

Summary Information

Owner: 43140 Town Hall Plaza Llc

42473 Lennox Ct Owner Address: Owner City State: CHANTILLY VA

Owner Zip+4: 20152-6385 43140 TOWN HALL PLAZA LLC Company Owner:

Owner Carrier Rt: R120

Property Class: Commercial

Condo: Yes \$6,777 Annual Tax: Record Date: 07/15/11 Sale Amount: \$662,348 2011 Book: 42178 Page:

Geographic Information

Legal Unit: Loudoun, VA County: Municipality: Unincorporated

Loudoun County Public Schools High Sch Dist:

Tax ID: 127265145000

Tax Map: 452

Tax ID Alt: 127265145000

City Council Dist:

3 0 Sub District:

Tax Record Updated:

Legal Subdivision: MAIN STREET CONDO MAIN STREET CONDO Bldg/Complex Name:

11/22/23

Assessment & Tax Information

Tax Year: 2023 Annual Tax: \$6,777 Taxable Total Asmt: \$774,500

\$6,777 Taxable Land Asmt: \$774,500 County Tax:

Asmt As Of: 2023 State/County Tax: \$6,777

Exempt Class:

Class Code: NON-EXEMPT

Lot Characteristics

UNFIN LOT PLAT SQFT: 55,321 Zoning: County Desc:

COMMERCIAL LIGHT 1.2700 Zoning Desc: RECOR Acres: **INDUSTRIAL**

Building Characteristics

CONDO Total Garage SQFT: 0 Model: Fireplace Type:

Fireplace Total: 0 Patio/Deck SQFT: 0

Attic SQFT: 0 Hooked-Up Elec: 400

Property Class

Code: Sec 1 Construction: Sec 1 Area: 0

Sec 1 Story Type: Sec 2 Story Type: Sec 2 Construction: Sec 2 Area: 0 Sec 3 Story Type: Sec 3 Area: Sec 3 Construction: 0 Sec 4 Construction: Sec 4 Area: 0 Sec 4 Story Type: Sec 5 Story Type: Sec 5 Area: 0 Sec 5 Construction:

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

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: Page: 2011

Settle Date:

\$662,348

42178

Sales Amt:

Sale Remarks:

Doc Num:

Owner Names: 43140 Town Hall Plaza Llc

Flood Zone in Center of Parcel:

Flood Code Desc:

Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains. 51107C0370E Panel Date: 02/17/2017

Flood Zone Panel:

Out

Special Flood Hazard Area (SFHA):

Within 250 feet of multiple flood No

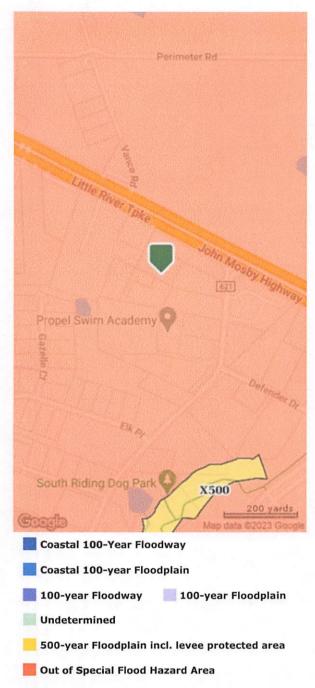
zone:

Property History

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







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 Care Of Mailing Address

Mailing Address

Instrument Number Book

Page

43140 TOWN HALL PLAZA LLC

C/O JULIE WHITE 42473 LENNOX CT

CHANTILLY VA 20152-6385

201107150042178

Parcel

Primary Address Tax Map # State Use Class Total Land Area (Acreage) Total Land Area (SQFT)

Election District
Billing District
Billing Split Notes 1
Billing Split Notes 2

Special Ad Valorem Tax District

Special Project District

Living Units

Structure Occupancy Garage/PrkgSp Community

Subdivision
Affordable Dwelling Unit (Y/N)
Ag District
Ag District Starting Date

Ag District Starting Date Ag District End Date Deactivation Status Solar Exemption? 43140 TOWN HALL PLZ 101/F/5CM//U3/ Commercial/Indust

1.27

DULLES Dulles District

None

VACANT LAND

NO MAIN STREET CONDO NO: PROPERTY IS NOT ADU.

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
Dolon ou Lund Doo Talad	
Tax Exempt Code	TAXABLE
Tax Exempt Land	\$0
Tax Exempt Building	\$0
Tax Exempt Total	\$0
Revitalized Real Estate	

2022 Values

2011 Values

2022 Values						
Process Type Notice	FM Land \$774,500	FM Building Effective Date	Supp/(Exon)	FM Total \$774,500	LU Deferred	Taxable Value \$774,500
Landbook	\$774,500 \$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 \$713,600
Landbook	\$713,600			\$713,600		\$713,600
2020 Values						
Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total \$713,600	LU Deferred	Taxable Value \$713,600
Landbook Notice	\$713,600 \$713,600			\$713,600 \$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 Landbook	\$713,600 \$713,600			\$713,600 \$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 Notice	\$713,600	Fivi Building Ellective Date	Supp/(Exon)	\$713,600	LO Deletted	\$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 \$742,600
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 \$713,600
Landbook Notice	\$713,600 \$713,600			\$713,600 \$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 Landbook	\$636,200 \$636,200			\$636,200 \$636,200		\$636,200 \$636,200
	\$ 030,200			φυσυ, ευυ		ψοσοιεσο
2012 Values	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Process Type Notice	\$636,200	r w bulluling Elective Date	Suppr(Exon)	\$636,200	CO Deletion	\$636,200
Landbook	\$636,200			\$636,200		\$636,200

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

Sale Price Date Buyer 07/15/2011 \$662,348 43140 TOWN HALL PLAZA LLC

SR 50 LLC 09/27/2006 \$0

Sales / Transfers Details

1 of 2

07/15/2011 Sale Date Sale Price Seller

Buyer Valuation Code Instrument Number

Recordation Date Deed Book and Page Multi-Parcel Sale (# of Parcels)

Additional Notes

Note

\$662,348

43140 TOWN HALL PLAZA LLC DEED IN LIEU OF FORECLOSURE

201107150042178 07/15/2011

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

NOTES

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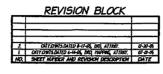
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- DEVELOPMENT OF THE PROPERTIES ARE SUBJECT TO THE POLICY OF SPEX 2004-000D (APPROVED 05-17-05)
- THE PROPERTIES ARE CHREDITLY ZONED CLI, AMPRORT INFINCT OVERLAY DISTRICT (AL), AND CHARRY MOTIFICATION OVERLAY DISTRICT (OIL), AUTOISTERED UNDER THE REVISED PRO ZONEG CREDILLICE.
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- IL THE PROPERTIES ARE BODG SERVED BY PHELIC MATER AND PHELIC SOMER THROUGH THE DEVELOPER'S DYDISCOL MIC INTERCONNECTION OF EXISTING LOLDIONI COUNTY SUMMARION MUTURATY (LCSA) SYSTEMS
- THE SELECT PROPERTY IS LICATED WITHIN THE CLARKY INTERCATED OFFICER SCHOOL STREET AS STAGES ON THE SELECTION OF THE SELECT STAGES OF THE SELECT OFFICER OF THE SELECT OFFICER OFFICER OFFICER OFFICER OFFICER OFFICER OFFI
- 8. NO BALDING POOTPRINTS WITHIN THE AREA OF ADJUSTMENT SHALL PRINCE YARD REGI RESULT OF THIS BOUNDARY LINE ADJUSTMENT.
- H. SEE DEED DOOLHERTS FOR OWERS DEDICATION



ZONING REQUIREMENTS
THE PROPERTIES ARE CURRENTLY SOUTH OF, AND
GUARRY HOPELT OVERLAY DISTRICT (AU), AND
GUARRY HOTELANDH OVERLAY DISTRICT (OH)

(COMERCIAL LIGHT NOUSTRY)

3-407 (C) LANDSCAPED OPEN SPACES .D TIPES THE BUILDABLE AREA OF THE LOT.



AREA TABULATION

OLD AREAS: PIN: # 127-26-5574 PIN: # 127-26-052 PIN: # 127-26-052 PIN: # 127-26-6940 PIN: # 127-26-7944	:	232, 274 SO.FT. OR 244 SO.FT. OR 30, 750 SO.FT. OR 6, 150 SO.FT. OR 40, 436 SO.FT. OR	5.3373 ACRES 0.0054 ACRES 0.7054 ACRES 0.107 ACRES 0.407 ACRES
PRI # 127-26-4540	:	L 411 50.FT. OR	7.14TI ACRES

NEW AREAS:

. SILSOT SOFT, OR T.HITLACRES

20060413-0033911

- LEGEND

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- TO DENOTES HATERLINE MARKER
- A DONOTES HATER VALVE
- * DONOTES NATER METER O . DENOTES YARD HYDRANT
- IPF DENOTES IRON PIPE FOUND

APPROVAL BLOCK
LAID DEVELOPMENT APPLICATION
NUMBER BLAD 2005-0004
I ACCORDING WITH THE REAL OF THE LOSS
HAD DISPOSED CONJUNCTOR BLOCK TO HAVE DESCRIPTION OF THE LOSS ENT OF BURLOW)NO DEVELOPMENT

SURVEYOR'S CERTIFICATE

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christopher consultants

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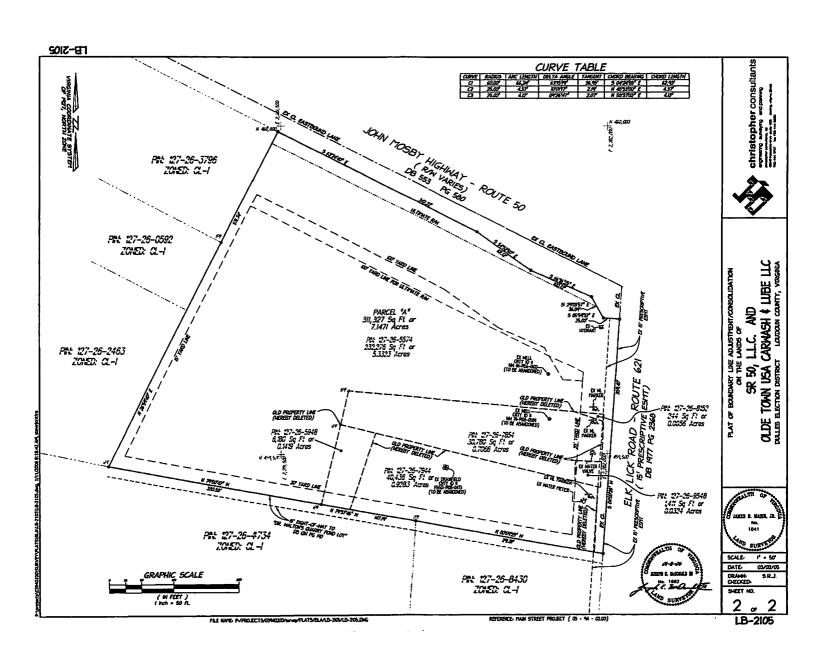
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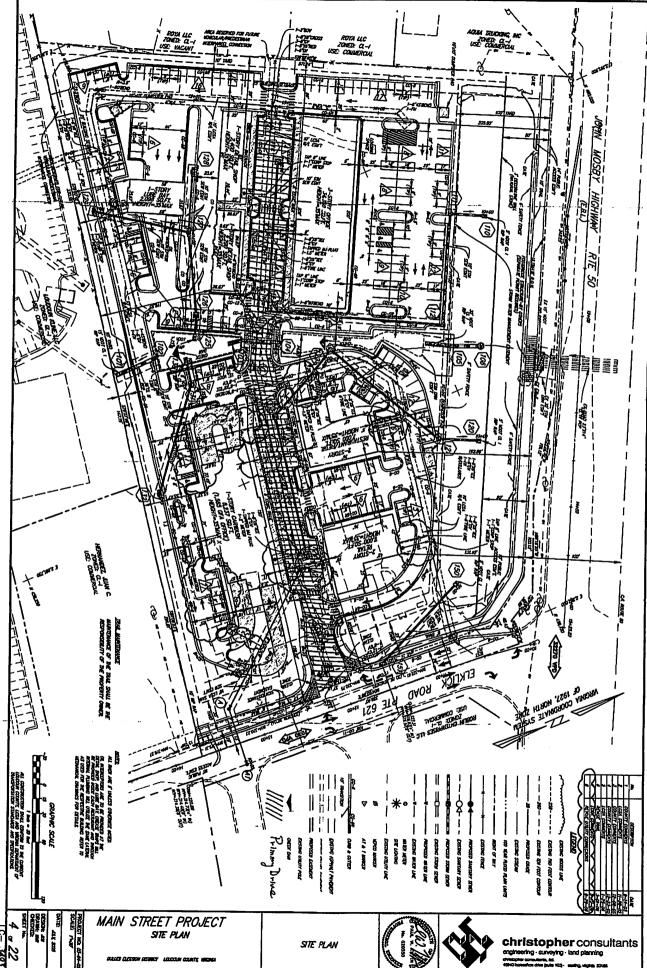
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Œ LB-2105 Box99

FILE NAME: PAPPEDECTS/03940200/amen/PLATS/BLAAB-205/LB-205/DHG

REFERENCE: HAM STREET PROJECT (03 - 94 - 02,00)





x h; 6; + "D"

Filed with Instrument Number 200409275082834



Loudoun County, VA Pgs 3 07/15/2011 11-48 089MGrantor 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 Insur: Fidelity

Grantee's Address: 5517 Vine Street

Alexandria, Virginia 22310

National

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 <u>SR 50, L.L.C.</u>, 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.

RETURN TO: 60x 80
COMMERCIAL TITLE GROUP
8605 WESTWOOD CENTER DR., SUITE 200
VIENNA, VA 22182ge 1
CASE NO. 192-919

(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. 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.

.FA

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 ats Manager

COMMONWEALTH OF VIRGINIA

SS:

CITY/COUNTY OF Fair fax

I HEREBY CERTIFY that on July 12

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 singing his name as Manager of SR50, L.L.C.

WITNESS my hand and Notarial Seal.

My Commission Expires: 3-31-2014

Registration No. 7030093

(A0225473 DOCX / 3 Deed in Lieu of Foreclosure v3-CL 007129 000004)