one and two bedroom apartments with traditional layouts. The neighborhood is lined with sidewalks and impeccable landscaping.

Appendices continued

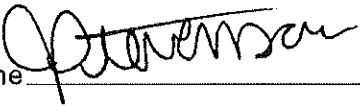
PHA or Section 8 Notification Letter

We appreciate your assistance with identifying qualified tenants.

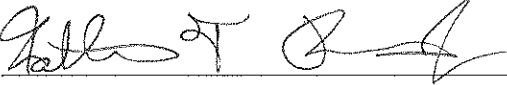
If you have any questions about the proposed development, please call me at (804) 977 - 0765 .

Please acknowledge receipt of this letter by signing below and returning it to me.

Sincerely yours,

Name  Jessica Stevenson
Title Director of Development

To be completed by the Local Housing Authority or Sec 8 Administrator:

Seen and Acknowledged By 
Printed Name: Nathan F Simms Jr.
Title Executive Director
Phone (757) 533-4683
Date July 16, 2024

Not Applicable for this Development

Tab M:

Intentionally Blank

Not Applicable for this Development

Tab N:

Homeownership Plan

Tab O:

Plan of Development Certification Letter



Plan of Development Certification

NOTE TO DEVELOPER: You are strongly encouraged to submit this certification to the appropriate local official at least three weeks in advance of the application deadline to ensure adequate time for review and approval.

General Instructions

1. 'Local Certification' section must be completed by the appropriate local official
2. 'Development Description' must be provided by the Owner
3. 'Legal Description' should correspond to the site control document in the application
4. 'Other Descriptive Information' should correspond with information in the application

Any change in this form may result in a **reduction of points** under the scoring system.

If you have any questions, please contact the Tax Credit Allocation Department at taxcreditapps@virginiahousing.com.

Plan of Development Certification

DATE:

TO: Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220
Attention: Stephanie Flanders

RE: PLAN OF DEVELOPMENT CERTIFICATION

Name of Development: _____
Name of Owner/Applicant: _____
Name of Seller/Current Owner: _____

The above-referenced Owner/Applicant has asked this office to complete this form letter regarding the site plan of the proposed Development (more fully described below). This certification is rendered solely for the purpose of confirming the status of plan of development or site plan approval of the Development. It is understood that this letter will be used by the Virginia Housing Development Authority solely for the purpose of determining whether the Development qualifies for points available under Virginia Housing's Qualified Allocation Plan for housing tax credits.

DEVELOPMENT DESCRIPTION:

Development Address:

Legal Description:

Plan of Development Number: _____

Proposed Improvements:

<input type="checkbox"/> New Construction:	_____ # Units	_____ # Buildings	_____ Total Floor Area
<input type="checkbox"/> Adaptive Reuse:	_____ # Units	_____ # Buildings	_____ Total Floor Area
<input type="checkbox"/> Rehabilitation:	_____ # Units	_____ # Buildings	_____ Total Floor Area

Other Descriptive Information:

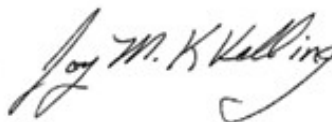
LOCAL CERTIFICATION:

Check one of the following as appropriate:

- ☐ The proposed development described above has an approved final plan of development or site plan (as applicable to the site). No further plan of development or site plan approval is required before issuance of a building permit.
- ☐ The proposed development is an existing development with proposed renovations and no additional plan of development approval is needed.

The above plan of development approval is in effect until: _____

Signed



Printed Name

Title

Phone

Date

NOTES TO LOCALITY:

1. Return this certification to the developer for inclusion in the tax credit application package.
2. Any change in this form may result in a reduction of points under the scoring system. If you have any questions, please contact the Tax Credit Allocation Department at taxcreditapps@virginiahousing.com.

Exhibit A Legal Description

File Number: BAR23-059(SF)

PARCEL ONE:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'A', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL TWO:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'B', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL THREE:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'C', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL FOUR:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'D', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL FIVE:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'E', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

PARCEL SIX:

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as BLOCK 'F', as shown on that certain plat entitled "PLAT OF TRACT NO. 1 & TRACT NO. 2 TALBOT PARK APARTMENTS INC. NORFOLK, VIRGINIA", dated November 1942, made by Jno. M. Baldwin, C.E., which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 11, Pages 62 and 63.

BEING the same real estate conveyed to NEWPORT ONE INVESTMENT, L.C., a Virginia limited liability company, by Deed from Talbot Park Investors, a Virginia general partnership, dated August 23, 1994, recorded September 2, 1994, in the Clerk's Office, Circuit Court, City of Norfolk, Virginia, in Deed Book 2641, page 16.

Not Applicable for this Development

Tab P:

Zero Energy or Passive House documentation for
prior allocation by this developer

Tab Q:

Documentation of Rental Assistance, Tax Abatement
and/or existing RD or HUD Property

Tab Q- Documentation of Tax Abatement

Summary:

The City of Norfolk offers tax abatement opportunities for existing multifamily properties within the city limits that undergo a rehab renovation. The fundamental requirements for multifamily tax abatements are:

1. The structure(s) must be at least 40 years old. Talbot Park was built in 1943 and is 81 years old.
2. The improvements must increase the assessed value by at least 40%. The current assessment for Talbot Park is \$15,980,200. Our appraisal estimates the post-renovation value at \$31.2M (see attached appraisal prospective post-renovation LIHTC value). Based on nearby comps, we estimate Norfolk's typical assessment to be about 85% of the appraised value, or \$26.52M post reno. This would be a 66% increase in assessment.

The tax abatement application must be submitted by the owner of the property and renovations must be completed within three years. Therefore, it is too early for Genesis to submit the application, but we understand the program and are confident that we can achieve the tax abatement for the project. Included with this submission is a copy of the Norfolk tax abatement brochure.

WHERE TO APPLY

Development Services Center

810 Union Street, 1st Floor
Norfolk, Virginia 23510

Applications are also available at:

The Office of the Real Estate Assessor

402 City Hall Building
Norfolk, Virginia 23510

OR

Planning and Community Development

508 City Hall Building
Norfolk, Virginia 23510

For more information, please contact:

Office of the Real Estate Assessor

Phone: (757) 664-4732

Please visit the City of Norfolk website:

www.norfolk.gov



Tax Abatement Program

N O R F O L K
Life. Celebrated Daily.



Strengthening Norfolk's Neighborhoods

Come Home to Norfolk, Now!

Come Home to Norfolk, Now!

PURPOSE

The purpose of the Tax Abatement Program is to encourage significant improvement of residential, commercial and industrial properties throughout the City of Norfolk that is of the highest construction quality and architectural design complementing the surrounding area.

OTHER INFORMATION

- All taxes must be current.
- Make sure all work to be done is listed on the application.
- Rehabilitation work SHALL NOT begin until receipt of approval letter from the City Assessor and until appropriate building permits are obtained.
- Abatement is limited to original applicant and one transfer.
- The tax abatement will be revoked if property taxes are delinquent at any time during the abatement period.
- No owner shall own more than 20% (twenty-percent) of the condominium units after 36 months from commencement of the tax abatement.
- Increasing a property's assessed value usually will require substantial renovation or an addition.
 - Subject expansion is limited to vertical and integrated horizontal construction.
 - Renovations shall not include demolition and replacement of existing property.

Abatement shall be contingent upon approval of building exteriors by the Director of Planning and Community Development, based upon design compatibility, quality, value enhancement, bulk, massing and height. Properties located in historic districts will be required to apply and obtain certificates of appropriateness.

The Tax Abatement Program for Rehabilitation of Residential, Commercial and Industrial Structures

This program offers taxpayers an opportunity to improve residential, commercial or industrial structures and not pay full taxes on those improvements for 14 years.

1. Abatement commences at the beginning of the tax quarter immediately following completion of rehabilitation.
2. The increase in assessed value due to the improvements listed on the application will not be recognized for tax purposes for the first 10 years* following the commencement of the tax abatement.
3. The increase in assessed value due to the improvements will be recognized for tax purposes on a sliding scale the 11th year through the 15th year following the start of the tax abatement.

11th year - 20% of increase recognized
12th year - 40% of increase recognized
13th year - 60% of increase recognized
14th year - 80% of increase recognized
15th year - 100% of increase recognized

**For properties located in designated Enterprise Zones, the abatement is for all 14 years.
Tax Abatement does not apply to New Construction.
The integrity of the original structure must remain.*

Tax Abatement only applies to the main dwelling. Detached garages, swimming pools, spas, fences, sheds, etc. will not be considered for abatement.

RESIDENTIAL

BASIC REQUIREMENTS

The rehabilitation must be on an existing residential structure or multi-family structure.

Residential: - four or fewer units

- * The structure must be at least 15 years old.
- * Improvements to the structure must increase the assessed value by at least 20%.

Multi-family - five or more units

- * Structure must be at least 40 years old.
- * Improvements to the structure must increase the assessed value by at least 40%.
- * Must submit commercial/industrial application.

All improvements must be completed within 3 years from date of approval letter.

Only one approved application per structure will be allowed during the abatement Period (with the exception of condominium conversions).

COMMERCIAL/INDUSTRIAL

BASIC REQUIREMENTS

The rehabilitation must be on an existing commercial or industrial structure.

The structure must be at least 40 years old (20 years old in an Enterprise Zone).

Improvements to the structure must increase the property's assessed value by at least 40%.

All Improvements must be completed within 3 years from date of approval letter.

Only one approved application per structure will be allowed during the abatement period (with the exception of condominium conversions).

HOW DO I APPLY?

Fill out application and take it, along with four (4) copies of your building plans, survey, elevation drawings and specifications, to Development Service Center, 1st Floor City Hall Building.

Submission Requirements

1. Complete application form
2. Physical survey
3. Photos of all four existing elevations
4. Scaled drawings of existing and proposed conditions
5. Detailed description of work

FEES

Residential:

Four or fewer units \$ 50.00
Five or more units \$250.00
Condominium conversion \$ 50.00 per unit

Commercial:

Commercial condominium conversion \$250.00 per unit
All other commercial \$250.00

ALL FEES ARE NON-REFUNDABLE

After a successful review, an application approval letter will be mailed to the property owner.
NO WORK may commence prior to approval and issuance of a building permit.
Approval process can take up to 15-20 working days.

Tab R:

Documentation of Utility Allowance calculation



January 23, 2024

Jessica Stevenson
Genesis Properties
1229 Elder Ave
Chesapeake, VA 23325
jessicastevenson@genesisproperties.com

RE: Preliminary Utility Allowance for Talbot Park Apartments

Dear Ms. Stevenson,

Please see the following Preliminary Utility Allowance (UA) for Talbot Park Apartments located in Norfolk, Virginia. Projections were generated with the applicable rates, fees, and taxes of following providers:

Electricity:	Dominion Energy	Gas:	N/A
Water:	HRUBS	Trash:	N/A
Sewer:	HRUBS		

The utility rates used to produce this UA are no older than the rates in place 60 days prior to the date of this letter. Below is a table depicting the highest monthly UA by each bedroom type. Should you have any questions do not hesitate to contact me.

PRELIMINARY UA*			ALLOWANCES BY BEDROOM SIZE				
Utilities	Utility Type	Paid by	Studio	1-bdr	2-bdr	3-bdr	4-bdr
Heating	Electric	Tenant	N/A	\$ 21	\$ 23	N/A	N/A
Air Conditioning	Electric	Tenant	N/A	\$ 10	\$ 14	N/A	N/A
Cooking	Electric	Tenant	N/A	\$ 6	\$ 8	N/A	N/A
Other Electric	Electric	Tenant	N/A	\$ 22	\$ 30	N/A	N/A
Hot Water	Gas	Owner	N/A	\$ -	\$ -	N/A	N/A
Water	-	Tenant	N/A	\$ 28	\$ 39	N/A	N/A
Sewer	-	Tenant	N/A	\$ 46	\$ 70	N/A	N/A
Trash	-	Owner	N/A	\$ -	\$ -	N/A	N/A
Total UA costs (Unrounded)			\$ -	\$ 132.38	\$ 184.03	\$ -	\$ -
Total UA for costs paid by tenant			N/A	\$ 132	\$ 184	N/A	N/A

**Allowances only for Renovation units at Talbot Park Apartments as an HERS Rated project with Larger Apartment Bldgs. (5+ units) and Electric Heat Pump space heating. Due to rounding, the amounts for the UA components may not add up to the Total UA amount.*

The water and sewer projections were produced using water fixtures with flow rates of 1.28 gpf toilets, 2.0 gpm showerheads, 2.2 gpm kitchen faucets, and 1.5 gpm lavatory faucets.

Sincerely,

Lauren Thomson
Project Manager

Not Applicable for this Development

Tab S:

Supportive House Certification and/or
Resident Well Being MOU

Tab T:

Funding Documentation

Fulton Bank

May 23, 2024

Edward K. Solarz,
Managing Member
118 Warren Street, LLC
101 West Commerce Road
Richmond, VA 23224

RE: Talbot Park Apartments

Dear Ed,

We are pleased to advise you that, Fulton Bank, N.A. (the “**Bank**”) issues this non-binding commitment letter to indicate its’ intent to provide two credit facilities (the “**Credit Facility**”) to be made available for the benefit of 118 Warren Street, LLC or a to-be-formed Virginia limited liability company (the “**Borrower**”) in the aggregate amount of up to \$29,678,314 for, among other things, (i) the acquisition of certain property located in Norfolk, Virginia (the “**Property**”) and (ii) the renovation of a 295 unit Low Income Housing Tax Credit apartment complex (collectively, the “**Project**”). Notwithstanding anything to the contrary herein, the Bank may make the Credit Facility available to Borrower in its sole discretion and this commitment is expressly subject to (i) the approval of its legal counsel of all proceedings taken in connection with the transactions contemplated in this letter and (ii) formal approval of the Bank based on additional due diligence items with respect to the Project to be provided by the Borrower to Bank.

1. AMOUNT AND TYPE OF CREDIT FACILITIES

The Bank shall make available the Credit Facilities for the benefit of the Borrower as follows:

a. A bridge loan (the “**Tax Exempt Bridge Loan**”) to be issued by a qualified authority to be determined (the “**Authority**”) for the benefit of the Borrower as a tax-exempt, non-bank qualified note (the “**Note**”) in a maximum principal amount not to exceed \$25,200,000 with a term ending on or before the date thirty months from the date of closing, subject to one six-month extension period at the reasonable discretion of the Bank (the “**Tax Exempt Bridge Loan Maturity Date**”) and bearing interest at a variable rate equal to eighty-three percent (83%) of the sum of the SOFR Rate (as defined below) plus 2.75% per annum for the entire term of the Bridge Loan. In the event the Borrower wishes to exercise the extension period with respect to the Bridge Loan Maturity Date, the Borrower shall pay to the Bank an extension fee of \$18,900. The bank reserves the right to resize the Credit Facility based on the potential downward impact of “Credit Adjusters” as a result of late delivery of tax credits.

b. A bridge loan (the “**Bridge Loan**”) in a maximum principal amount not to exceed \$5,957,912 with a term ending on or before the date thirty months from the date of closing, subject to one six-month extension period at the reasonable discretion of the Bank (the “**Bridge Loan Maturity Date**”) and bearing interest at a variable rate equal to the sum of the SOFR Rate (as defined below) plus 2.75% per annum for the entire term of the Bridge Loan. In the event the Borrower wishes to exercise the extension period with respect to the Bridge Loan Maturity Date, the Borrower shall pay to the Bank an

extension fee of \$4,468. The bank reserves the right to resize the Credit Facility based on the potential downward impact of “Credit Adjusters” as a result of late delivery of tax credits.

As used herein, “SOFR” means a rate per annum equal to the secured overnight financing rate for the date that is (a “SOFR Rate Date”) two (2) U.S. Government Securities Business Days prior to (i) if such reference day is a U.S. Government Securities Business Day, such reference day or (ii) if such reference days is not a U.S. Government Securities Business Day, the U.S. Government Securities Business Day immediately preceding such reference day, as such rate appears on the website of the Federal Reserve Bank of New York (or a successor administrator); provided, however, that in no event shall SOFR be less than 0.25%.

2. **PAYMENT**

a. During the term of the subject Credit Facilities noted above, the Borrower shall make (i) monthly installment payments of interest on the outstanding balances of the (i) **Tax Exempt Bridge Loan** and **Bridge Loan** and (ii) on the **Tax Exempt Bridge Loan** and **Bridge Loan** Maturity Dates, one final payment of all principal, interest, fees and charges then due on the Credit Facilities.

3. **COLLATERAL**

The Credit Facilities will be secured by the following collateral (the “**Collateral**”):

- a. A first-lien open-end deed of trust (as to the Bridge Loan) granted by the Borrower (the “**Mortgage**”) on the premises to be situated at 118 Warren Street, Norfolk, Virginia to be known as Talbot Park Apartments (the “**Premises**”) together with all machinery, furniture, fixtures, and equipment affixed to such Premises.
- b. Edward K. Solarz, and Jennifer Hunt Essay (collectively the “**Guarantors**”) will guarantee lien-free completion of the Project in a good and workmanlike manner substantially in accordance with plans and specifications on or before a completion date satisfactory to the Bank. The Guarantor will guaranty payment of all development costs, including all costs of achieving such lien-free completion, including all soft costs construction period interest. Further, under this guaranty, the Guarantor will guaranty payment of all operating costs through substantial completion of the Project.
- c. An assignment of all contracts which with prime contractors and the architect for the Project; and
- d. An assignment of investor commitments entered into in the amount of \$20,314,014, permitting the Bank to cause the investors with respect to the LIHTC, FHTC and SHTC (as defined below) to make their required equity contributions with respect to the Credits, and to cause the Borrower to use such monies to repay a portion of the Bridge Loan.

4. **FEES.**

A commitment fee in the amount of (i) one percent (1.00%) of the maximum principal amount of the Credit Facilities shall be payable to the Bank on the closing date.

5. **LOAN DOCUMENTS**

The Borrower will be required to execute and deliver to the Bank promissory notes and such other agreements, financing statements, assignments, certificates, opinions, assurances and other documents as the Bank requests in connection with closing (the “**Loan Documents**”), and in connection with the authority of the Borrower to accept the extensions of credit and to execute, acknowledge and deliver the Loan Documents. The Loan Documents will contain such representations, warranties, covenants, terms, and conditions as may be required by the Bank and its counsel.

The Loan Documents will specifically provide, among other things, that:

a. The Borrower shall submit to the Bank (i) annually, its audited statements, (ii) quarterly, its internally prepared financial statements, and (iii) annual tax returns, each in such detail and at such times as the Bank may require.

b. The Borrower shall cause the Guarantor to submit to the Bank (i) annually, its internally prepared financial statements, and (ii) annual tax returns, each in such detail and at such times as the Bank may require.

c. The Borrower shall submit to the Bank, on or prior to the date thirty (30) days prior to the last day of each fiscal year of the Borrower, an operating budget for the succeeding fiscal year of Borrower, in such form and content as is satisfactory to Bank.

d. The Borrower shall submit to the Bank, on or prior to the date thirty (30) days prior to the last day of each fiscal year of the Borrower, a capital expenditure projection for the ensuing fiscal year, in such form and content as is satisfactory to Bank.

e. Other than the indebtedness for the Project contemplated in the Application and the subordinated indebtedness disclosed to the Bank in writing, the Borrower will not be permitted to obtain any other extension of credit secured by an encumbrance, lien, mortgage, security interest or other interest on the Collateral without the Bank’s prior written consent.

f. The Borrower shall not assign, sell or transfer (voluntarily or by operation of law), or dispose of any of its interest in the Premises without the Bank’s prior written consent, other than residential leases in the ordinary course of business, transfer of investor interests and/or removal of the general partner and rights to remove the investor set forth in the limited partnership agreement.

g. The Borrower will maintain (ii) its full deposit relationship up to FDIC insurable limits at the Bank and (ii) its merchant service relationship at the Bank, if any.

h. The Borrower shall not be permitted to make any cash distributions during the term of the Credit Facilities unless a minimum debt service coverage ratio of 1.15 to 1.0 has been achieved in the year in which the distribution is to be made (taking into account the effect of such distribution); provided that for any year in which a cash distribution is not permitted, such amounts may be distributed in a subsequent year provided that the minimum debt service coverage ratio is satisfied for such year (taking into account the effect of such distribution).

i. Construction advanced under the Credit Facilities shall be subject to standard terms, conditions and restrictions as may be described in the Loan Documents, including, the requirement for third-party site inspections with such costs to be payable by the Borrower.

j. Negative covenants shall apply to the Borrower including, without limitation, restricting acquisitions, additional indebtedness and liens and dividends and redemptions.

k. In the event that any of the aforesaid payments of principal and interest will become overdue for a period in excess of fifteen (15) days, the Borrower will pay to the Bank a "late charge" of five cents (\$.05) for each dollar so overdue.

6. CONDITIONS OF CLOSING.

The Bank's obligation to make the Credit Facilities available to the Borrower is conditioned upon the Borrower's delivery to the Bank, at least three (3) business days prior to closing, the following, among other things, each of which shall be subject to approval of the Bank and the Bank's counsel:

a. Permanent Mortgage. A Freddie Mac Multifamily or Multifamily Mortgage Lender "Purchase Commitment" with terms and conditions acceptable to the Bank from a lender acceptable to the Bank.

b. Casualty Insurance. Policies of fire and casualty insurance, with extended coverage on the Borrower's assets, and general public liability insurance issued by such companies in such amounts as are satisfactory to the Bank.

c. Lien Searches. Lien searches on the Borrower satisfactory to the Bank, shall be required.

d. Compliance with Law; Litigation, Material Adverse Change. Satisfactory evidence to the effect that: (i) there is no action or proceeding pending or threatened against or affecting the Borrower which, if adversely determined, would impair the validity or enforceability of the Loan Documents or have a material or adverse effect on the financial condition of the Borrower; and (ii) there has not been any material adverse change in the value of the Collateral or the financial condition of the Borrower, as reflected by any financial statements submitted to Bank or the operating condition of the Borrower, between the date of this letter and closing.

e. Legal Opinion. At closing, the Borrower shall deliver to the Bank the written opinion of legal counsel opining that: (1) each of the Borrower and the Guarantor are entities duly authorized to do business under the laws of their state of formation and the state in which the Property is located; (ii) the person or persons acting on behalf of the Borrower and the Guarantor in the execution and delivery of the Loan Documents herein described are fully authorized to do so; (iii) the Loan Documents, upon their execution and delivery, will constitute the valid and binding obligations of the Borrower and the Guarantor enforceable in accordance with their respective terms; and (iv) the execution, delivery and performance of the Loan Documents will not violate any provisions of any agreement to which the Borrower or the Guarantor is or are a party, or any provision of any applicable statute, regulation, rule, order or other legal requirement applicable to them.

f. Bond Counsel Opinion. An opinion of nationally recognized bond counsel in form and substance satisfactory to the Bank, including, but not limited to, an opinion that interest on the Mortgage Loan is excludable from gross income under existing statutes, regulations, and decisions for present federal income taxes.

g. Corporate Documents. The organizational documents for the Borrower and its general partner and the Guarantor.

h. Non-Arbitrage Certificate. The Bank shall have received from the Authority and the Borrower a non-arbitrage certificate and such other information as the Bank may, in its discretion, require in order to establish that the Credit Facility will not be an "arbitrage bond" within the meaning of Section 103(c) of the Internal Revenue Code.

i. Title Insurance. Policies of title insurance (title insurance binders will be sufficient for the closing with insurance policies to follow) in the amount of Credit Facilities issued by a title insurance company satisfactory to the Bank, insuring the Mortgages, which shall be free and clear of mechanics' liens and municipal liens, and all other liens, encumbrances and objections, except as may be expressly agreed upon the Bank in writing. Endorsements equivalent to Pennsylvania endorsements 100, 300, 710, 9.1 and 1015 and any other endorsement which may be deemed necessary by the Bank, shall be required.

j. Contracts. All contracts which have been executed prior to the closing with prime contractors and the architect for the Project, plans and specifications for the proposed improvements constituting or related to the Project and a budget and itemized cost breakdown by trade, all in form and substance acceptable to the Bank. The contract with the general contractor shall be a guaranteed maximum price construction contract and any contracts with such parties shall permit the Bank to assume responsibilities of the Borrower thereunder at the Bank's discretion.

k. Construction Budget. The itemized construction budget, certified by the Borrower as setting forth accurately and completely the total direct and indirect costs of the project including, without limitation, property acquisition, interest charges during construction, equipment costs, title insurance premiums, loan servicing fees, actual construction costs and indicating the immediate source of funds for each item and providing written explanation as to how each item will be funded.

l. Cash Flow Statement. The Borrower shall provide a cash flow statement for the Project that outlines, on a monthly basis, all sources, and uses of funds for the Project.

m. Payment and Performance Bonds. Performance and labor and materials payment bonds issued by surety companies, in both form and substance satisfactory to the Bank, for all prime contractors.

n. Contractors. The Bank shall have approved in writing the prime contractors and the architect for the Project.

o. Feasibility Study. A feasibility study to be performed by an independent third party acceptable to the Bank shall be required.

p. Plan & Construction Cost Review. A plan & construction cost review to be performed by an independent party acceptable to the Bank shall be required.

q. Approvals. Delivery to the Bank of a plan showing site development approvals for the Project with no conditions which are unacceptable to the Bank.

r. Appraisal. An "as complete" appraisal of the Premises by an appraiser acceptable to the Bank providing for (i) a loan to value not to exceed 75% of the appraised value of the Premises (measured by the value of the Credit Facilities minus the expected Equity Investment to the appraised value of the Premises); and (ii) a loan to cost ratio of no more than 75%.

s. Environmental Site Assessment. A detailed Phase I Environmental Assessment with respect to the Premises satisfactory to the Bank in its sole discretion.

t. VH Application. The Borrower has provided to the Bank a copy of the Multifamily Core Application and Multifamily Loan Application Addendum (the "Application") which it intends to file with Virginia Housing with respect to the Project, which the Bank has reviewed. The satisfaction of such provisions in the Application is a condition precedent to the closing of the Credit Facilities.

u. Financial Information and Operating Budget. The Borrower has submitted to the Bank a certified current operating expense statement and budget for the Premises, which the Bank has reviewed. It is a condition precedent to the availability of the Credit Facilities that such operating budget shall not be revised in any material respect prior to the Closing Date.

v. Reservation of Tax Credits. The Project shall have received a reservation in 2024 of “Four Percent” Federal low-income housing tax credits (the “**Credits**”) from Virginia Housing (the “**LIHTC Transaction**”) in such amount as may be necessary to cause an investor(s) to make an equity contribution in an amount of at least Eleven Million Nine Hundred Sixty Thousand Nine Hundred Fifteen and 00/100 Dollars (\$11,962,915) with respect to the Credits. The Bank shall have received a signed commitment letter an investor(s) satisfactory to the Bank, agreeing to provide a minimum cash equity contribution to the Project as described in the preceding sentence, to be paid on or prior to the end of the Interest-Only Period, with such conditions as may be satisfactory to the Bank.

The Project shall have received a reservation of Federal historic tax credits (the “**Federal HTC**”) from National Parks Service in such amount as may be necessary to cause an investor(s) to make an equity contribution in an amount of at least Three Million Six Hundred Ninety-Three Thousand Seven Hundred Fifty Five and 46/100 Dollars (\$3,693,755.46) with respect to the Federal HTC. The Bank shall have received a signed commitment letter an investor(s) satisfactory to the Bank, agreeing to provide a minimum cash equity contribution to the Project as described in the preceding sentence, to be paid on or prior to the end of the Interest-Only Period, with such conditions as may be satisfactory to the Bank.

The Project shall have received a reservation of State historic tax credits (the “**State HTC**”) from Virginia Department of Historic Resources in such amount as may be necessary to cause an investor(s) to make an equity contribution in an amount of at least Four Million Six Hundred Fifty-Seven Thousand Three Hundred Thirty-Three and 85/100 Dollars (\$4,657,373.85) with respect to the State HTC. The Bank shall have received a signed commitment letter an investor(s) satisfactory to the Bank, agreeing to provide a minimum cash equity contribution to the Project as described in the preceding sentence, to be paid on or prior to the end of the Interest-Only Period, with such conditions as may be satisfactory to the Bank.

w. Operating Reserve Account. The operating reserve account required for the Project by the LIHTC Transaction shall be held at the Bank.

7. **PARTICIPATIONS**

The Bank reserves the absolute right to assign all or any of its interest in the Credit Facilities, and the Loan Documents or to participate with other lenders in the Credit Facilities, and the Loan Documents on such terms and at such times as the Bank may determine from time to time, all without any consent thereto or notice thereof by or to the Borrower. The Bank may disclose all financial, business, and other information about the Borrower which the Bank may possess at any time to all prospective and actual assignees and participants.

8. **EXPENSES**

All out-of-pocket expenses incurred by the Bank and Borrower in connection with the extension of credit and the transactions contemplated thereby, including, but not limited to, fees and disbursements of legal counsel, title insurance premiums, survey, appraisal, and environmental audit costs, flood determination costs, and filing and recording costs, will be paid by the Borrower upon request, whether or not the extension of credit is made (unless such extension of credit is not made notwithstanding the Borrower's fulfillment of all terms and conditions set forth in this letter). This obligation will survive the expiration or termination of this commitment.

9. **ACCEPTANCE OF COMMITMENT.**

This commitment shall be accepted by the Borrower by executing the enclosed copy of this letter and returning it to the Bank within fifteen (15) days from the date hereof. Unless accepted as indicated, this commitment shall automatically expire. The applicable rate(s) of interest and other terms and conditions contained in this letter are based on the understanding that the Borrower will accept, and fulfill the conditions to obtain all extensions of credit being offered pursuant to this commitment; in the event that the Borrower accept, or fulfill the conditions to obtain fewer than all of the extensions of credit discussed herein, the Bank expressly reserves the right to withdraw or modify the terms and conditions of this commitment.

10. **CLOSING.**

Closing will be held within one hundred eighty (180) days from the date of this letter unless the Bank agrees in writing to a later date. Any extension of this commitment may result in new fixed interest rates being offered by the Bank.

11. **MODIFICATION OF THIS COMMITMENT.**

The terms of this commitment supersede all prior written or oral communications between the Borrower and Bank with respect to the terms of the commitment and the extensions of credit discussed herein. The terms of this commitment letter may not be waived, modified or in any way changed unless such waiver, modification or change is made in the form of an amendment to this commitment letter in writing and agreed to by both parties.

12. **NO ASSIGNMENT.**

This commitment is not assignable by the Borrower without the prior written consent of the Bank.

Sincerely,

Séson Taylor-Campbell

Séson Taylor-Campbell
Vice President

DATED: _____

ACCEPTED:

118 WARREN STREET, LLC

By: _____
Edward K. Solarz

cc: J. Rose
T. Fletcher

Tab U:

Acknowledgement by Tenant of the availability of Renter
Education provided by Virginia Housing



101 W. Commerce Road, 2nd Floor
Richmond, VA 23224
804-230-1220 Fax 804-230-7220

____ (date)_____

(Resident name)
(Address)
(Apartment XXX)
(City, State Zip)

Dear (Resident)_____:

This letter is to inform tenants that free renter education is available through Virginia Housing's website at <https://www.virginiahousing.com/renters/education>. This information includes a Renter eBook guide, Fair Housing Resources, Renter Rights and Responsibilities, and an Online Learning Center.

Topics included in the Renter eBook guide include:

1. Financial readiness
2. Credit explained
3. Finding an apartment or house
4. The application process
5. Understanding the lease agreement
6. Security deposits
7. Rights and Responsibilities
8. Housekeeping, maintenance, & repairs
9. Terminating a lease

By signing below, I acknowledge that Genesis Properties has informed me of these free resources.

Sincerely,

Signature

Name

Date

Our Mission: To manage and develop real estate for the benefit of the resident, employee, and investor in an environment based on trust, excellence, integrity and teamwork.

Not Applicable for this Development

Tab V:

Nonprofit or LHA Purchase Option or Right of First
Refusal

Tab W:

Internet Safety Plan and Resident Information Form (if
internet amenities selected)



*101 W. Commerce Road, 2nd Floor
Richmond, VA 23224
804-230-1220 Fax 804-230-7220*

Talbot Park Apartments Internet Safety Plan

Dear Resident,

The Wi-Fi at Talbot Park Apartments is provided by SkyWire. All internet support, including issues, education, and security, will be handled by SkyWire. Upon move in, you will be provided with a contact sheet for Skywire and a user guide for your Wi-fi. Below, we have provided a sample list of support services provided by SkyWire and Security Features. We have also provided the Wireless Connections Security Tips provided by the Federal Communication Commission. Most importantly, follow any Wi-Fi Security protocol issued by the electronics manufacturer.

SkyWire Services

- Individualized SSID/ Password per unit.
- WIFI Password reset assistance.
- Wifi performance education, training, and channel tweaking.
- Reset Router Settings to factory default at each unit turn.
- Performance monitoring and assistance.
- Device connectivity issues.
- Access to certain services issues.
- Copyright issues such as downloading or sharing illegal content

WIFI Security Features

- Network segregation / port isolation.
- MAC based network authentication.
- Customizable firewall security levels.
- Intrusion detection and prevention.
- Multilevel access policy.
- Security and service segregation per SSID.
- Parental control - device time and access control.
- 24/7 Network and Device Stability and Performance Monitoring.

SkyWire Contact Information

For any questions or issues, please contact SkyWire at (804)591-0500 ext 2. Or send an email to support@vaskywire.com

Sincerely,

Talbot Park Apartments Management

Resident Acknowledgement Form

I, _____ (Resident Name) hereby confirm that I have received a copy of the Talbot Park Apartments Internet Security Plan. I understand who to contact if I have any questions.

Tenant Signature

Date

Property Manager Signature

Date

CC
Tenant File



Wireless Connections and Bluetooth Security Tips

Wi-Fi networks and Bluetooth connections can be vulnerable points of access for data or identity theft. Fortunately, there are many ways to decrease your chances of becoming a victim.

Encryption is the best way to keep your personal data safe. It works by scrambling the data in a message so that only the intended recipients can read it. When the address of a website you're visiting starts with "https" instead of "http," that indicates encryption is taking place between your browser and site.

The two most common types of encryption are Wired Equivalent Privacy (WEP), and Wi-Fi Protected Access (WPA). The strongest one commonly available is WPA2, so use that if you have the option. Home Wi-Fi systems and public Wi-Fi access points, or "hotspots," usually will inform you of the encryption they use.

Public Wi-Fi Access

Many Wi-Fi users prefer choose to use public networks instead of their devices' data plans for accessing the internet remotely. But the convenience of public Wi-Fi does not come without risk. If you're not careful, a hacker can access your connection in a matter of seconds, and potentially put sensitive information stored on your device and in online accounts at risk. Here are some steps you can take to minimize the risk:

- Check the validity of available Wi-Fi hotspots. If more than one hotspot appears claiming to belong to an establishment that you're in, check with the staff to avoid connecting to an imposter hotspot.
- Make sure all websites you exchange information with have "https" at the beginning of the web address. If so, your transmitted data will be encrypted.
- Install an app add-on that forces your web browsers to use encryption when connecting to websites -- even well-known sites that may not normally encrypt their communications.
- Adjust your smartphone's settings so it does not automatically connect to nearby Wi-Fi networks. This gives you more control over where and when you connect.
- If you use public Wi-Fi hotspots on a regular basis, consider using a virtual private network, which will encrypt all transmissions between your device and the internet. Many companies offer VPNs to their employees for work purposes, and individuals may subscribe to VPNs on their own.
- When transmitting sensitive information, using your cellphone data plan instead of Wi-Fi may be more secure.

Bluetooth Security

Bluetooth connections to your mobile devices can be very useful, from connecting a wireless headset to transferring files to enabling hands-free calling while you drive. Most of the time, a user must allow a Bluetooth connection to occur before data is shared -- a process called "pairing" -- which provides a measure of data security. But just like Wi-Fi connections, Bluetooth can put your personal data at risk if you are not careful. Here are some steps you may wish to take when using Bluetooth:

- Turn Bluetooth off when not in use. If you keep Bluetooth active, a hacker may be able to discover what other devices you connected to before, spoof one of those devices, and gain access to your device.
- If you connect your mobile phone to a rental car, a good deal of data from your phone may get shared with the car. Be sure to unpair your phone from the car and clear any personal data, such as call logs and saved numbers, from the car before you return it. Take the same steps when selling a car that has Bluetooth.
- Use Bluetooth in “hidden” mode rather than “discoverable” mode. This prevents other unknown devices from finding your Bluetooth connection.

Home Wireless Network Security

Home wireless networks are exceedingly popular, in large part because they enable computers and mobile devices to share one broadband connection to the internet without having to use up minutes on a cellular data plan. They also provide the convenience of not having to connect all these devices with wires to do so. But like all other wireless network technologies, home wireless networks present vulnerabilities that could be exploited by hackers to obtain sensitive data and commit other crimes. To help protect your home wireless network from unwanted users, consider the following steps:

- Turn the encryption on. Wireless routers often come out of the box with the encryption feature disabled, so be sure to check that encryption is turned on shortly after you or your broadband provider installs the router.
- Change the network’s default network name, also known as its service set identifier or “SSID.” When a computer with a wireless connection searches for and displays the wireless networks nearby, it lists each network that publicly broadcasts its SSID. Manufacturers usually give all of their wireless routers a default SSID, which is often the company’s name. It is a good practice to change your network’s SSID, but to protect your privacy do not use personal information such as the names of family members.
- Change the network’s default password. Most wireless routers come with preset passwords for administering a device’s settings (this is different from the password used to access the wireless network itself). Unauthorized users may be familiar with the default passwords, so it is important to change the router device’s password as soon as it is installed. Again, longer passwords made up of a combination of letters, numbers and symbols are more secure.
- Consider using the MAC address filter in your wireless router. Every device that can connect to a Wi-Fi network has a unique ID called the “physical address” or “MAC” (Media Access Control) address. Wireless routers can screen the MAC addresses of all devices that connect to them, and users can set their wireless network to accept connections only from devices with MAC addresses that the router will recognize. To create another obstacle to unauthorized access, consider activating your wireless router’s MAC address filter to include your devices only.
- Turn off your wireless router when it will not be in use for any extended period of time.
- Use anti-virus and anti-spyware software on your computer, and use similar apps on your devices that access your wireless network.

Passwords

Remembering all of your assorted passwords can be a pain. Web browsers and other programs may offer to remember passwords for you, which can be a significant timesaver. However, certain password shortcuts can leave you less safe secure. The following best practices may help keep your personal information safer:

- Don't use the same password for multiple accounts, especially for the most sensitive ones, such as bank accounts, credit cards, legal or tax records and files containing medical information. Otherwise, someone with access to one of your accounts may end up with access to many others.
- Don't have your web browser remember passwords and input them for you, particularly for your most important financial, legal and medical accounts. If an unauthorized person gains access to your computer or smartphone, they could access any account that your browser automatically logs into.
- Don't use passwords that can be easily guessed, such as common words and birthdays of family members. Instead, use a combination of letters, numbers and symbols. The longer and stronger the password, the safer your information.

Consumer Help Center

For more information on consumer issues, visit the FCC's Consumer Help Center at www.fcc.gov/consumers.

Alternate formats

To request this article in an alternate format - braille, large print, Word or text document or audio - write or call us at the address or phone number at the bottom of the page, or send an email to fcc504@fcc.gov.

Last Reviewed: 10/08/19



Not Applicable for this Development

Tab X:

Marketing Plan for units meeting accessibility
requirements of HUD section 504

Tab Y:

Inducement Resolution for Tax Exempt Bonds

January 23, 2024

Virginia Housing

Tax Credit Analyst

To Whom it May Concern:

Genesis Properties is seeking a tax credit reservation for Talbot Park Apartments prior to the inducement resolution. The developer is currently working with Norfolk Redevelopment Housing Authority to apply for tax-exempt bonds. If you have any questions, please contact Jessica Stevenson at jessicastevenson@genesisproperties.com.

Sincerely,

Jessica Stevenson

Tab Z:

Documentation of team member's Diversity, Equity and
Inclusion Designation

COMMONWEALTH OF VIRGINIA



DEPARTMENT OF SMALL BUSINESS & SUPPLIER DIVERSITY

101 N. 14th Street, 11th Floor
Richmond, VA 23219

COMMONWEALTH PRESERVATION GROUP, LLC

is a certified Small, Micro, Women Owned, Minority Owned Business meeting all the eligibility requirements set forth under the Code of Virginia Section 2.2-16.1 et seq. and Administrative Code 7VAC 13-20 et seq.

Certification Number: 674867

Valid Through: Dec 22, 2027

Accordingly Certified

Willis A. Morris

Willis A. Morris, Director





536 W 35TH • NORFOLK, VA • 23508

December 4, 2023

Mr. Ed Solarz
Genesis Properties, Inc.
101 W Commerce Road, 2nd Floor
Richmond, VA 23224
Via Email: edsolarz@genesisproperties.com

Re: Talbot Park Apartments, Norfolk, VA

Completion of:

- Preliminary Information Form & Multiple Property Document Proposal
- Multiple Property Document & National Register Nomination (sufficient for listing on Virginia Landmarks Register also)
- Historic Tax Credit Consulting

Dear Mr. Solarz,

On behalf of Commonwealth Preservation Group, LLC (“CPG” or “Contractor”), I am pleased to submit this technical proposal to you (“Client”) for the preparation of a Preliminary Information Form (PIF), Multiple Property Document (MPD) & National Register Nomination (NRN) for the potential historic district encompassing garden apartments in Norfolk, Virginia, and associated historic tax credit applications for proposed rehabilitation work at the Talbot Park Apartments (“Project”). Please carefully review this proposal, including Attachments 1, 2, and 3, as it will constitute a binding contract upon execution by Client.

All services are provided herein pursuant to the National Historic Preservation Act of 1966, as amended, and will meet all standards set forth by the Virginia Department of Historic Resources (VDHR), the state historic preservation office, and the National Park Service (NPS). The professional staff directing this project meets the professional qualification standards of the U.S. Department of the Interior (48 FR 44738-9).

Scope of Work by Contractor

Task 1. Preparation of a Preliminary Information Form & Multiple Property Document Proposal

The Virginia Department of Historic Resources’ (VDHR) online database, VCRIS, reveals that this property is not yet evaluated. In addition to documenting integrity and significance, we must provide a determination of register eligibility based on the rarity of the resource type within its context.

A Preliminary Information Form results in a staff and State Review Board evaluation of the potential eligibility a district for listing on the National Register of Historic Places. Based on the preliminary information you have previously provided and supplementary (albeit nascent) research, the Talbot Park Apartments appear to possess significance; however, prior alterations to the property have diminished its historic integrity.

Talbot Park Apartments
Norfolk, VA
Page 2

VDHR typically requires a city-wide analysis for this resource type (garden apartments) when evaluating eligibility of an individual complex; this is primarily due to the number of complexes extant, and a desire to recognize those with the highest level of integrity and significance. CPG reached out to VDHR register staff in 2022 regarding this project, and was advised that a proposed Multiple Property Document (MPD) which analyses garden apartment complexes in Norfolk has support from VDHR and that this complex appears to be a good candidate for listing. This preliminary finding is subject to further review once all submittals are made but is a promising sign that the proposal will receive staff support. Once the MPD is prepared, it must be accompanied by an individual nomination written under the umbrella of the MPD; the tasks and fixed fee pricing below include the MPD itself and the nomination for Talbot Park Apartments.

Task 1 includes the completion of a PIF and MPD Proposal Form for the potential MPD with supporting documentation as required by the VDHR. This documentation will include one or more site visits, local research, the Form itself, digital and printed photographs documenting the overall area, physical description, substantial history and summary of historic and architectural significance, bibliography, and mapping. This material will be submitted to the VDHR staff for review. This task also includes attendance at the State Review Board PIF review session.

Task 2. Preparation of a Multiple Property Document & National Register Nomination

If the MPD and NRN is found eligible by VDHR staff as a result of review of the PIF and MPD Proposal, Task 2 will be undertaken. Task 2 includes the completion of the MPD context and form as well as an NRN Form and architectural survey of the Talbot Park Apartments, with supporting documentation as required by the VDHR and NPS. This documentation will include required photographs, mapping, completion of the National Register Form itself, and all research and architectural description of the properties necessary for completion of the NRN for inclusion on the Virginia Landmarks Register and National Register of Historic Places. This will also include the incorporation of any VDHR staff and State Review Board comments and requests for additional information.

Upon approval by the State Review Board, it will then be automatically forwarded to the National Park Service (NPS) for their review and approval. As a part of the scope of work, the contractor will attend and represent the client at the State Review Board meeting at which the nomination is considered.

Task 3. Part 1 Tax Credit Application

The Part 1 Historic Rehabilitation Tax Credit Application is required to initiate the tax credit application and also confirm that the building is eligible for Virginia and Federal Historic Rehabilitation Tax Credits. The Part 1 Historic Rehabilitation Tax Credit Application will be completed and submitted per the requirements of the VDHR and the NPS concurrently with the Preliminary Information Form.

Task 4. Part 2 Tax Credit Application (“Part 2”)

At the direction of the Client, CPG will prepare and submit Part 2 of the tax credit application, which includes site visits, ongoing consultation with the architect and contractor, development of a comprehensive written description of the proposed project keyed to existing conditions photos, material specifications, and final design details. This task could require a meeting in Richmond with staff from VDHR, as needed, as well as amendments to the initial submittal.

Talbot Park Apartments
Norfolk, VA
Page 3

Task 5. Part 3 Tax Credit Application (“Part 3”)

Upon approval of Part 2, and satisfaction of such other conditions as designated by Contractor, CPG will prepare and submit Part 3 of the tax credit application which constitutes the “Request for Certification of Completed Work.” If approved by VDHR and NPS, this Part 3 application is expected to result in the award of the credits pursuant to Virginia Code §58.1-339.2 “Tax Credits”.

Clients can elect to phase their projects in order to capture their tax credits as they progress on the project. Both the VDHR and NPS allows property owners to receive Tax Credits for the costs incurred in a phase of work as soon as the phase is complete, and a Part 3 for the phase is approved by VDHR and NPS. This maximizes flexibility and the opportunity to syndicate credits at the most advantageous time. Please note that NPS requirements for phasing are more stringent, and in most cases, clients elect to capture only state credits in phases, with federal credits captured in one lump sum at the end of the project. Client will notify CPG, in writing, whether it intends to phase this project before notice to proceed on preparation of the Part 2 application. It is the responsibility of the client to ensure that the project progresses on schedule for compliance with the investment threshold within the allotted measuring period.

Upon completion of the rehabilitation project, or each phase therein, photographic documentation of the work undertaken to date and a Part 3 review form must be filed. A certification of all qualified expenditures incurred on the Project (“Cost Certification”) must also be included in the Part 3 application in order to secure the tax credits. Client’s accountant shall prepare the Cost Certification at Client’s expense. CPG will prepare and submit to VDHR and, if appropriate, NPS all necessary paperwork and photographs, except the Cost Certification.

The completion of Part 2 and Part 3 Historic Rehabilitation Tax Credit Application will be completed and submitted per the requirements of the VDHR and the NPS concurrently with the MPD and NRN.

Schedule & Fees

§ A schedule has been developed for the client and can be found as Attachment 3.

§ The PIF, MPD, and NRN components of the “Project” will be completed on a fixed fee basis. Pricing for that portion of the “Project” can be found on the next page. The fixed fee structure for this work is based on CPG’s hourly rates.

§ The work related to the Rehabilitation Tax Credit Applications will be completed on an hourly basis per CPG’s hourly rates. Our current hourly rate schedule is included on the next page.

Talbot Park Apartments
Norfolk, VA
Page 5

The VDHR and NPS charges review fees for Parts 2 and 3 of the State and/or Federal Historic Rehabilitation Tax Credit Application. All Part 2 and 3 review fees charged by VDHR and NPS (see Attachment 1) are the exclusive responsibility of the Client, and prior to submission of each part, shall be provided to CPG in the form of a check made out to: the Virginia Department of Historic Resources; NPS payment is made electronically upon receipt of an invoice.

The Terms and Conditions of this proposal contract follow in Attachment 2.

Should the Scope of Work, Fees, and Schedule with your approval, please indicate by signature and date on the lines provided below. Above referenced work will begin upon receipt of the ratified contract, receipt of conceptual drawings, and access to the building for photographs.

Feel free to contact me via phone at 757.923.1900 or by email at paige@commonwealthpreservationgroup.com if you have any questions or require additional information. I look forward to the opportunity to work with you on this project.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Paige', with a stylized flourish at the end.

Paige Pollard
Principal

Talbot Park Apartments
Norfolk, VA
Page 6

Contract Acceptance
Talbot Park Apartments, Norfolk, VA

I agree to the proposed Scope of Work, Terms and Conditions, and Project Schedule.

By: Edward K Solarz
Owner Name Printed

01/19/24
Date

Edward K Solarz
Owner Signature

Not Applicable for this Development

Tab AA:

Priority Letter from Rural Development

Not Applicable for this Development

TAB AB:

Social Disadvantage Certification