

Agent 360**43140 Town Hall Plz, Chantilly, VA 20152-5923 Unincorporated****Tax ID 127265145000****Summary Information**

| | | | |
|-------------------|---------------------------|---------------------|------------|
| Owner: | 43140 Town Hall Plaza Llc | Property Class: | Commercial |
| Owner Address: | 42473 Lennox Ct | Condo: | Yes |
| Owner City State: | CHANTILLY VA | Annual Tax: | \$6,777 |
| Owner Zip+4: | 20152-6385 | Record Date: | 07/15/11 |
| Company Owner: | 43140 TOWN HALL PLAZA LLC | Sale Amount: | \$662,348 |
| Owner Carrier Rt: | R120 | Book: | 2011 |
| | | Page: | 42178 |
| | | Tax Record Updated: | 11/22/23 |

Geographic Information

| | | | |
|--------------------|-------------------------------|--------------------|-------------------|
| County: | Loudoun, VA | Legal Unit: | 3 |
| Municipality: | Unincorporated | Sub District: | 0 |
| High Sch Dist: | Loudoun County Public Schools | Legal Subdivision: | MAIN STREET CONDO |
| Tax ID: | 127265145000 | Bldg/Complex Name: | MAIN STREET CONDO |
| Tax Map: | 452 | | |
| Tax ID Alt: | 127265145000 | | |
| City Council Dist: | 5 | | |

Assessment & Tax Information

| | | | | | |
|-------------|---------|--------------------|-----------|---------------------|------------|
| Tax Year: | 2023 | Annual Tax: | \$6,777 | Taxable Total Asmt: | \$774,500 |
| County Tax: | \$6,777 | Taxable Land Asmt: | \$774,500 | | |
| Asmt As Of: | 2023 | State/County Tax: | \$6,777 | Exempt Class: | 00 |
| | | | | Class Code: | NON-EXEMPT |

Lot Characteristics

| | | | | | |
|--------------|-------------------------|--------|--------|--------------|--------------------------------|
| County Desc: | UNFIN LOT PLAT RECOR | SQFT: | 55,321 | Zoning: | CLI |
| | | Acres: | 1.2700 | Zoning Desc: | COMMERCIAL LIGHT INDUSTRIAL |

Building Characteristics

| | | | | | |
|---------------------|---|------------------|-----------|--------------------|---|
| Model: | | Fireplace Type: | CONDO | Total Garage SQFT: | 0 |
| Fireplace Total: | 0 | Patio/Deck SQFT: | 0 | | |
| Attic SQFT: | 0 | Elec: | Hooked-Up | | |
| | | Property Class | 400 | | |
| | | Code: | | | |
| Sec 1 Construction: | | Sec 1 Area: | 0 | Sec 1 Story Type: | |
| Sec 2 Construction: | | Sec 2 Area: | 0 | Sec 2 Story Type: | |
| Sec 3 Construction: | | Sec 3 Area: | 0 | Sec 3 Story Type: | |
| Sec 4 Construction: | | Sec 4 Area: | 0 | Sec 4 Story Type: | |
| Sec 5 Construction: | | Sec 5 Area: | 0 | Sec 5 Story Type: | |

Codes & Descriptions

County Legal Desc: MAIN STREET CONDO 201107150042178 LIEU FLCR UNIT 3

County Land Desc: UNFIN LOT PLAT
RECOR

MLS History

| Annual Tax Amounts | | | | |
|--------------------|--------|-----------|--------|---------|
| Year | County | Municipal | School | Annual |
| 2023 | | \$6,777 | | \$6,777 |
| 2022 | | \$6,893 | | \$6,893 |
| 2021 | | \$6,993 | | \$6,993 |
| 2020 | | \$7,385 | | \$7,385 |
| 2019 | | \$7,457 | | \$7,457 |
| 2018 | | \$7,742 | | \$7,742 |
| 2017 | | | | \$8,028 |

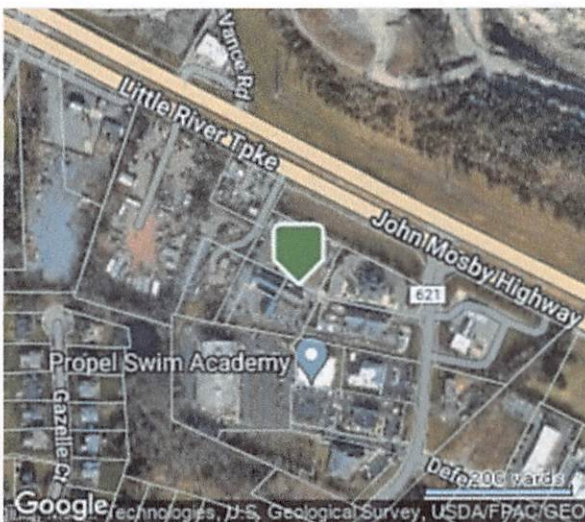
| Annual Assessment | | | | | | |
|-------------------|-----------|----------|-------------|------------|------------|------------|
| Year | Land | Building | Ttl Taxable | Total Land | Total Bldg | Total Asmt |
| 2023 | \$774,500 | | \$774,500 | | | |
| 2022 | \$774,500 | | \$774,500 | | | |
| 2021 | \$713,600 | | \$713,600 | | | |
| 2020 | \$713,600 | | \$713,600 | | | |
| 2019 | \$713,600 | | \$713,600 | | | |
| 2018 | \$713,600 | | \$713,600 | | | |
| 2017 | \$713,600 | | \$713,600 | | | |
| 2016 | \$713,600 | | \$713,600 | | | |

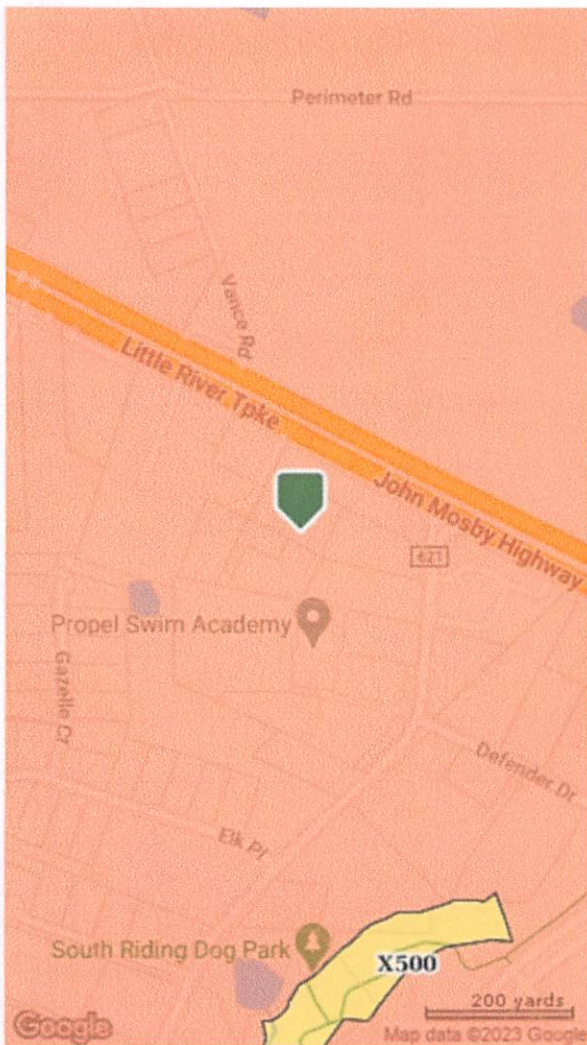
Record Date: 07/15/2011 Book: 2011
 Settle Date: Page: 42178
 Sales Amt: \$662,348 Doc Num:
 Sale Remarks:
 Owner Names: 43140 Town Hall Plaza Llc

Flood Zone in Center of Parcel: X
 Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
 Flood Zone Panel: 51107C0370E Panel Date: 02/17/2017
 Special Flood Hazard Area (SFHA): Out
 Within 250 feet of multiple flood zone: No

Property History

| Source | Category | Status | Date | Price | Owner |
|----------------|----------|-------------|------------|-----------|---------------------------|
| Public Records | | Record Date | 07/15/2011 | \$662,348 | 43140 Town Hall Plaza Llc |





- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2023. Created: 12/07/2023 02:29 PM



Owner

| | |
|-------------------|---------------------------|
| Name | 43140 TOWN HALL PLAZA LLC |
| Care Of | C/O JULIE WHITE |
| Mailing Address | 42473 LENNOX CT |
| . | |
| . | CHANTILLY VA 20152-6385 |
| Instrument Number | 201107150042178 |
| Book | |
| Page | |

Parcel

| | |
|---------------------------------|--------------------------|
| Primary Address | 43140 TOWN HALL PLZ |
| Tax Map # | 101/F/5CM//U3/ |
| State Use Class | Commercial/Indust |
| Total Land Area (Acreage) | 1.27 |
| Total Land Area (SQFT) | |
| Election District | DULLES |
| Billing District | Dulles District |
| Billing Split Notes 1 | |
| Billing Split Notes 2 | |
| Special Ad Valorem Tax District | None |
| Special Project District | |
| Living Units | |
| Structure Occupancy | VACANT LAND |
| Garage/PrkgSp Community | NO |
| Subdivision | MAIN STREET CONDO |
| Affordable Dwelling Unit (Y/N) | NO: PROPERTY IS NOT ADU. |
| Ag District | |
| Ag District Starting Date | |
| Ag District End Date | |
| Deactivation Status | |
| Solar Exemption? | NO |

Legal Description

| | |
|-------------------|---------------------------|
| Legal Description | MAIN STREET CONDO |
| . | 201107150042178 LIEU FLCR |
| . | UNIT 3 |

General Information

Loudoun County is providing public record information as a public service in accordance with Virginia Code Title 58.1-3122.2 (1998). The Loudoun County Commissioner of the Revenue provides annual valuations and maintenance of fair market values for equitable assessments on all types of real property.

The property information made available on this site includes ownership and deed information, legal description, sales information, assessment values and house characteristics and can be searched by Parcel ID Number, Address and Tax Map Number. The site is updated weekly. Parcels are linked to the Loudoun County GIS, with map overlays displaying boundary and environmental information such as topography, soils, flood plain and major roads.

Condominium garage units or assigned parking spaces associated with condominiums may have separate parcel identification numbers - and may be assessed separately.

Tax History / Payment

Click on the Parcel ID to view its related document
[127265145000](#)

2023 Values

| | |
|--------------------------|-----------|
| Fair Market Land | \$774,500 |
| Fair Market Building | \$0 |
| Prorated Bldg | \$0 |
| Effective Date | |
| Fair Market Total | \$774,500 |
| Land Use Value | \$0 |
| Total Taxable Value | \$774,500 |
| *Deferred Land Use Value | \$0 |
| Tax Exempt Code | TAXABLE |
| Tax Exempt Land | \$0 |
| Tax Exempt Building | \$0 |
| Tax Exempt Total | \$0 |
| Revitalized Real Estate | |

Solar Exemption**2022 Values**

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Notice | \$774,500 | | | | \$774,500 | | \$774,500 |
| Landbook | \$774,500 | | | | \$774,500 | | \$774,500 |

2021 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Notice | \$713,600 | | | | \$713,600 | | \$713,600 |
| Landbook | \$713,600 | | | | \$713,600 | | \$713,600 |

2020 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Landbook | \$713,600 | | | | \$713,600 | | \$713,600 |
| Notice | \$713,600 | | | | \$713,600 | | \$713,600 |

2019 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Notice | \$713,600 | | | | \$713,600 | | \$713,600 |
| Landbook | \$713,600 | | | | \$713,600 | | \$713,600 |

2018 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Notice | \$713,600 | | | | \$713,600 | | \$713,600 |
| Landbook | \$713,600 | | | | \$713,600 | | \$713,600 |

2017 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Notice | \$713,600 | | | | \$713,600 | | \$713,600 |
| Landbook | \$713,600 | | | | \$713,600 | | \$713,600 |

2016 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Notice | \$713,600 | | | | \$713,600 | | \$713,600 |
| Landbook | \$713,600 | | | | \$713,600 | | \$713,600 |

2015 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Landbook | \$713,600 | | | | \$713,600 | | \$713,600 |
| Notice | \$713,600 | | | | \$713,600 | | \$713,600 |

2014 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Notice | \$636,200 | | | | \$636,200 | | \$636,200 |
| Landbook | \$636,200 | | | | \$636,200 | | \$636,200 |

2013 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Notice | \$636,200 | | | | \$636,200 | | \$636,200 |
| Landbook | \$636,200 | | | | \$636,200 | | \$636,200 |

2012 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Notice | \$636,200 | | | | \$636,200 | | \$636,200 |
| Landbook | \$636,200 | | | | \$636,200 | | \$636,200 |

2011 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Notice | \$511,700 | | | | \$511,700 | | \$511,700 |
| Landbook | \$511,700 | | | | \$511,700 | | \$511,700 |

2010 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Notice | \$511,700 | | | | \$511,700 | | \$511,700 |
| Landbook | \$511,700 | | | | \$511,700 | | \$511,700 |

2009 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Notice | \$553,200 | | | | \$553,200 | | \$553,200 |
| Landbook | \$553,200 | | | | \$553,200 | | \$553,200 |

2008 Values

| Process Type | FM Land | FM Building | Effective Date | Supp/(Exon) | FM Total | LU Deferred | Taxable Value |
|--------------|-----------|-------------|----------------|-------------|-----------|-------------|---------------|
| Notice | \$553,200 | | | | \$553,200 | | \$553,200 |
| Landbook | \$553,200 | | | | \$553,200 | | \$553,200 |

Note

FM (Fair Market) = All land/buildings if 100% complete as of January 1.
Prorated value = The building value added as of the effective date for any new construction.
Taxable value = For details select Tax History / Payment.

Sales / Transfers

| Date | Sale Price | Buyer |
|------------|------------|---------------------------|
| 07/15/2011 | \$662,348 | 43140 TOWN HALL PLAZA LLC |
| 09/27/2006 | \$0 | S R 50 LLC |

Sales / Transfers Details

1 of 2

| | |
|----------------------------------|-----------------------------|
| Sale Date | 07/15/2011 |
| Sale Price | \$662,348 |
| Seller | |
| Buyer | 43140 TOWN HALL PLAZA LLC |
| Valuation Code | DEED IN LIEU OF FORECLOSURE |
| Instrument Number | 201107150042178 |
| Recordation Date | 07/15/2011 |
| Deed Book and Page | - |
| Multi-Parcel Sale (# of Parcels) | 1 |
| Additional Notes | |
| Note | |

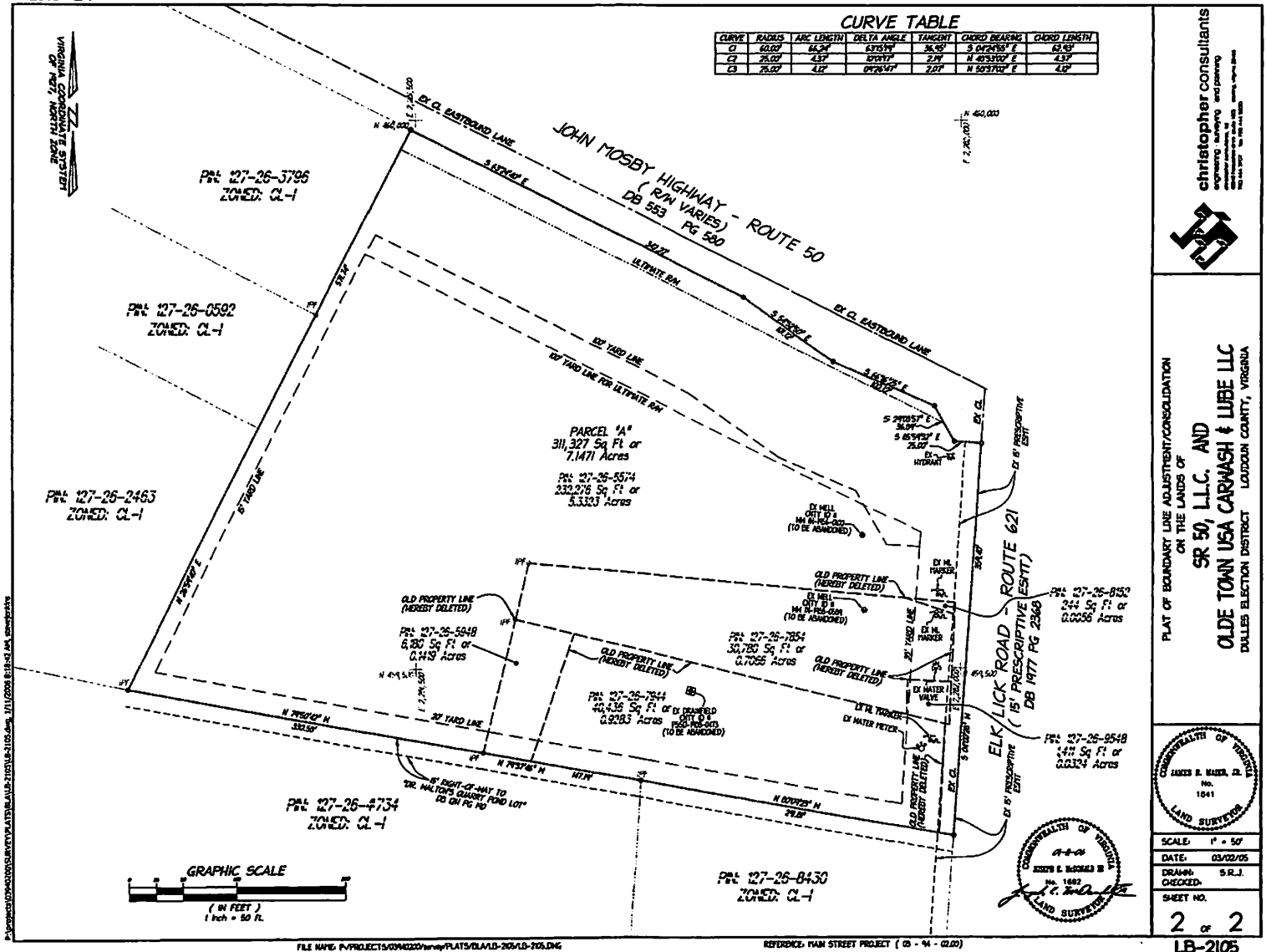
Tax History / Payment

Click on the Parcel ID to view its related document
[127265145000](#)

Map It

Click on the Parcel ID to view its related document
[127265145000](#)

Box 99 LB-2105



christopher consultants



PLAT OF BOUNDARY LINE ADJUSTMENT/CONSOLIDATION
ON THE LANDS OF

SR 50, LLC, AND
OLDE TOWN USA CARWASH & LUBE LLC
DALLAS ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA



SCALE: 1" = 50'
DATE: 03/02/05
DRAWN: S.R.J.
CHECKED:
SHEET NO.

2 of 2
LB-2105

20060927-0082835
Louisiana County, VA
08/27/2006 4:05:37PM
Gary M. Clemons - Clerk


Filed with Instrument Number:
200609270382831



DALLAS GLESSON EMBROID LEXINGTON COUNTY VIRGINIA



christopher consultants
engineering • surveying • land planning
christopher consultants, inc.
499-10 haweside drive (july 103) • maiting, virginia 22146
703.444.5707 • fax 703.444.5333


20110715-0042178
Loudoun County, VA Pgs 3
07/15/2011 11:48 08AM Grantor Tax Pd
Gary M. Clemens, Clerk \$662.50

This instrument was prepared by:
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Blvd., Suite 1300
Arlington, Virginia 22201

2011 Tax Assessed Value: \$511,700.00
Consideration: \$662,348.95

GPIN No.: 127-26-5145-0000
Tax Map No: 101/F/5CM//U3/
Title Insurer: Fidelity
National

Grantee's Address: 5517 Vine Street
Alexandria, Virginia 22310

DEED IN LIEU OF FORECLOSURE

this deed in lieu of foreclosure, is made to be effective as of the 12th day of July, 2011, by and between SR 50, L.L.C., a Virginia limited liability company, herein referred to as the "Grantor" (index as Grantor); and 43140 Town Hall Plaza, LLC, a Virginia limited liability company, herein referred to as the "Grantee" (index as Grantee).

RECITALS:

(A) Cardinal Bank was the holder of a certain Promissory Note dated December 14, 2005, as modified and restated from time to time (the "Note"), in the original maximum principal amount of \$2,260,000.00, made by SR 50, L.L.C. as the maker and borrower.

(B) The repayment of the Note is collaterally secured by a certain Credit Line Deed of Trust and Security Agreement and assignment of Leases and Rents dated December 14, 2005 made by SR50 and recorded among the land records of Loudoun County, Virginia as Instrument No. 20051215-0140698, as modified and subordinated in Instrument No. 20060413-0033010, further corrected in Instrument No. 20060502-0038821, further modified in Instrument No. 20061117-0096882 and further modified in Instrument No. 20070417-0029030 (collectively the "Deed of Trust"), which Deed of Trust secured the payment of certain indebtedness payable to CARDINAL BANK, N.A. (the "Note").

(C) The Grantor is in default under the terms of repayment of the Note and the Deed of Trust, Cardinal Bank having called in full and accelerated the loan indebtedness therein provided and secured, and Grantor is currently obligated to pay and owes Cardinal Bank the total principal sum of \$662,348.95, plus all accrued and accruing interest thereon, and late charges, and costs and expenses of collection.

(D) Cardinal Bank has sold, transferred and assigned its right, title, interest, and obligations under the said Note and the said Deed of Trust to Grantee pursuant to the terms and provisions contained in that certain Loan Sale Agreement dated June 27, 2011.

(E) In lieu of and to avoid foreclosure proceedings under the Deed of Trust in the collection of the Note, any claim under the Environmental Liabilities Agreement against the Grantor or any guarantors thereof, and/or any claim under each of the Unconditional Guaranty of Payment Agreements each dated December 14, 2005 against the guarantors named therein, the Grantor is willing and agreeable to transfer, grant and convey fee simple title to the below described real property that is encumbered by the lien of the Deed of Trust to Grantee expressly subject to the lien of the Deed of Trust, it being the intent of the parties that this Deed does not effect a merger of the Grantee's fee ownership with the lien of the Deed of Trust and the lien of the Deed of Trust shall remain separate and distinct.

NOW THEREFORE, THIS DEED WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the above stated Recitals and the agreements set forth therein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, transfer, and convey, with SPECIAL WARRANTY OF TITLE and the Virginia statutory covenants applicable to such warranty, to the aforesaid Grantee, in fee simple, all of those certain lots and parcels of land, together with all improvements, buildings, and structures now existing and constructed thereon, and all appurtenances and privileges thereunto belonging, located, situate, lying, and being in Loudoun County, Commonwealth of Virginia, more particularly described as follows:

Condominium Unit 3, MAIN STREET CONDOMINIUM, together with any limited element appurtenant thereto, as set forth in Declaration of Condominium recorded in Instrument No. 20060927-0082834, with plat recorded in Instrument No. 20060927-0082835, as amended in Instrument No. 20070530-0040362 with plat recorded in Instrument No. 20070530-0040363, among the land records of Loudoun County, Virginia.

AND BEING a part of the same property conveyed to Grantor by Deed recorded as Instrument Number 20060927-0082845 among the land records of Loudoun County, Virginia.

This deed is an absolute conveyance, the Grantor hereby acknowledges receipt from the Grantee of full, fair and adequate consideration.

Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than in this deed and in that certain agreement between Grantor and Grantee dated as of June 28, 2011.

This conveyance is made expressly subject to any liens, restrictions, covenants, conditions, rights of way, and easements recorded among the aforesaid land records which form the chain of title to the Property.

IN WITNESS WHEREOF, Grantor has executed this Deed In Lieu of Foreclosure to be effective as of the date first above written.

SR50, L.L.C., a Virginia limited liability company

By: George Thakor
George Thakor, its Manager

COMMONWEALTH OF VIRGINIA)
CITY/COUNTY OF Fairfax) ss:

I HEREBY CERTIFY that on July 12, 2011, before me, a Notary Public of the jurisdiction aforesaid, personally appeared George Thakor, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument who in his official and authorized capacity as the Manager of SR50, L.L.C., a Virginia limited liability company, executed the foregoing instrument for the purposes therein contained by signing his name as Manager of SR50, L.L.C.

WITNESS my hand and Notarial Seal.

William D. Huber
Notary Public

My Commission Expires: 3-31-2014
Registration No. 7030093

