

PG0040 OCT 11 =

110003505

TITLE INSURANCE UNDERWRITER: First American Title Insurance Company

THIS *DEED* made and entered into this the 4th day of October, 2011, by and between VIRGINIA COMMONWEALTH BANK, hereinafter referred to as Grantor, and HAMID ALVAND and MARJAN ALVAND, husband and wife, hereinafter referred to as Grantees, whose address is 1400 Paumier Court, Raleigh, NC 27615.

WITNESSETH:

That for and in consideration of the sum of *TEN AND 00/100 DOLLARS (\$10.00)* cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has bargained and sold, and does hereby grant, transfer and convey unto the Grantees, as Tenants by the Entirety with the Right of Survivorship as at Common Law, in Fee Simple, with Special Warranty, that certain lot or parcel of land lying and being situate in the Bluestone Magisterial District, Mecklenburg County, Virginia, and more particularly described as follows:

**TAX MAP NO.: 103A02-08-002
PARCEL NO.: 1960**

All that certain tract or parcel of land lying and being situate in the Bluestone Magisterial District, Mecklenburg County, Virginia, containing **1.48 ACRES, more or less, and designated as Parcel 2**, on a Plat entitled "Plat of Survey of Boundary Line Adjustment of 6 Parcels Oak Hill Park Owned by Rocky Branch Real Estate LLC", prepared by Steven L. Crutchfield, LS #2738, dated March 2, 2007, of record in the Office of the Clerk of the Circuit Court of Mecklenburg County, Virginia, in Plat Cabinet 2, Slide 61, page 6, Instrument #070001182, which said Plat is incorporated herein by reference for a more particular description of the property herein conveyed.

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AND BEING a portion of the identical property conveyed to Virginia Commonwealth Bank from Rocky Branch Real Estate, LLC, etal, by deed dated September 10, 2009, recorded in the aforementioned Clerk's Office as Instrument #090003794.

There is also hereby further conveyed the right to use access easement as shown on Plat recorded in Plat Cabinet 2, Slide 118, Page 1, Instrument #090005198.

TO HAVE AND TO HOLD said property, together with all improvements thereon and appurtenances thereunto in any wise belonging, unto said Grantees, as Tenants by the Entirety with the Right of Survivorship as at Common Law, in Fee Simple.

This conveyance is made subject to any and all covenants and restrictions with reference to said property, and all visible or recorded easements, specifically those Restrictions set forth in Deed Book 461, Page 140, Instrument #940001454.

Taxes for the year 2011 have been prorated and are hereby expressly assumed by said Grantees.

By executing this Deed the Grantor covenants the information contained herein is true and correct and it is the sole owner of said property.

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WITNESS the following signature and seal, pursuant to duly authorized corporate resolution.

VIRGINIA COMMONWEALTH BANK

By:  (SEAL)
C. F. SCOTT, III, PRESIDENT

STATE OF VIRGINIA
CITY/COUNTY OF Petersburg

The foregoing instrument was acknowledged before me this 7 day of October, 2011, by C. F. SCOTT, III, PRESIDENT of VIRGINIA COMMONWEALTH BANK, a Virginia Corporation, on behalf of the corporation.

Angela M. Keyton Commissioned as
Notary Public Angela M. Keyton



My Commission Expires: 08/31/2014

C:\WordDocs\Deeds\Special Warranty Deed\AlvandFromVirginiaCommBank.SpecWarrDeed.doc

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**AFFIDAVIT
PURSUANT TO §58.1-812**

The undersigned does hereby swear or affirm that the actual consideration for this transfer is \$136,300.00, and the tax assessed value of the property transferred is \$290,000.00.

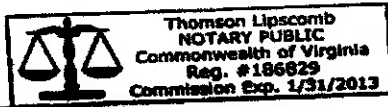


HAMID ALVAND

Sworn to and subscribed before me this 11 day of October, 2011.




Notary Public



My commission expires: _____

INSTRUMENT #110003505
RECORDED IN THE CLERK'S OFFICE OF
MECKLENBURG COUNTY ON
OCTOBER 11, 2011 AT 04:27PM
\$290.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC. 58.1-802 OF THE VA. CODE
STATE: \$145.00 LOCAL: \$145.00

E. E. COLEMAN, CLERK
RECORDED BY: MBC


Prepared By: Thomson Lipscomb, Attorney-at-Law, Boydton, VA 23917

DEL TO T LIPSCOMB

PROPERTY

Parcel Information

Parcel Record Number (PRN) **1960** District **BLUESTONE DISTRICT**
 Account Name **ALVAND, HAMID & MARJAN**
 CareOf
 Address1 **1400 PAUMIER COURT**
 Address2
 City, State Zip **RALEIGH, NC 27615**
 Business Name
 Location Address(es) No data to display

Map Number

Map Number	Sheet	Insert	DoubleCircle	Block	Lot	SubLot
103A02-08--002	103	A02	08		002	

Total Acres **1.48**
 Deed **LR-11-3505**
 Will **NONE**
 Plat **PL-7-1182**
 Route **858**
 Legal Desc 1 **PAR 2- ROCKY BRANCH**
 Legal Desc 2 **OAK HILL PARK**
 Zoning **R2**
 State Class **SINGLE FAMILY RESIDENCE (SUBURBAN)**
 Topology **ROLLING**
 Utilities **NONE**

Assessed Values

Type	Proposed 2026 Reassessment
Land	\$280,000
Main Structures	\$0
Other Structures	\$0
TOTALS	\$280,000

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
VIRGINIA COMMONWEALTH BANK	\$136,300	DEED-11-3505	1	10/11/2011
ROCKY BRANCH REAL ESTATE, LLC	\$705,000	DEED-9-3794	3	09/16/2009
COWLES, H WARING	\$1,100	DEED BOOK AND DEED PAGE (OLD)-513-788	2	12/27/1996

Land Segments

Seg	Description	Size	Value
1	WATERFRONT LOT	1.00	\$280,000

Main Structures

No data to display			
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Other Structures

Sec	Description	Grade	Area	Story Height	YearBlt
No data to display					

Data last updated: 05/24/2026

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Concise Systems, LLC * www.concisesystems.com * (540)776-1800 * sales@concisesystems.com

8-17-10

R.T.J. Consulting, LLC
810 High Rock Rd.
Cumberland, VA 23040

Remax Realty
305 Va. Ave.
Clarksville, Va. 23927

Dear Mr. Frazier

I am writing to let you know that I have perked Lot 2 of Sunset Shores and was able to locate a 3 bedroom conventional drainfield site on the property. This drainfield will require panels instead of gravel which allows for a reduced footprint of the drainfield area per the manufacturers recommendations. Panels are typically used on most drainfields installed in Mecklenberg County. A pump system will also be required. Final approval is contingent on Health Department approval.

When you have a buyer for the lot, I can design the sewage construction permit for the lot as the Health department will not design this system. If you have any questions about the report, please call me at 434-547-3241.

Sincerely,



Robert Johansen
OSE 325

OSE/PE Report for:

Construction Permit Certification Letter Subdivision Approval

Property Location:
 911 Address: _____ City: _____
 Lot 2 Section _____ Subdivision Sunset Shores
 GPIN or Tax Map # _____ Health Dept ID # _____
 Latitude _____ Longitude _____

Applicant or Client Mailing Address:
 Name: Va. Commonwealth Bank
 Street: _____
 City: _____ State _____ Zip Code _____

Prepared by:
 OSE Name Robert Johansen License # 1940-325
 Address 810 High Rock Rd.
 City Cumberland State Va. Zip Code 23040
 PE Name: _____ License # _____
 Address _____
 City _____ State _____ Zip Code _____

Date of Report 3-7-10 Date of Revision #1 8-10-10
 OSE/PE Job # _____ Date of Revision #2 _____

Contents/Index of this report (e.g., Site Evaluation Summary, Soil Profile Descriptions, Site Sketch, Abbreviated Design, etc.)
ss1,2, adf,plat

Certification Statement
 I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the Sewage Handling and Disposal Regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-630) and all other applicable laws, regulations and policies implemented by the Virginia Department of Health. I further certify that I currently possess any professional license required by the laws and regulations of the Commonwealth that have been duly issued by the applicable agency charged with licensure to perform the work contained herein.

The work attached to this cover page has been conducted under an exemption to the practice of engineering, specifically the exemption in Code of Virginia Section 54.1-402.A.11

I recommend that a (select one): construction permit certification letter subdivision approval
 be (select one) issued denied .

OSE/PE Signature [Signature] Date 8-10-10

VDH Use Only
Health Department ID# _____
Due Date _____

Site and Soil Evaluation Report

(For certification letters and subdivisions)

General Information	
Date: <u>8-10-10</u>	Mecklenberg County Health Department
Applicant: <u>Va. Commonwealth Bank</u>	
Telephone Number: _____	
Address: _____	
Owner: _____	Address: _____
Location: <u>Oak Hill Subdivision</u>	
Subdivision <u>Sunset Shores</u>	Block/Section _____ Lot <u>2</u>
Soil Information Summary	
1. Position in landscape satisfactory Yes <input checked="" type="checkbox"/> No _____ Describe: _____	
2. Slope \leq % _____	
3. Depth to rock/impervious strata Max. _____ Min. _____ None <input checked="" type="checkbox"/>	
4. Free Water Present No <input checked="" type="checkbox"/> Yes _____ Range in inches _____	
5. Depth to seasonal water table (gray mottling or gray color) <u>NA</u> inches	
6. Soil percolation rate estimated Yes _____ Texture group <input type="checkbox"/> I <input type="checkbox"/> II <input type="checkbox"/> III <input type="checkbox"/> IV No <input checked="" type="checkbox"/> Estimated rate _____ min/in	
7. Percolation test performed Yes <input checked="" type="checkbox"/> Number of percolation test holes <u>3</u> No _____ Depth of percolation test holes <u>32</u> Average percolation rate <u>40</u> mpi	
Name and title of evaluator: <u>Robert Johansen OSE 325</u>	
Signature: _____	
Department Use	
_____ Site approved: Drainfield trench bottoms to be placed at _____ (inches) depth at site designated on permit.	
_____ Site disapproved:	
Reasons for rejection: (check all that apply)	
1. _____ Position in landscape subject to flooding or periodic saturation.	
2. _____ Insufficient depth of suitable soil over hard rock.	
3. _____ Insufficient depth of suitable soil to seasonal water table.	
4. _____ Rates of absorption too slow.	
5. _____ Insufficient area of acceptable soil for required drainfield, and/or Reserve Area.	
6. _____ Proposed system too close to well.	
7. _____ Other (Specify) _____	

Date of Evaluation 3-1-07
 Property ID: lot 2

Profile Description
Soil Evaluation Report

Where the local health department conducts the soil evaluation, the location of profile holes may be shown on the schematic drawing on the construction permit or the sketch submitted with the application. If soil evaluations are conducted by a private soil scientist, location of profile holes and sketch of the area investigated including all structural features, i.e., sewage disposal system, wells, etc., within 100 feet of site (see section 4) and reserve site shall be shown on the reverse side of this page or prepared on a separate page and attached on this form.

See application sketch page See construction permit see sketch on reverse side or attached to this form

Hole #	Horizon	Depth (inches)	Descriptions of color, textures, etc.	Texture Group
1	A	0-3	5 YR 4/4 loam	2
	B	3-36	2.5 YR 4/8 clay	4
	C	36-60	5 YR 5/8 loam	2
2	A	0-6	5 YR 4/4 loam	2
	B	6-28	2.5 YR 4/8 clay	4
	C	28-60	5 YR 5/8 loam	2
3	A	0-6	5 YR 4/4 loam	2
	B	6-36	2.5 YR 4/8 clay	4
	C	36-58	5 YR 5/8 loam	2
	Cr	58	rock-chipping	

Remarks: pump required

3018

Abbreviated Design Form

This form is for use with gravity, pump to gravity, enhanced flow, and low pressure distribution (LPD) sewage system designs and when applying for a certification letter or subdivision approval.

This abbreviated design covers the primary and reserve area, only the primary area, only the reserve area (check one) for Lot 2 _____ property ID).

Design Basis	
Total length of available area: <u>80</u>	Total width of available area: <u>34</u>
Estimated Perc. Rate: <u>40</u> at <u>32</u> in. (depth)	Number of bedrooms (or GPD): <u>3</u>
Conveyance Method ¹ : <u>Pump</u>	Distribution method ² (specify): _____
Dispersal system basis ³ <u>GMP 135</u>	LGMI required? <u>No</u> (Yes/No)
Effluent quality required: <u>Primary</u> (Primary, Secondary, Advanced Secondary)	
Square feet per bedroom: <u>235.5</u>	Total trench bottom area required: <u>706.5</u>
¹ Gravity, pump, siphon ² Enhanced flow, LPD, or Drip Dispersal ³ Table 5.4 of SHDR or identify the GMP used	

Area Calculations	
Number of trenches <u>4</u> (Note if a pad is used)	Length of pad or trenches: <u>80</u>
Width of pad or trenches: <u>3</u>	Center to center spacing: <u>10</u>
Reserve required	Percent reserve area required: _____
Total width of absorption area required <u>33'</u>	Total trench bottom area provided: <u>960</u>
<p>The required width is calculated by multiplying the center-to-center spacing by one less than the number of trenches and adding 1 trench width plus any required reserve area. If the topography is not uniform across the length of the site the trenches will need to flare apart on one end to maintain contour. When this occurs it is necessary to use a center-to-center spacing that accounts for the flair or the installer will not be able to fit the system within the approved area. It is perfectly acceptable to have more area available, especially up and down the slope, than is required.</p>	

RTJ Consulting Services LLC

SATURATED HYDRAULIC CONDUCTIVITY WORKSHEET

Sheet No.:

Project Name:	Sunset Shores	lot 2	Terminology and Solution
Boring No.:	Hole 1	Date:	Ksat. Saturated hydraulic conductivity
Investigators:		File Name:	Q. Steady-state rate of water flow into the soil
Boring Depth:	32"	WCU Base. Ht. h:	H. Constant height of water in borehole
Boring Dia.:	8.3 cm	WCU Susp. Ht. S:	r. Radius of cylindrical borehole
Boring Rad. (r):	4.15 cm	Const. Wtr. Ht. H:	Ksat = $Q[\sinh^2(H/r) - (r^2/H^2 + 1)^2 + r/H] / (2\pi H^2)$ [Glover R. E.]

VOLUME (ml)	Volume Out (ml) [a]	TIME (hr:min:sec a/p)	Elapsed Time		Flow Rate Q (ml/min) [a/b]	Ksat Equivalent Values								
			(hr:min:sec)	(min) [b]		(cm/min)	(cm/sec)	(cm/day)	(in/hr)	(ft/day)				
2000		9:00:00 AM												
1700	300	9:10:00 AM	0:10:00	10.00	30.00	0.026	4.37E-04	37.8	0.619	1.24				
1500	200	9:20:00 AM	0:10:00	10.00	20.00	0.017	2.91E-04	25.2	0.413	0.83				
1350	150	9:30:00 AM	0:10:00	10.00	15.00	0.013	2.19E-04	18.9	0.310	0.62				
1200	150	9:40:00 AM	0:10:00	10.00	15.00	0.013	2.19E-04	18.9	0.310	0.62				
1050	150	9:50:00 AM	0:10:00	10.00	15.00	0.013	2.19E-04	18.9	0.310	0.62				
900	150	10:00:00 AM	0:10:00	10.00	15.00	0.013	2.19E-04	18.9	0.310	0.62				

Natural Moisture:	Init. Satur. Time: 9:35:00 AM	ESTIMATED FIELD KSAT:	0.016	2.67E-04	23.1	0.379	0.76
Texture/Classif:	Consistency:	Depth to an Impermeable Layer:	Notes: 15 MPI				
Structure/Fabric:	Slope/Landsc.:	Depth to Bedrock.....:					

Sets

RTJ Consulting Services LLC

Project Name: Sunset Shores
Boring No.: Hole 2
Investigators:
Boring Depth: 32"
Boring Dia.: 8.3 cm
Boring Rad. (r): 4.15 cm

Sheet No.:
Terminology and Solution
Ksat: Saturated hydraulic conductivity
Q: Steady-state rate of water flow into the soil
H: Constant height of water in borehole
r: Radius of cylindrical borehole
Ksat = $Q[\sinh^{-1}(H/r) - (r^2/H^2 + 1)^{0.5} + r/H] / (2\pi H^2)$ [Glover R. E.]

VOLUME (ml)	Volume Out (ml) [a]	TIME		Elapsed Time		Flow Rate Q (ml/min) [arb]	Ksat Equivalent Values								
		(hr:min:sec a/p)	(hr:min:sec)	(min) [b]	(cm/sec)		(cm/day)	(in/hr)	(ft/day)						
2000		9:00:00 AM													
1600	400	9:10:00 AM	0:10:00	10.00	10.00	40.00	0.035	5.83E-04	50.4	0.826	1.65				
1400	200	9:20:00 AM	0:10:00	10.00	10.00	20.00	0.017	2.91E-04	25.2	0.413	0.83				
1250	150	9:30:00 AM	0:10:00	10.00	10.00	15.00	0.013	2.19E-04	18.9	0.310	0.62				
1100	150	9:40:00 AM	0:10:00	10.00	10.00	15.00	0.013	2.19E-04	18.9	0.310	0.62				
1000	100	9:50:00 AM	0:10:00	10.00	10.00	10.00	0.009	1.46E-04	12.6	0.206	0.41				
900	100	10:00:00 AM	0:10:00	10.00	10.00	10.00	0.009	1.46E-04	12.6	0.206	0.41				

Natural Moisture: Init. Satur. Time: 9:35:00 AM
Texture/Classif: Consistency:
Structure/Fabric: Slope/Land sc:
Notes: 35 MPI
ESTIMATED FIELD KSAT: 0.016 2.67E-04 23.1 0.379 0.76
Depth to an impermeable layer:
Depth to Bedrock:

RTJ Consulting Services LLC

SATURATED HYDRAULIC CONDUCTIVITY WORKSHEET

Sheet No.:

Project Name: Sunset Shores
 Boring No.: Hole 3
 Investigators: Lot 2
 Boring Depth: 32'
 Boring Dia.: 8.3 cm
 Boring Rad. (r): 4.15 cm
 Date:
 File Name:
 WCU Base. Ht. h: 15.0 cm
 WCU Susp. Ht. S: cm
 Const. Wtr. Ht. H: 15.0 cm

Terminology and Solution
 Ksat: Saturated hydraulic conductivity
 Q: Steady-state rate of water flow into the soil
 H: Constant height of water in borehole
 r: Radius of cylindrical borehole
 $K_{sat} = Q \left[\frac{2.303}{4\pi H} \left(\frac{1}{r^2 H^2 + 1} \right)^5 + \frac{r}{H} \right] / (2\pi r H^2)$ [Glover R E]

VOLUME (ml)	Volume Out (ml) [a]	TIME (hr:min:sec a/p)	Elapsed Time		Flow Rate Q (ml/min) [a/b]	Ksat Equivalent Values				
			(hr:min:sec)	(min) [b]		(cm/min)	(cm/sec)	(in/hr)	(ft/day)	
2000		9:00:00 AM								
1800	200	9:10:00 AM	0:10:00	10.00	20.00	0.017	2.91E-04	25.2	0.413	0.83
1700	100	9:20:00 AM	0:10:00	10.00	10.00	0.009	1.46E-04	12.6	0.206	0.41
1600	100	9:30:00 AM	0:10:00	10.00	10.00	0.009	1.46E-04	12.6	0.206	0.41
1480	120	9:40:00 AM	0:10:00	10.00	12.00	0.010	1.75E-04	15.1	0.248	0.50
1380	100	9:50:00 AM	0:10:00	10.00	10.00	0.009	1.46E-04	12.6	0.206	0.41
1290	90	10:00:00 AM	0:10:00	10.00	9.00	0.008	1.31E-04	11.3	0.186	0.37

Natural Moisture: _____
 Texture/Classif: _____
 Structure/Fabric: _____
 Init. Satur. Time: 9:35:00 AM
 Consistency: _____
 Slope/Landsc: _____
 ESTIMATED FIELD K_{SAT}: 0.010
 Depth to an Impermeable Layer: 14.9
 Depth to Bedrock: 40 M/FI
 Notes: _____
 Precision PermeameterTM

708