

Parcel 1

Scott Mayausky - Commissioner of the Revenue
Stafford County, Virginia

Property Detail	
DELANCEY STREET FINANCIAL LLC 2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808-1645	Property ID 44W K Alternate ID 49728 Address 6935 CELEBRATE VA PKWY Property Class VACANT LAND / COMMERCIAL Neighborhood 442300 CELEBRATE VIRGINIA Deeded Acres 46.3840

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2018	*Reassessment	\$230,300	\$0	\$230,300	\$230,300	\$0	\$0	\$230,300
2016	*Reassessment	\$230,300	\$0	\$230,300	\$230,300	\$0	\$0	\$230,300
2014	*Reassessment	\$922,500	\$0	\$922,500	\$922,500	\$0	\$0	\$922,500
2012	*Hearing Change	\$922,500	\$0	\$922,500	\$922,500	\$0	\$0	\$922,500
2012	*Reassessment	\$470,900	\$0	\$470,900	\$470,900	\$0	\$0	\$470,900
2010	*Reassessment	\$470,900	\$0	\$470,900	\$470,900	\$0	\$0	\$470,900
2009	*Land Change	\$755,800	\$0	\$755,800	\$755,800	\$0	\$0	\$755,800

Sales History									
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price	
		140018779	12/11/2014	CELEBRATE VIRGINIA CORPORATE CAMPUS	DELANCEY STREET FINANCIAL LLC	S	Yes	\$1,070	
		CONV000000228901	8/13/2008 12:00:02 AM	CELEBRATE VIRGINIA CORPORATE CAMPUS	CELEBRATE VIRGINIA CORPORATE CAMPUS		Yes	\$0	
		000021020	8/13/2008 12:00:01 AM	CELEBRATE VIRGINIA CORPORATE CAMPUS	CELEBRATE VIRGINIA CORPORATE CAMPUS		Yes	\$0	
		000021020	1/1/1900	CELEBRATE VIRGINIA CORPORATE CAMPUS	CELEBRATE VIRGINIA CORPORATE CAMPUS		Yes	\$0	

Land Details						
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value	
	RB	8.8500	0.00	0.00	\$192,800	
	WL	36.9488	0.00	0.00	\$36,900	
	CN	0.5852	0.00	0.00	\$600	

Legal Description	
Description	
PARCEL K 46.384 AC	
CELEBRATE VIRGINIA	

Parcel 2

Scott Mayausky - Commissioner of the Revenue
Stafford County, Virginia

Property Detail	
DELANCEY STREET FINANCIAL LLC 2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808-1645	Property ID 44W 4A Alternate ID 46679 Address 20 PULTE DR Property Class VACANT LAND / COMMERCIAL Neighborhood 442300 CELEBRATE VIRGINIA Deeded Acres 2.6360

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2018	*Reassessment	\$688,900	\$0	\$688,900	\$688,900	\$0	\$0	\$688,900
2016	*Reassessment	\$688,900	\$0	\$688,900	\$688,900	\$0	\$0	\$688,900
2014	*Reassessment	\$688,900	\$0	\$688,900	\$688,900	\$0	\$0	\$688,900
2012	*Hearing Change	\$688,900	\$0	\$688,900	\$688,900	\$0	\$0	\$688,900
2012	*Reassessment	\$918,600	\$0	\$918,600	\$918,600	\$0	\$0	\$918,600
2010	*Reassessment	\$918,600	\$0	\$918,600	\$918,600	\$0	\$0	\$918,600
2008	*Reassessment	\$1,148,200	\$0	\$1,148,200	\$1,148,200	\$0	\$0	\$1,148,200
2007	*Land Change	\$659,000	\$0	\$659,000	\$659,000	\$0	\$0	\$659,000

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		140018782	12/11/2014	CELEBRATE VIRGINIA CORPORATE CAMPUS	DELANCEY STREET FINANCIAL LLC	S	Yes	\$1,070
		CONV000000218407	2/23/2006 12:00:02 AM	See Clerk Of Courts Records 62672	CELEBRATE VIRGINIA CORPORATE CAMPUS		Yes	\$0
		000021022	2/23/2006 12:00:01 AM	See Clerk Of Courts Records 62672	See Clerk Of Courts Records 62672		Yes	\$0
		000021022	1/1/1900	SETUP BY CELEBRATE VIRGINIA CORPORAT	SETUP BY CELEBRATE VIRGINIA CORPORAT		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	RB	2.6360	0.00	0.00	\$688,900

Legal Description
Description
PARCEL 4A 2.636 AC
CELEBRATE VIRGINIA

Parcel 3

Scott Mayausky - Commissioner of the Revenue
Stafford County, Virginia

Property Detail	
DELANCEY STREET FINANCIAL LLC 2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808-1645	Property ID 44W 5B Alternate ID 47176 Address Property Class VACANT LAND / COMMERCIAL Neighborhood 442300 CELEBRATE VIRGINIA Deeded Acres 4.5650

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2018	*Reassessment	\$325,300	\$0	\$325,300	\$325,300	\$0	\$0	\$325,300
2016	*Reassessment	\$325,300	\$0	\$325,300	\$325,300	\$0	\$0	\$325,300
2014	*Reassessment	\$325,300	\$0	\$325,300	\$325,300	\$0	\$0	\$325,300
2012	*Reassessment	\$397,700	\$0	\$397,700	\$397,700	\$0	\$0	\$397,700
2010	*Reassessment	\$397,700	\$0	\$397,700	\$397,700	\$0	\$0	\$397,700
2008	*Reassessment	\$596,600	\$0	\$596,600	\$596,600	\$0	\$0	\$596,600
2007	*Land Change	\$298,300	\$0	\$298,300	\$298,300	\$0	\$0	\$298,300

Sales History									
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price	
		140018780	12/11/2014	CELEBRATE VIRGINIA CORPORATE CAMPUS	DELANCEY STREET FINANCIAL LLC	S	Yes	\$11,770	
		CONV000000222831	8/30/2006 12:00:02 AM	See Clerk Of Courts Records 63074	CELEBRATE VIRGINIA CORPORATE CAMPUS		Yes	\$0	
		000021022	8/30/2006 12:00:01 AM	SETUP BY CELEBRATE VA CORP CAMPUS	See Clerk Of Courts Records 63074		Yes	\$0	
		000021022	1/1/1900		SETUP BY CELEBRATE VA CORP CAMPUS		Yes	\$0	

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	M2	3.7250	0.00	0.00	\$324,500
	CN	0.8400	0.00	0.00	\$800

Legal Description
Description
PARCEL 5B 4.565 AC
CELEBRATE VIRGINIA

Parcel 4

Scott Mayausky - Commissioner of the Revenue
Stafford County, Virginia

Property Detail	
DELANCEY STREET FINANCIAL II LLC 600 REISTERSTOWN RD STE 700 PIKESVILLE, MD 21208-5110	Property ID 44 89 Alternate ID 25810 Address 250 CELEBRATE VA PKWY Property Class VACANT LAND / COMMERCIAL Neighborhood 440000 MAIN MAP 44 Deeded Acres 111.1340

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2018	*Reassessment	\$2,420,500	\$0	\$2,420,500	\$2,420,500	\$0	\$0	\$2,420,500
2016	*Reassessment	\$2,420,500	\$0	\$2,420,500	\$2,420,500	\$0	\$0	\$2,420,500
2014	*Reassessment	\$11,113,400	\$0	\$11,113,400	\$11,113,400	\$0	\$0	\$11,113,400
2012	*Hearing Change	\$11,113,400	\$0	\$11,113,400	\$11,113,400	\$0	\$0	\$11,113,400
2012	*Reassessment	\$16,670,100	\$0	\$16,670,100	\$16,670,100	\$0	\$0	\$16,670,100
2010	*Reassessment	\$16,670,100	\$0	\$16,670,100	\$16,670,100	\$0	\$0	\$16,670,100
2009	*Land Change	\$27,783,500	\$0	\$27,783,500	\$27,783,500	\$0	\$0	\$27,783,500
2008	*Reassessment	\$41,686,800	\$0	\$41,686,800	\$41,686,800	\$0	\$0	\$41,686,800
2006	Land use	\$41,686,800	\$0	\$41,686,800	\$47,500	\$47,500	\$0	\$47,500
2006	*Reassessment	\$41,686,800	\$0	\$41,686,800	\$33,300	\$33,300	\$0	\$33,300
2005	*Land Change	\$2,167,700	\$0	\$2,167,700	\$33,300	\$33,300	\$0	\$33,300
2004	2004 Land Use	\$7,611,900	\$0	\$7,611,900	\$135,700	\$122,700	\$0	\$135,700
2004	2004 Reassessment	\$7,611,900	\$0	\$7,611,900	\$150,700	\$137,700	\$0	\$150,700
2003	Land use	\$7,611,900	\$100	\$7,612,000	\$150,700	\$137,700	\$100	\$150,800
2002	*Correction	\$7,611,900	\$100	\$7,612,000	\$7,611,900	\$0	\$100	\$7,612,000
2002		\$1,629,400	\$100	\$1,629,500	\$150,700	\$150,700	\$100	\$150,800

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		140018783	12/11/2014	CELEBRATE VIRGINIA CORPORATE CAMPUS	DELANCEY STREET FINANCIAL II LLC	S	Yes	\$406,600
		CONV000000118701	11/1/2000 12:00:04 AM	CELEBRATE VIRGINIA CORPORATE CAMPUS	CELEBRATE VIRGINIA CORPORATE CAMPUS		Yes	\$0
		000018753	11/1/2000 12:00:03 AM	See Clerk Of Courts Records 37045	CELEBRATE VIRGINIA CORPORATE CAMPUS		Yes	\$1,344,913
		990015847	7/1/1999 12:00:02 AM	COR Records 16373	See Clerk Of Courts Records 37045		Yes	\$0
B541	P313	CONV000000118678	12/1/1986 12:00:01 AM	See Clerk Of Courts Records 37044	COR Records 16373		Yes	\$0
B541	P313	CONV000000118673	1/1/1900		See Clerk Of Courts Records 37044		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	RB	111.1340	0.00	0.00	\$2,420,500

Legal Description	
Description	
GORDON TR 111.134 AC	
PARCEL 1 REMAINDER	
CELEBRATE VIRGINIA	

Parcel 5

Scott Mayausky - Commissioner of the Revenue
Stafford County, Virginia

Property Detail	
DELANCEY STREET FINANCIAL LLC 2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808-1645	Property ID 44Y 9 Alternate ID 49552 Address Property Class VACANT LAND / COMMERCIAL Neighborhood 442500 CELEBRATE VIRGINIA COMMERCIAL Deeded Acres 1.4280

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2018	*Reassessment	\$808,700	\$0	\$808,700	\$808,700	\$0	\$0	\$808,700
2016	*Reassessment	\$808,700	\$0	\$808,700	\$808,700	\$0	\$0	\$808,700
2014	*Reassessment	\$808,700	\$0	\$808,700	\$808,700	\$0	\$0	\$808,700
2012	*Reassessment	\$808,600	\$0	\$808,600	\$808,600	\$0	\$0	\$808,600
2010	*Reassessment	\$808,600	\$0	\$808,600	\$808,600	\$0	\$0	\$808,600
2009	*Land Change	\$186,600	\$0	\$186,600	\$186,600	\$0	\$0	\$186,600

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		140018781X	12/11/2014	Multiple Owners	DELANCEY STREET FINANCIAL LLC	M	Yes	\$214,000
		CONV000000228536	10/19/2010 12:00:04 AM	CVAN 9, LLC	CVAN 9, LLC		Yes	\$0
		10007032X	10/19/2010 12:00:03 AM	SH PARTNERS LLC	CVAN 9, LLC		Yes	\$0
		100017031X	10/19/2010 12:00:02 AM	CVA NORTH RETAIL LLC	SH PARTNERS LLC		Yes	\$0
		000000422	8/15/2008 12:00:01 AM	CVA NORTH RETAIL LLC	CVA NORTH RETAIL LLC		Yes	\$0
		000000422	1/1/1900		CVA NORTH RETAIL LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	B2	1.4280	0.00	0.00	\$808,700

Legal Description
Description
PARCEL 9 1.428 AC
CELEBRATE VIRGINIA
COMMERCIAL

Parcel 6

Scott Mayausky - Commissioner of the Revenue
Stafford County, Virginia

Property Detail	
DELANCEY STREET FINANCIAL LLC 2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808-1645	Property ID 44Y 11 Alternate ID 49553 Address Property Class VACANT LAND / COMMERCIAL Neighborhood 442500 CELEBRATE VIRGINIA COMMERCIAL Deeded Acres 6.1200

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2018	*Reassessment	\$1,066,300	\$0	\$1,066,300	\$1,066,300	\$0	\$0	\$1,066,300
2016	*Reassessment	\$1,066,300	\$0	\$1,066,300	\$1,066,300	\$0	\$0	\$1,066,300
2014	*Reassessment	\$1,066,300	\$0	\$1,066,300	\$1,066,300	\$0	\$0	\$1,066,300
2012	*Hearing Change	\$1,066,300	\$0	\$1,066,300	\$1,066,300	\$0	\$0	\$1,066,300
2012	*Reassessment	\$2,665,900	\$0	\$2,665,900	\$2,665,900	\$0	\$0	\$2,665,900
2010	*Reassessment	\$2,665,900	\$0	\$2,665,900	\$2,665,900	\$0	\$0	\$2,665,900
2009	*Land Change	\$1,107,600	\$0	\$1,107,600	\$1,107,600	\$0	\$0	\$1,107,600

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		140018781X	12/11/2014	Multiple Owners	DELANCEY STREET FINANCIAL LLC	M	Yes	\$214,000
		CONV000000228565	10/19/2010 12:00:04 AM	CVAN 9, LLC	CVAN 9, LLC		Yes	\$0
		10001732X	10/19/2010 12:00:03 AM	SH PARTNERS LLC	CVAN 9, LLC		Yes	\$0
		100017031	10/19/2010 12:00:02 AM	CVA NORTH RETAIL LLC	SH PARTNERS LLC		Yes	\$0
		000000422	8/15/2008 12:00:01 AM	CVA NORTH RETAIL LLC	CVA NORTH RETAIL LLC		Yes	\$0
		000000422	1/1/1900		CVA NORTH RETAIL LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	B2	6.1200	0.00	0.00	\$1,066,300

Legal Description	
Description	
PARCEL 11A 6.120 AC	
CELEBRATE VIRGINIA	
COMMERCIAL	

Parcel 7

Scott Mayausky - Commissioner of the Revenue
Stafford County, Virginia

Property Detail	
NATHAN PROPERTIES LLC 1201 CENTRAL PARK BLVD FREDERICKSBURG, VA 22401-4912	Property ID 44Y 6 Alternate ID 44588 Address 16 JEWETT LN Property Class VACANT LAND / COMMERCIAL Neighborhood 442500 CELEBRATE VIRGINIA COMMERCIAL Deeded Acres 8.3430

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2018	*Reassessment	\$2,078,600	\$0	\$2,078,600	\$2,078,600	\$0	\$0	\$2,078,600
2016	*Reassessment	\$2,180,500	\$0	\$2,180,500	\$2,180,500	\$0	\$0	\$2,180,500
2014	*Reassessment	\$2,180,500	\$0	\$2,180,500	\$2,180,500	\$0	\$0	\$2,180,500
2012	*Hearing Change	\$2,180,500	\$0	\$2,180,500	\$2,180,500	\$0	\$0	\$2,180,500
2012	*Reassessment	\$2,907,400	\$0	\$2,907,400	\$2,907,400	\$0	\$0	\$2,907,400
2010	*Reassessment	\$2,907,400	\$0	\$2,907,400	\$2,907,400	\$0	\$0	\$2,907,400
2009	*Land Change	\$3,634,200	\$0	\$3,634,200	\$3,634,200	\$0	\$0	\$3,634,200
2008	*Reassessment	\$4,244,900	\$0	\$4,244,900	\$4,244,900	\$0	\$0	\$4,244,900
2006	*Reassessment	\$2,122,500	\$0	\$2,122,500	\$2,122,500	\$0	\$0	\$2,122,500
2005	*Land Change	\$1,103,500	\$0	\$1,103,500	\$1,103,500	\$0	\$0	\$1,103,500

Sales History									
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price	
		180001798	2/2/2018	CVAN 11 LLC ATTN CHRISTINE MINTER	NATHAN PROPERTIES LLC	S	Yes	\$0	
		CONV000000208624	11/29/2007 12:00:06 AM	CVAN 11 LLC	CVAN 11 LLC ATTN CHRISTINE MINTER		Yes	\$0	
		070027440X	11/29/2007 12:00:05 AM	SH PARTNERS LLC	CVAN 11 LLC		Yes	\$0	
		070027439X	11/29/2007 12:00:04 AM	GREENBANK LLC	SH PARTNERS LLC		Yes	\$0	
		CONV000000208607	4/7/2005 12:00:03 AM	COR Records 25567	GREENBANK LLC		Yes	\$0	
		000000422	4/7/2005 12:00:02 AM	See Clerk Of Courts Records 60627	COR Records 25567		Yes	\$0	
		000000422	10/27/2004 12:00:01 AM	SUBSETUP BY GREENBANK LLC	See Clerk Of Courts Records 60627		Yes	\$0	
		000000422	1/1/1900		SUBSETUP BY GREENBANK LLC		Yes	\$0	

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	B2	6.8120	0.00	0.00	\$2,077,100
	EA	1.5310	0.00	0.00	\$1,500

Legal Description
Description
LOT 6A 8.343 AC
CELEBRATE VIRGINIA COMMERCIAL
REMAINDER

Parcel 8

Scott Mayausky - Commissioner of the Revenue
Stafford County, Virginia

Property Detail	
NATHAN PROPERTIES LLC 1201 CENTRAL PARK BLVD FREDERICKSBURG, VA 22401-4912	Property ID 44 76 Alternate ID 25787 Address 111 GREENBANK RD Property Class VACANT LAND / COMMERCIAL Neighborhood 440000 MAIN MAP 44 Deeded Acres 14.0600

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2018	*Reassessment	\$1,224,900	\$0	\$1,224,900	\$1,224,900	\$0	\$0	\$1,224,900
2016	*Reassessment	\$1,224,900	\$0	\$1,224,900	\$1,224,900	\$0	\$0	\$1,224,900
2014	*Reassessment	\$1,224,900	\$0	\$1,224,900	\$1,224,900	\$0	\$0	\$1,224,900
2012	*Reassessment	\$1,224,900	\$0	\$1,224,900	\$1,224,900	\$0	\$0	\$1,224,900
2010	*Reassessment	\$1,224,900	\$0	\$1,224,900	\$1,224,900	\$0	\$0	\$1,224,900
2009	*Land Change	\$2,033,600	\$0	\$2,033,600	\$2,033,600	\$0	\$0	\$2,033,600
2008	*Reassessment	\$3,396,200	\$0	\$3,396,200	\$3,396,200	\$0	\$0	\$3,396,200
2006	*Reassessment	\$3,679,300	\$0	\$3,679,300	\$3,679,300	\$0	\$0	\$3,679,300
2005	*Land Change	\$2,688,700	\$0	\$2,688,700	\$2,688,700	\$0	\$0	\$2,688,700
2004	2004 Reassessment	\$2,990,100	\$0	\$2,990,100	\$2,990,100	\$0	\$0	\$2,990,100
2003	*Land Change	\$3,098,700	\$0	\$3,098,700	\$3,098,700	\$0	\$0	\$3,098,700
2002		\$2,897,300	\$0	\$2,897,300	\$2,897,300	\$0	\$0	\$2,897,300

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		180001797	2/2/2018	CVA NORTH RETAIL LLC	NATHAN PROPERTIES LLC	S	Yes	\$0
		CONV000000120926	1/25/2008 12:00:06 AM	CVA NORTH RETAIL LLC	CVA NORTH RETAIL LLC		Yes	\$0
		080001487	1/25/2008 12:00:05 AM	SH PARTNERS LLC	CVA NORTH RETAIL LLC		Yes	\$0
		CONV000000120911	1/1/2000 12:00:04 AM	GREENBANK LLC	SH PARTNERS LLC		Yes	\$0
		000000422	1/1/2000 12:00:03 AM	See Clerk Of Courts Records 37023	GREENBANK LLC		Yes	\$0
		980022513	11/1/1998 12:00:02 AM	COR Records 16366	See Clerk Of Courts Records 37023		Yes	\$3,050,000
WB13	P327	CONV000000120891	1/1/1972 12:00:01 AM	See Clerk Of Courts Records 37022	COR Records 16366		Yes	\$0
WB13	P327	CONV000000120885	1/1/1900		See Clerk Of Courts Records 37022		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	B2	14.0600	0.00	0.00	\$1,224,900

Legal Description
Description
PARCEL 76 14.060 AC
(CELEBRATE VIRGINIA)
REMAINDER