



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

December 9, 2024

Nuwave Development LLC
2025 East Main Street, Suite 201
Richmond, VA 23223

William Zimmer & Brandon White
2025 East Main Street, Suite 201
Richmond, VA 23223
Attn: William Zimmer

To Whom It May Concern:

RE: BZA 02-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, January 8, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permits to construct two new single-family (detached) dwellings at 2202 3rd AVENUE (Tax Parcel Number N000-0559/007), located in an R-6 (Single-Family Attached Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **169 014 747#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2025 drop-down, click meeting details for January 8, 2025 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 02-2025
Page 2
December 9, 2024

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Roy W. Benbow".

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Banks Jamone
10146 Faraday Ct
Chester, VA 23831

Coleman Joseph Garnett And Mary
Butler
2207 2nd Ave
Richmond, VA 23222

Ford Turner Joyce Marital Trust
Shanon T Turner Trustee
6019 Moonlight Dr
N Chesterfield, VA 23234

Gibbs Sheryl N
2215 2nd Ave
Richmond, VA 23222

Halloran Robert Daniel Jr
2211 3rd Ave
Richmond, VA 23222

Harris Letetia
2201 Third Ave
Richmond, VA 23222

Jopau Real Estate Llc
3829 Nightmuse Way
Glen Allen, VA 23059

King Mae A
13104 Willow Point Dr
Fredericksburg, VA 22408

Meade Edward Spencer
2213 2nd Ave
Richmond, VA 23222

Moore Lee Goddard
836 Rock Creek Rd
Charlottesville, VA 22903

Nicholas Simone
8106 Hampton Glen Drive
Chesterfield, VA 23832

Smith Henry L & Sally R
2201 Second Ave
Richmond, VA 23222

Speed Paul And Harper Brant
608 Conley Rd
Richmond, VA 23227

Stone Crest Inc
4706 Summer Lake Circle
Mosley, VA 23120

Troupe Alexandria And Green Griffin
2209 3rd Ave
Richmond, VA 23222

Wimberly Jessica And Pamela
2209 2nd Ave
Richmond, VA 23222

Young Kennard & Bradby Sondra
2206 3rd Avenue
Richmond, VA 23222

Young Lorenzo & Valois T
2117 3rd Ave
Richmond, VA 23222

Property: 2202 3rd Ave **Parcel ID:** N0000559007**Parcel**

Street Address: 2202 3rd Ave Richmond, VA 23222-
Owner: BERT ELLA K
Mailing Address: 2202 3RD AVE, RICHMOND, VA 23222
Subdivision Name : CHESTNUT HILL
Parent Parcel ID:
Assessment Area: 312 - Chestnut Hills
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$78,000
Improvement Value: \$52,000
Total Value: \$130,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 8400
Acreage: 0.193
Property Description 1: CHESTNUT HILLS L11-12 B12
Property Description 2: 0060.00X0140.00 0000.193 AC
State Plane Coords(?): X= 11795024.999992 Y= 3729995.237537
Latitude: 37.56206744 , **Longitude:** -77.42307926

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 60
Rear Size: 140
Parcel Square Feet: 8400
Acreage: 0.193
Property Description 1: CHESTNUT HILLS L11-12 B12
Property Description 2: 0060.00X0140.00 0000.193 AC
Subdivision Name : CHESTNUT HILL
State Plane Coords(?): X= 11795024.999992 Y= 3729995.237537
Latitude: 37.56206744 , **Longitude:** -77.42307926

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$82,000	\$54,000	\$136,000	Reassessment
2024	\$78,000	\$52,000	\$130,000	Reassessment
2023	\$78,000	\$52,000	\$130,000	Reassessment
2022	\$47,000	\$49,000	\$96,000	Reassessment
2021	\$36,000	\$49,000	\$85,000	Reassessment
2020	\$36,000	\$47,000	\$83,000	Reassessment
2019	\$27,000	\$45,000	\$72,000	Reassessment
2018	\$27,000	\$41,000	\$68,000	Reassessment
2017	\$25,000	\$42,000	\$67,000	Reassessment
2016	\$25,000	\$40,000	\$65,000	Reassessment
2015	\$25,000	\$39,000	\$64,000	Reassessment
2014	\$25,000	\$35,000	\$60,000	Reassessment
2013	\$25,000	\$35,000	\$60,000	Reassessment
2012	\$25,000	\$37,000	\$62,000	Reassessment
2011	\$25,000	\$40,000	\$65,000	CarryOver
2010	\$25,000	\$40,000	\$65,000	Reassessment
2009	\$25,300	\$76,300	\$101,600	Reassessment
2008	\$25,300	\$76,300	\$101,600	Reassessment
2007	\$23,000	\$76,300	\$99,300	Reassessment
2006	\$21,900	\$76,300	\$98,200	Reassessment
2005	\$13,500	\$54,500	\$68,000	Reassessment
2004	\$9,000	\$41,300	\$50,300	Reassessment
2003	\$8,500	\$39,000	\$47,500	Reassessment
2002	\$8,300	\$38,200	\$46,500	Reassessment
2001	\$9,080	\$42,000	\$51,080	Reassessment
2000	\$7,500	\$42,000	\$49,500	Reassessment
1998	\$7,500	\$37,500	\$45,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/27/2004	\$58,000	WM SPECIALTY MORTGAGE LLC	ID2004-28978	
05/03/2004	\$82,844	PAUL CHRISTOPHER	ID2004-14063	
09/22/2000	\$86,000	BLACK DAVID E JR	ID2000-22617	
10/16/1997	\$54,000	Not Available	09700-22754	
03/04/1996	\$0	Not Available	009600-04147	

Planning

Master Plan Future Land Use: R
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: North
Traffic Zone: 1025
City Neighborhood Code: HPST
City Neighborhood Name: Highland Park Southern Tip
Civic Code:
Civic Association Name: Highland Park Quality of Life Association
Subdivision Name: CHESTNUT HILL
City Old and Historic District:
National historic District: Chestnut Hill-Plateau
Neighborhoods in Bloom: Highland Park Southern Tip
Redevelopment Conservation Area: Highland Park

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	3013	0109003	010900
1990	319	0109003	010900

Schools

Elementary School: Overby Sheppard
Middle School: Henderson
High School: Marshall

Public Safety

Police Precinct: 4
Police Sector: 411
Fire District: 15
Dispatch Zone: 093B

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Wednesday
Bulk Collection: TBD

Government Districts

Council District: 6
Council District for 2025 (Current Election): 6
Voter Precinct: 604
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - R#205009
Year Built: 1920
Stories: 2
Units: 0
Number Of Rooms: 10
Number Of Bed Rooms: 4
Number Of Full Baths: 1
Number Of Half Baths: 1
Condition: very poor for age
Foundation Type: Full Crawl
1st Predominant Exterior: Wood siding / Wood shake
2nd Predominant Exterior: N/A
Roof Style: Gable-Hip
Roof Material: Metal
Interior Wall: Drywall
Floor Finish: Softwood-standard
Heating Type: No Heat
Central Air: N
Basement Garage Car #: 0
Fireplace: Y

Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 2322 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 320 Sqft
Deck: 0 Sqft

Property Images

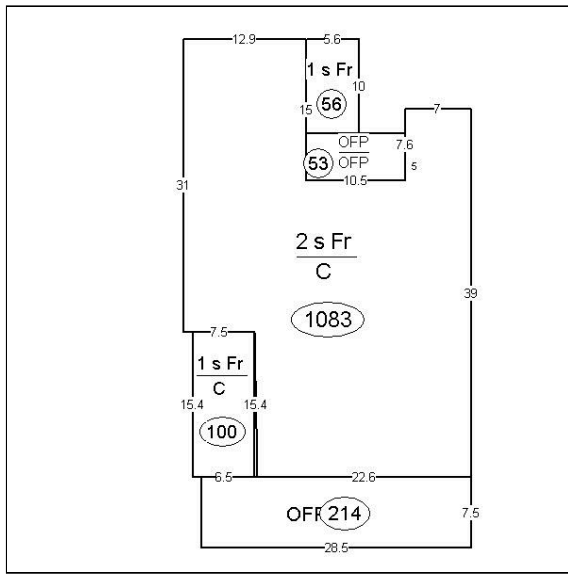
Name:N0000559007 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:N0000559007 Desc:R01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



**THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340**

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Nuwave Development LLC **PHONE: (Home)** () _____ **(Mobile)** () _____
ADDRESS 2025 East Main Street, Suite 201 **FAX:** () _____ **(Work)** (804) 716-8404
Richmond, Virginia 23223 **E-mail Address:**

PROPERTY OWNER'S

REPRESENTATIVE: William Zimmer & Brandon White **PHONE: (Home)** () _____ **(Mobile)** (804) 690-1536
(Name/Address) 2025 East Main Street, Suite 201 **FAX:** () _____ **(Work)** () _____
Richmond, Virginia 23223 **E-mail Address:** w.zimmer@nuwavedevelopment.com
Attn: William Zimmer

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES) 2202 3rd Avenue

TYPE OF APPLICATION: **VARIANCE** **SPECIAL EXCEPTION** **OTHER** _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(1)

APPLICATION REQUIRED FOR: A lot split and building permits to construct two (2) new single-family detached dwellings.

TAX PARCEL NUMBER(S): N000-0559/007 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 8,400.0 square feet and a lot width sixty of feet (60') currently exists; lot areas of 4,200.0 square feet and lots widths of thirty feet (30') are proposed.

DATE REQUEST DISAPPROVED: November 18, 2024 **FEE WAIVER:** YES NO:

DATE FILED: November 13, 2024 **TIME FILED:** 1:35 p.m. **PREPARED BY:** David Duckhardt **RECEIPT NO.** BZAR-157632-2024

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) (2) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] **DATE:** 11/25/24

***** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS *****

CASE NUMBER: BZA 02-2025 **HEARING DATE:** January 8, 2025 **AT** 1:00 **P.M.**

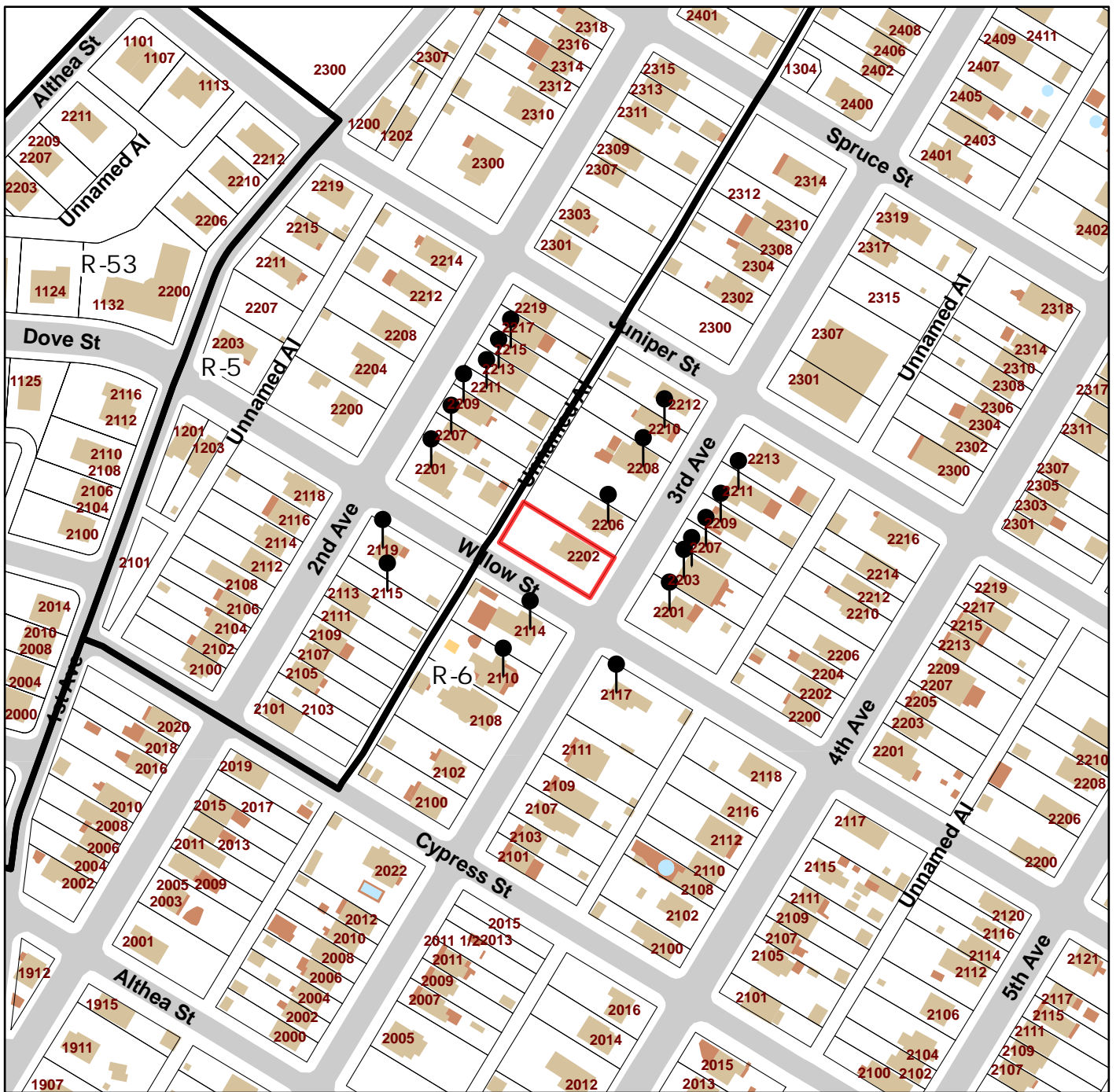
BOARD OF ZONING APPEALS CASE BZA 02-2025
150' Buffer

APPLICANT(S): Nuwave Development LLC

PREMISES: 2202 3rd Avenue
(Tax Parcel Number N000-0559/007)

SUBJECT: A lot split and building permits to construct two new single-family (detached) dwellings.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are not met.



0 50 100 200 300 400 Feet



BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a \$175.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

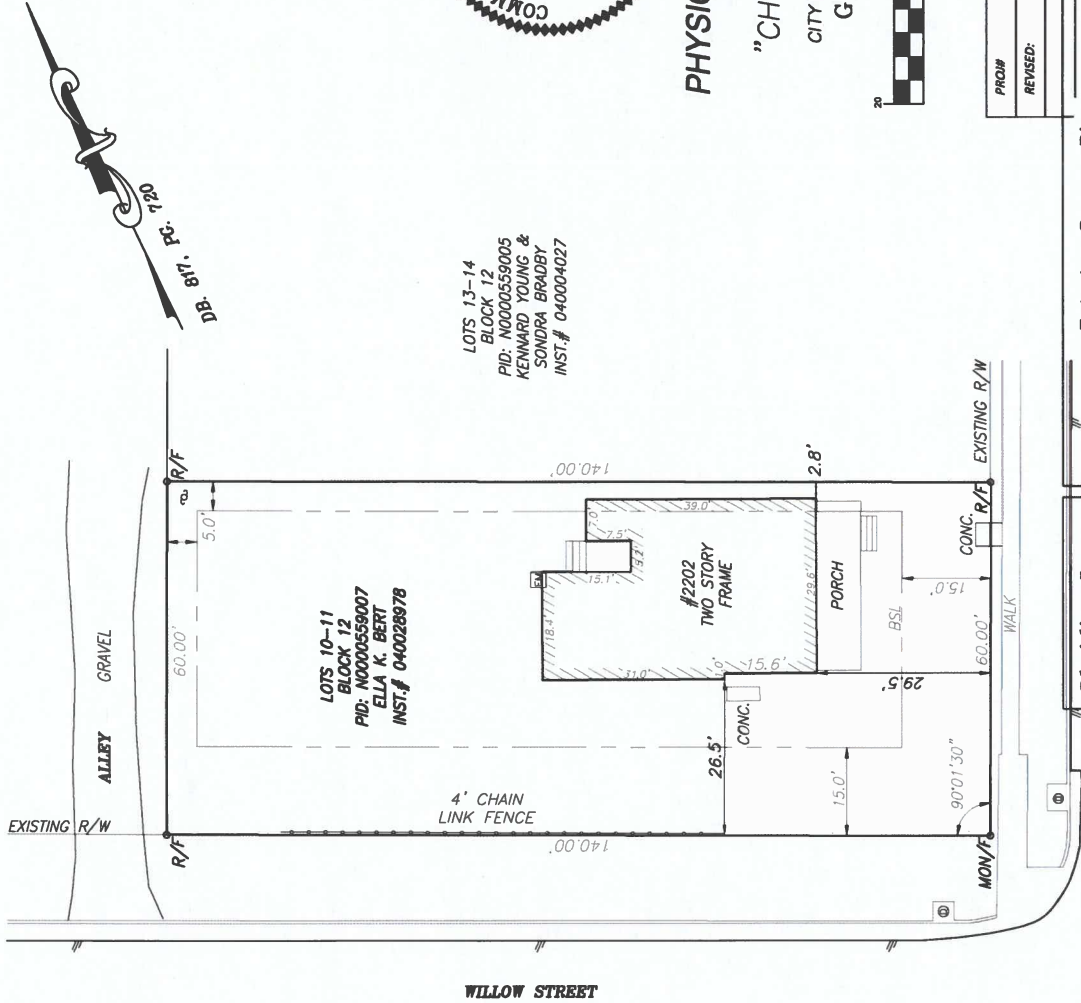
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

William E. [Signature]

1. THIS SURVEY WAS COMPILED FROM A FIELD SURVEY COMPLETED ON 11/5/24 AND FROM DEEDS AND PLATS OF RECORD.
2. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY; ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
3. BY GRAPHICAL MEANS THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" ON FLOOD INSURANCE RATE MAP NO.5101290041E WITH AN EFFECTIVE DATE OF JULY 16TH, 2024.

- R/F ROD FOUND
- M/F MONUMENT FOUND
- CHAIN LINK FENCE
- ⊙ UTILITY POLE
- ⊙ DRAINAGE MANHOLE



LOTS 13-14
BLOCK 12
PID: N0000559005
KENNARD YOUNG &
SONDRA BRADY
INST.# 040004027

LOTS 10-11
BLOCK 12
PID: N0000559007
ELLA K. BERT
INST.# 040028978



PHYSICAL IMPROVEMENT
"CHESTNUT HILLS"
LOTS 10-11
CITY OF RICHMOND, VIRGINIA
GRAPHIC SCALE



PROJ# _____
REVISED: _____
DATE: 11/16/24
BY: Charles R. Field
Gr. Charles R. Field
ChIE Lic. No. 21973
11/13/2017
PROFESSIONAL ENGINEER
4:32:05 PM
11/13/24

Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Existing Survey Plat
2202 3rd Ave
Nuwave Development LLC

November 13, 2024

V1.1

James River
SURVEYING

UNIT 204
5806 GROVE AVE.
RICHMOND, VIRGINIA 23226
PHONE: (804) 922-4444
SURVEYOR@JAMESRIVERSURVEYING.COM

Rev.	Date	Description



2 Existing Conditions

1 Proposed Conditions

Property Information

Parcel ID N0000559007
 Zoning R-6
 Use Residential
 Setbacks Front Yard = 15 feet
 Side Yard = 5 feet
 Rear Yard = 5 feet
 Lot Coverage < 55%

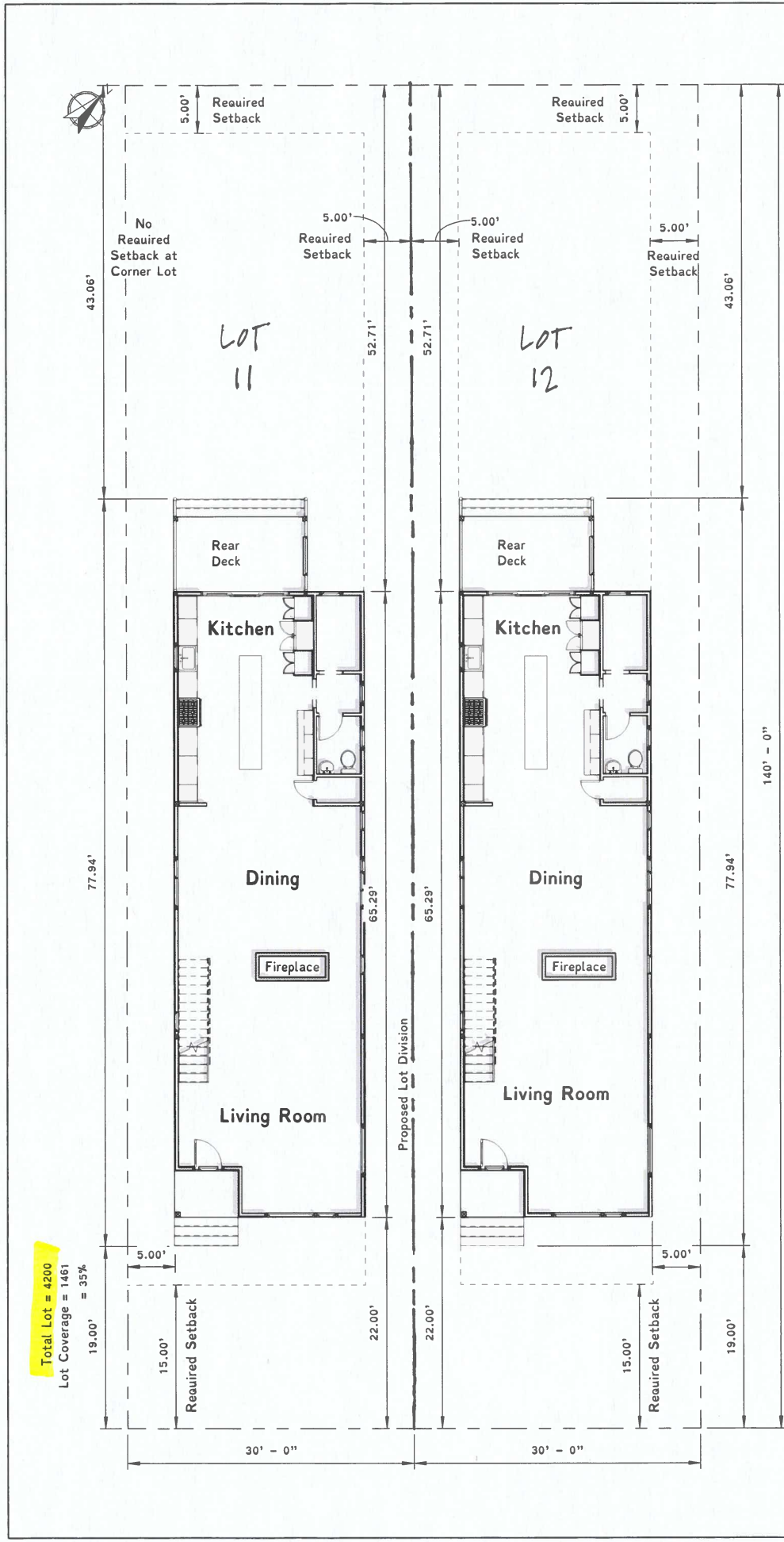
Rev.	Date	Description

Obsidian, Inc.
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 obsidianrva@gmail.com

Cover Sheet
 2202 3rd Ave
 Nuwave Development LLC
 November 13, 2024

Go.1





Total Lot = 4200
 Lot Coverage = 1461
 = 35%

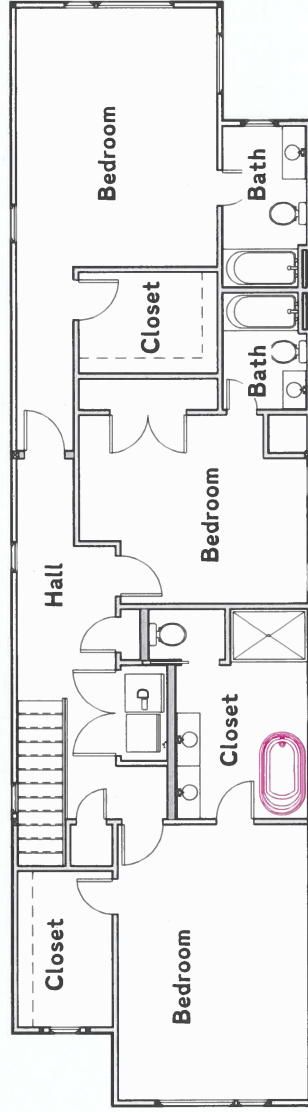
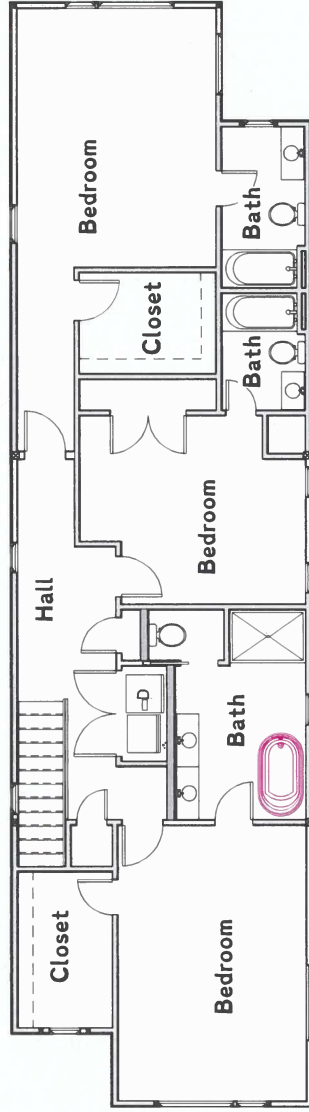
Total Lot = 4200
 Lot Coverage = 1461
 = 35%



Proposed First Floor
 2202 3rd Ave
 Nuwave Development LLC
 November 13, 2024
 A1.1

Obsidian, Inc.
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 obsidianrva@gmail.com

Rev.	Date	Description



Obsidian, Inc.
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 obsidianrva@gmail.com

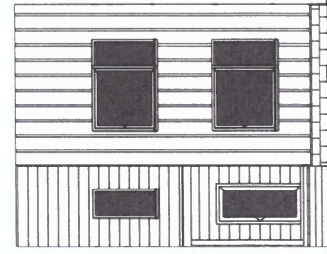
Proposed Second Floor
 2202 3rd Ave
 Nuwave Development LLC

November 13, 2024

A1.2

Rev.	Date	Description

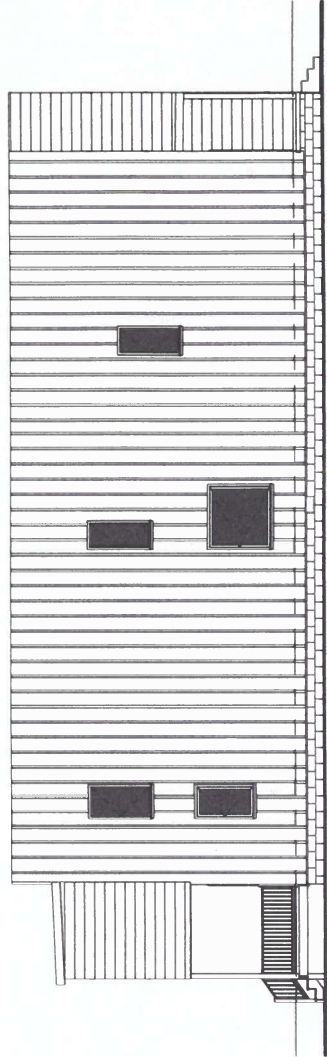
Siding: Hardi board and batten.
Foundation: Parged block
Roof: TPO



2 Proposed Elev -South East (Front)
 1" = 10'-0"



1 Proposed Elev - South West
 1" = 10'-0"



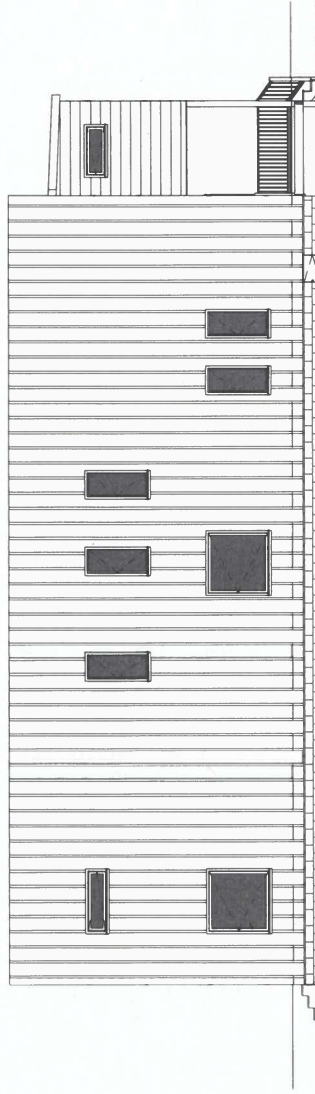
1 Proposed Elev - South West
 1" = 10'-0"



Proposed Elevations
 2202 3rd Ave
 Nuwave Development LLC
 November 13, 2024
 A2.1

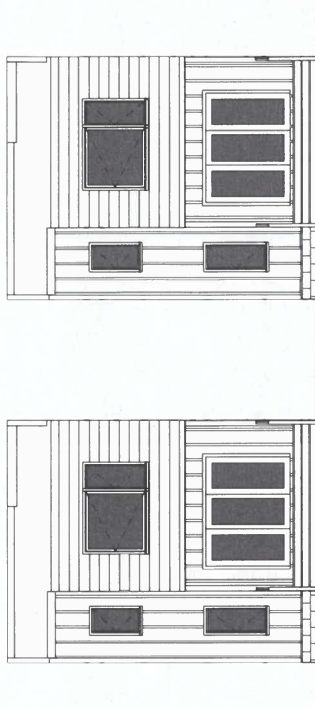
Obsidian, Inc.
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 obsidianrva@gmail.com

Rev.	Date	Description



1 Proposed Elev - North East

1" = 10'-0"



2 Proposed Elev - North West (Rear)

1" = 10'-0"

Obsidian, Inc.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Proposed Elevations
2202 3rd Ave
Nuwave Development LLC

November 13, 2024

A2.2



Rev.	Date	Description

240017946

PREPARED FOR THE GRANTOR BY
MARK A. FLECKENSTEIN, ESQ. (BAR NO. 19617)
FLECKENSTEIN YOUNG & PEARSON, P.C.
ATTORNEYS & COUNSELORS AT LAW
311 S. ARTHUR ASHE BOULEVARD
RICHMOND, VIRGINIA 23220
804-358-9400

TITLE UNDERWRITER: Old Republic National Title Insurance Company

TAX MAP PARCEL NO. N0000559007

Consideration: \$162,000.00
Assessment: \$130,000.00

THIS DEED, made this 4th day of November, 2024, by and between **ELLA K. BERT**, hereinafter referred to as the Grantor, and **NUWAVE DEVELOPMENT LLC**, a Virginia Limited Liability Company, hereinafter referred to as the Grantee:

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey with **GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE**, unto the Grantee, in fee simple, the following described real estate, to-wit:

SEE ATTACHED SCHEDULE "A"

This conveyance is made subject to such recorded conditions, restrictions and easements affecting the property hereby conveyed.

240017946

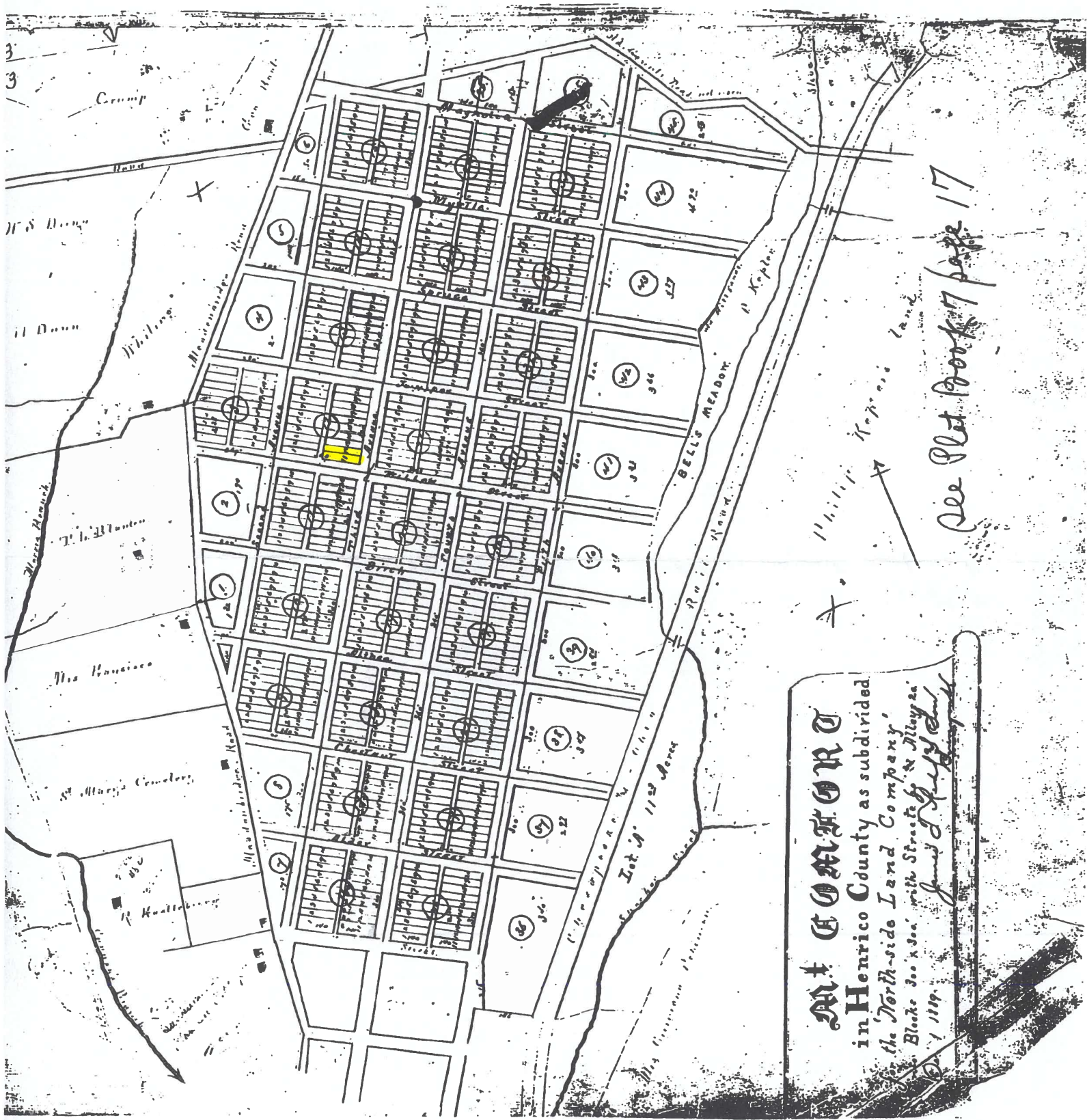
SCHEDULE "A"

ALL those certain lots, pieces or parcels of land, with the improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, north of the James River, designated as Lots 11 and 12, in Block 12, of Chestnut Hills subdivision, commonly known as 2202 Third Avenue, and being more particularly described on a plat survey dated August 17, 1983, made by J. K. Timmons & Associates, Engineers-Surveyors-Planners, entitled "Improvements on 2202 Third Avenue, Richmond, Virginia", a copy of said survey being recorded in the Clerk's Office, Circuit Court, City of Richmond, Virginia, in Deed Book 817 page 720, to which plat reference is hereby made for a more particular description of the property hereby conveyed.

BEING the same real estate conveyed to Ella K. Bert, by Deed from WM Specialty Mortgage LLC, dated August 10, 2004, and recorded August 27, 2004, in the Clerk's Office, Circuit Court of the City of Richmond, Virginia, in Instrument Number 040028978.

AND generally known as 2202 Third Avenue, Richmond, VA 23222

INSTRUMENT 240017946
RECORDED IN THE CLERK'S OFFICE OF
RICHMOND CITY CIRCUIT COURT ON
NOVEMBER 12, 2024 AT 03:03 PM
\$162.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$81.00 LOCAL: \$81.00
EDWARD F. JEWETT, CLERK
RECORDED BY: ATH



AT & COMPANY
 in Henrico County as subdivided
 by the 'North-side Land Company'
 Block 300 x 300' with Streets by St. Mary's
 Ch. 1819. *James D. Hays*

See Plat Book 17 page 17

Charles Toney Engineering, Inc.

PO Box 4039, Midlothian, VA 23112

December 6, 2024

Nuwave Development
2025 E. Main St
Richmond, VA 23223

Attention: Will Zimmer

RE: 2202 3rd Ave, Richmond VA

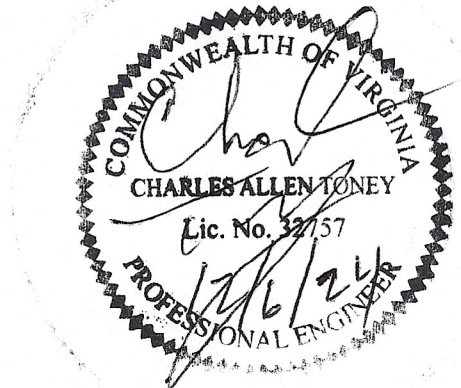
Per your request, we made a Structural Health and Safety inspection at the above address.

- The floor system is structural decline with rotted floors in the first and second story where a large percentage (over75%) would have to be removed.
- The wall systems seem to have rotted stud members, plaster is retaining moisture and the insulation in the walls appears to be holding moisture which will be a mold issue/problem.
- The roof system has numerous leaks which can be seen through the top story and has a major percentage of the rafters and beams rotted and it appears that the only thing holding it together is the metal roofing itself.
- The chimney has major cracks and needs to be torn down. In my professional opinion for health and safety reasons it is recommended that this building be set aside for demolition.

Sincerely,

Charles Toney Engineering

Charles Toney P.E.



This evaluation is based upon a visual inspection of the area of concern only; no other area or feature of construction was observed or considered. A whole home inspection was not performed. There is no warranty, either implied or explicit, with this evaluation. In recognition of the relative risks and benefits to both you and my firm, the risks have been allocated such that you agree, to the fullest extent permitted by law, as a condition of any reliance by you on this report, to limit my and my firm's liability for any and all damages to the amount of my firm's fee.