

LEGAL DESCRIPTION – 00109-101112 & 00109-10112A

ALL those two certain tracts of land, with improvements thereon and appurtenances thereto belonging, lying and being situate in the City of Charlottesville, Virginia, known as Sunrise Trailer Court, and more particularly described as Tract 2, containing 2.56 acres, more or less, and Tract 3, containing 3.9 acres, more or less, on a plat prepared by William S. Roudabush, Jr., C.L.S., dated October, 1965, and captioned, "Plat Showing Property of Sally E. Thomas Consisting of the Property Shown on a Plat in Co. D.B. 116, P. 431, and the Residue of Block 9, Carlton, Plat of Carlton Recorded D.B. 97, P. 352, CO, Charlottesville, VA," and recorded December 15, 1965, in the Clerk's Office, Circuit Court, City of Charlottesville, Virginia, in [Deed Book 272, Page 369](#), to which plat reference is hereby made for a more particular description of the real estate hereby conveyed.

LESS AND EXCEPT: That portion of the above-described property, described as a small triangular parcel of land at the corner of Tract 3, containing 659 square feet, more or less, conveyed to the City of Charlottesville, Virginia, by General Warranty Deed form Sallie E. Thomas, widow; Julius L. Lively, Jr.; and Joyce T. Lively, husband and wife, dated December 5, 1969, and recorded in the aforesaid Clerk's Office in [Deed Book 313, Page 557](#).

NOTE: This Less and Except Deed was described incorrectly on several recorded Deeds in the chains of title.

The Property is also SHOWN AND DESCRIBED on plat of survey prepared by Roudabush, Gale & Assoc., Inc., entitled, "Boundary Survey of Tax Map 56 Parcel 87.1, Carlton Mobile Home Park, City of Charlottesville, Virginia," dated September 12, 2024, and recorded _____, 2024, in the aforesaid Clerk's Office as Instrument No. _____; and is more particularly described by metes and bounds as follows:

TAX MAP PARCEL 56-87.1 CONSISTS OF TWO CERTAIN TRACTS OF LAND AS HEREIN DESCRIBED AS TRACT 2 AND TRACT 3 AS LABELED ON PLAT RECORDED IN DB:272 PG:368.

TRACT 2

COMMENCING AT THE POINT OF BEGINNING(POB), A PIPE FOUND IN THE NORTHERN RIGHT OF WAY OF MIDLAND STREET, CORNER TO TRACT 2 AND TRACT 3; THENCE FOLLOWING SAID RIGHT OF WAY, S 65°20'36" W FOR A DISTANCE OF 312.78' TO AN IRON SET; THENCE FOLLOWING A CURVE TO THE RIGHT WHICH HAS A CHORD BEARING OF S 79°02'58" W, CHORD DISTANCE OF 87.46', A RADIUS OF 184.64', AND AN ARC LENGTH OF 88.30' TO AN IRON FOUND CORNER TO TMP 56-87; THENCE LEAVING SAID RIGHT OF WAY, N 12°47'10" E FOR A DISTANCE OF 82.96' TO AN IRON FOUND; THENCE N 78°22'42" W FOR A DISTANCE OF 125.09' TO AN IRON FOUND IN THE EASTERN RIGHT OF WAY OF NASSAU STREET; THENCE FOLLOWING SAID RIGHT OF WAY, N 11°48'15" E FOR

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A DISTANCE OF 191.94' TO A NAIL SET; THENCE FOLLOWING A CURVE TO THE RIGHT WHICH HAS A CHORD BEARING OF N 65°09'13" E, CHORD DISTANCE OF 31.71', A RADIUS OF 19.86', AND AN ARC LENGTH OF 36.72' TO A NAIL SET IN THE SOUTHERN RIGHT OF WAY OF CARLTON AVENUE; THENCE WITH THE SOUTHERN RIGHT OF WAY OF CARLTON AVENUE, FOLLOWING A CURVE TO THE LEFT WHICH HAS A CHORD BEARING OF S 87°44'54" E, CHORD DISTANCE OF 112.54', A RADIUS OF 125.13', AND AN ARC LENGTH OF 116.73' TO AN IRON FOUND; THENCE N 65°31'37" E FOR A DISTANCE OF 241.75' TO AN IRON SET BEING A CORNER OF TRACT 3; THENCE LEAVING CARLTON AVENUE S 08°12'59" E FOR A DISTANCE OF 169.48' TO A POINT UNDER A SHED; THENCE S 29°19'58" E FOR A DISTANCE OF 101.16' TO THE POINT OF BEGINNING(POB).

TRACT 3

COMMENCING AT THE POINT OF BEGINNING(POB), A PIPE FOUND IN THE NORTHERN RIGHT OF WAY OF MIDLAND STREET, CORNER TO TRACT 2 AND TRACT 3; THENCE N 29°19'58" W FOR A DISTANCE OF 101.16' TO A POINT UNDER A SHED; THENCE N 08°12'59" W FOR A DISTANCE OF 169.48' TO AN IRON SET IN THE SOUTHERN RIGHT OF WAY OF CARLTON AVENUE; THENCE FOLLOWING SAID RIGHT OF WAY N 65°31'37" E FOR A DISTANCE OF 649.88' TO AN IRON FOUND; THENCE FOLLOWING A CURVE TO THE RIGHT WHICH HAS A CHORD BEARING OF S 43°03'27" E, CHORD DISTANCE OF 37.05', A RADIUS OF 19.60', AND AN ARC LENGTH OF 48.52' TO AN IRON FOUND IN THE WESTERN RIGHT OF WAY OF FRANKLIN STREET; THENCE FOLLOWING FRANKLIN STREET S 28°13'24" W FOR A DISTANCE OF 327.83' TO AN NAIL SET IN SIDEWALK; THENCE S 38°28'13" W FOR A DISTANCE OF 75.65' TO AN IRON SET; THENCE S 45°58'13" W FOR A DISTANCE OF 62.45' TO AN IRON SET; THENCE S 51°01'13" W FOR A DISTANCE OF 314.73' TO AN IRON FOUND CORNER TO TMP 56-106; THENCE LEAVING FRANKLIN STREET N 29°19'58" W FOR A DISTANCE OF 104.83' TO THE POINT OF BEGINNING(POB).

TRACT 2, CONTAINING 2.536 ACRES, MORE OR LESS. TRACT 3, CONTAINING 3.889 ACRES, MORE OR LESS.

BEING the same real estate, as to a one-fourth undivided interest, conveyed to ABB3 Holdings, LLC, a Maryland limited liability company, by Special Warranty Deed from Andrew B. Bolton, III, dated June 25, 2019, and recorded July 18, 2019, in the aforesaid Clerk's Office as [Instrument No. 2019-00002453](#); and by Deed of Correction, dated May 11, 2020, and recorded June 23, 2020, in the aforesaid Clerk's Office as [Instrument No. 2020-00002420](#).

BEING the same real estate, as to a one-fourth undivided interest, conveyed to Hogwaller Holdings LLC, a Virginia limited liability company, by Special Warranty Deed from William H. Bolton, dated June 25, 2019, and recorded July 18, 2019, in the aforesaid Clerk's Office as [Instrument No. 2019-00002454](#); and by Deed of Correction, dated May 11, 2020, and recorded June 23, 2020, in the aforesaid Clerk's Office as [Instrument No. 2020-00002421](#).

EXHIBIT A: PROPERTY LEGAL DESCRIPTION

BEING the same real estate, as to a one-half undivided interest, conveyed to Sunshine Court LLC, a Virginia limited liability company, by Special Warranty Deed from Susan B. Wimberly, dated May 11, 2020, and recorded June 23, 2020, in the aforesaid Clerk's Office as [Instrument No. 2020-00002423](#).