



MIHALCOE LN

Location MIHALCOE LN

Map# 31/ 10/ 5/ /

Acct# 31 10 5

Owner RUFFIN DEVELOPMENT LLC

Assessment \$65,100

PID 7950

Subdivision CEDAR GROVE FARMS

AFD AFD

Description 5.025 AC DB 306/857,867

Legal PB 12/110

Area S

Class 2

AFD Name ALLENS RUN

AFD Expiration 8/31/2016

GPIN: I 11-1162-1526

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$65,100	\$65,100

Owner of Record

Owner RUFFIN DEVELOPMENT LLC

Sale Price \$210,000

Co-Owner

Book & Page 306/857

Address 300 32ND STREET #500

Sale Date 12/21/2000

VIRGINIA BEACH, VA 23451

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
RUFFIN DEVELOPMENT LLC	\$210,000	306/857	12/21/2000
RUFFIN DEVELOPMENT LLC	\$210,000	306/857	12/21/2000
WARE EDMOND M EST	\$0	1/1	

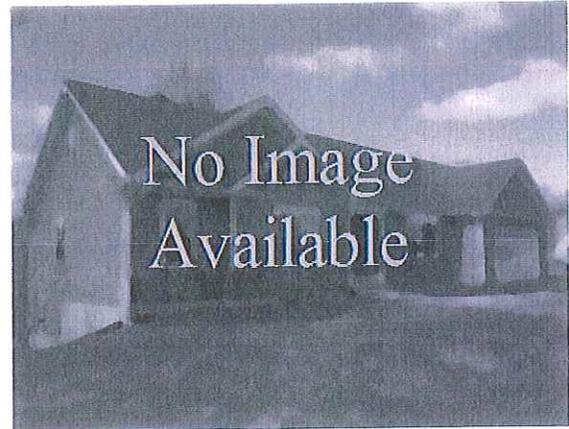
Building Information

Building 1 : Section 1

Year Built:
 Living Area: 0
 Building Percent
 Good:
 Replacement Cost
 Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 1060
 Description SITE ND AG
 Deeded Acres 5.03

Land

Land Use

Use Code 1060
 Description SITE ND AG
 Zone A1
 Neighborhood WESTERN
 Category

Land Line Valuation

Size (Acres) 5.03
 Assessed Value \$65,100

Future Use: Rural Land

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$60,900	\$60,900
2013	\$0	\$64,200	\$64,200
2013	\$0	\$64,200	\$64,200

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Department of Community Development
Environmental Division
12007 Courthouse Circle
PO Box 150
New Kent, VA 23124

March 16, 2016

Please complete this form and call Sheri Wood at (804) 966-9690 immediately. *SLW*
(Your response was due 03/01/16)

RE: AFD District Renewal: ALLEN'S RUN
PARCEL: TAX MAP # 31-10-6 GPIN#: I11-1575-1196
OWNER: RUFFIN FARM, LLC
300 32ND STREET, # 500
VIRGINIA BEACH, VA 23451

I have received notification that the ALLEN'S RUN Agricultural and Forestal District is up for renewal and would like to take the following action:

- Please **continue** the parcel listed above
- Please **withdraw** the parcel listed above

AFFIDAVIT:

AS THE OWNER OF THE ABOVE LISTED PARCEL, I CERTIFY THE INFORMATION CONTAINED HEREIN IS ACCURATE AND TRUE. I UNDERSTAND THAT ANY ACTIVITY THAT MAY OCCUR DURING THIS RENEWAL TERM THAT HAS THE EFFECT OF NULLIFYING OR VIOLATING THE LIMITATIONS AND CONDITIONS OF THE AFD PROGRAM PER CHAPTER 62, ARTICLE II, ARGICULTURAL AND TORESTAL DISTRICTS, OF THE NEW KENT COUNTY CODE, MAY RESULT IN A REQUIRED WITHDRAWAL.

Sheri Wood *3/25/16* Bob Howard
Signature of Property Owner Date Printed Name of Property Owner

Signature of Property Owner Date Printed Name of Property Owner

TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Ruffin Development LLC
 Address: 300 32nd St #500
 City: Virginia Beach State: VA Zip: 23451
 Phone: _____ Fax: _____
 Email: _____

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Allen's Run
 Acreage of Existing District: _____
 Existing District Renewal Date: 8/31/16

PROPOSED DISTRICT INFORMATION

Proposed District Name (name of nearest named body of water or swamp): _____
 Proposed District Acreage: _____
 Proposed District Renewal Date: _____

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 31-10-6 / 7949 Acreage: 2.023
 GPIN: I 11-1575-1196 Current Zoning: A-1
 Number and types of other improvements on parcel: vacant land

	PREVIOUSLY REPORTED ACREAGE	CURRENT USE ACREAGE
Unqualified home site Acres:	1.02	1.02
Acres Devoted to Agriculture:	1	1
Acres Devoted to Timber/Forestal:	0	0
Acres Devoted to Marsh/Wetlands:	0	0

Previously reported acreage is provided for your benefit. Please make any corrections in the Current Use Acreage column.



MIHALCOE LN

Location MIHALCOE LN

Map# 31/ 10/ 6/ /

Acct# 31 10 6

Owner RUFFIN DEVELOPMENT LLC

Assessment \$51,500

PID 7949

Subdivision CEDAR GROVE FARMS

AFD AFD

Description 2.023 AC DB 306/857,867

Legal PB 12/110

Area S

Class 2

AFD Name ALLENS RUN

AFD Expiration 8/31/2016

GPIN: I 11-1575-1196

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$51,500	\$51,500

Owner of Record

Owner RUFFIN DEVELOPMENT LLC

Sale Price \$210,000

Co-Owner

Book & Page 306/857

Address 300 32ND STREET #500

Sale Date 12/21/2000

VIRGINIA BEACH, VA 23451

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
RUFFIN DEVELOPMENT LLC	\$210,000	306/857	12/21/2000
RUFFIN DEVELOPMENT LLC	\$210,000	306/857	12/21/2000
UNKNOWN	\$210,000	1/1	12/21/2000
WARE EDMOND M EST	\$0	1/1	

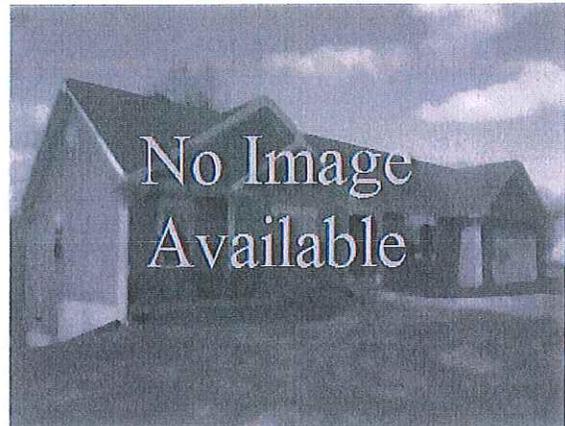
Building Information

Building 1 : Section 1

Year Built:
 Living Area: 0
 Building Percent
 Good:
 Replacement Cost
 Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 1060
 Description SITE ND AG
 Deeded Acres 2.02

Land

Land Use

Use Code 1060
Description SITE ND AG
Zone A1
Neighborhood WESTERN
Category

Land Line Valuation

Size (Acres) 2.02
Assessed Value \$51,500

Future Use: Rural Land

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$48,200	\$48,200
2013	\$0	\$50,700	\$50,700
2013	\$0	\$50,700	\$50,700

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Department of Community Development
Environmental Division
12007 Courthouse Circle
PO Box 150
New Kent, VA 23124

March 16, 2016

Please complete this form and call Sheri Wood at (804) 966-9690 immediately. *SLW*
(Your response was due 03/01/16)

RE: AFD District Renewal: ALLEN'S RUN
PARCEL: TAX MAP # 31-10-8 GPIN#: I11-1246-1101
OWNER: RUFFIN FARM, LLC
300 32ND STREET, # 500
VIRGINIA BEACH, VA 23451

I have received notification that the ALLEN'S RUN Agricultural and Forestal District is up for renewal and would like to take the following action:

- Please **continue** the parcel listed above
- Please **withdraw** the parcel listed above

AFFIDAVIT:

AS THE OWNER OF THE ABOVE LISTED PARCEL, I CERTIFY THE INFORMATION CONTAINED HEREIN IS ACCURATE AND TRUE. I UNDERSTAND THAT ANY ACTIVITY THAT MAY OCCUR DURING THIS RENEWAL TERM THAT HAS THE EFFECT OF NULLIFYING OR VIOLATING THE LIMITATIONS AND CONDITIONS OF THE AFD PROGRAM PER CHAPTER 62, ARTICLE II, ARGICULTURAL AND TORESTAL DISTRICTS, OF THE NEW KENT COUNTY CODE, MAY RESULT IN A REQUIRED WITHDRAWAL.

[Signature]
Signature of Property Owner

3/29/16
Date

Bob Howard
Printed Name of Property Owner

Signature of Property Owner

Date

Printed Name of Property Owner

TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Ruffin Development LLC
 Address: 300 32nd St #500
 City: Virginia Beach State: VA Zip: 23451
 Phone: _____ Fax: _____
 Email: _____

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Allen's Run
 Acreage of Existing District: _____
 Existing District Renewal Date: 8/31/2016

PROPOSED DISTRICT INFORMATION

Proposed District Name (name of nearest named body of water or swamp): _____
 Proposed District Acreage: _____
 Proposed District Renewal Date: _____

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 31-10-8 | 7947 Acreage: 2.060
 GPIN: I 11-1246-1101 Current Zoning: A-1
 Number and types of other improvements on parcel: Vacant land

	PREVIOUSLY REPORTED ACREAGE	CURRENT USE ACREAGE
Unqualified home site Acres:	1.06	1.06
Acres Devoted to Agriculture:	1	1
Acres Devoted to Timber/Forestal:	0	0
Acres Devoted to Marsh/Wetlands:	0	0

Previously reported acreage is provided for your benefit. Please make any corrections in the Current Use Acreage column.



EMMAUS CHURCH RD

Location EMMAUS CHURCH RD

Map# 31/ 10/ 8/ /

Acct# 31 10 8

Owner RUFFIN DEVELOPMENT LLC

Assessment \$51,700

PID 7947

Subdivision CEDAR GROVE FARMS

AFD AFD

Description 2.060 AC DB 306/857,867

Legal PB 12/110

Area S

Class 2

AFD Name ALLENS RUN

AFD Expiration 8/31/2016

GPIN: I 11-1246-1101

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$51,700	\$51,700

Owner of Record

Owner RUFFIN DEVELOPMENT LLC

Sale Price \$210,000

Co-Owner

Book & Page 306/857

Address 300 32ND STREET #500

Sale Date 12/21/2000

VIRGINIA BEACH, VA 23451

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
RUFFIN DEVELOPMENT LLC	\$210,000	306/857	12/21/2000
RUFFIN DEVELOPMENT LLC	\$210,000	306/857	12/21/2000
UNKNOWN	\$210,000	1/1	12/21/2000
WARE EDMOND M EST	\$0	1/1	

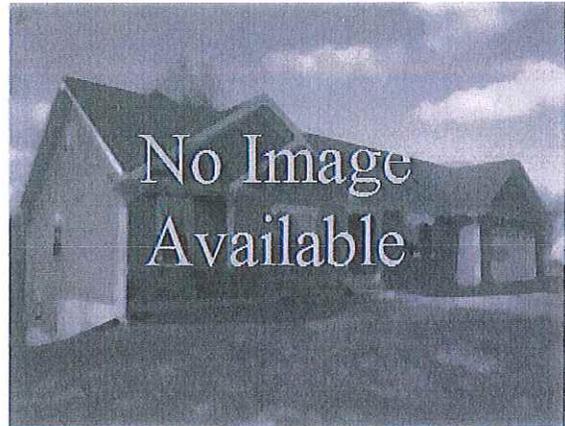
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 1060
Description SITE ND AG
Deeded Acres 2.06

Land

Land Use

Use Code 1060
 Description SITE ND AG
 Zone A1
 Neighborhood WESTERN
 Category

Land Line Valuation

Size (Acres) 2.06
 Assessed Value \$51,700

Future Use: Rural Land
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$48,400	\$48,400
2013	\$0	\$50,900	\$50,900
2013	\$0	\$50,900	\$50,900

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Department of Community Development
Environmental Division
12007 Courthouse Circle
PO Box 150
New Kent, VA 23124

March 16, 2016

Please complete this form and call Sheri Wood at (804) 966-9690 immediately. *SLW*
(Your response was due 03/01/16)

RE: AFD District Renewal: ALLEN'S RUN
PARCEL: TAX MAP # 31-10-9 GPIN#: 111-1102-0958
OWNER: RUFFIN FARM, LLC
300 32ND STREET, # 500
VIRGINIA BEACH, VA 23451

I have received notification that the ALLEN'S RUN Agricultural and Forestal District is up for renewal and would like to take the following action:

- Please **continue** the parcel listed above
- Please **withdraw** the parcel listed above

AFFIDAVIT:

AS THE OWNER OF THE ABOVE LISTED PARCEL, I CERTIFY THE INFORMATION CONTAINED HEREIN IS ACCURATE AND TRUE. I UNDERSTAND THAT ANY ACTIVITY THAT MAY OCCUR DURING THIS RENEWAL TERM THAT HAS THE EFFECT OF NULLIFYING OR VIOLATING THE LIMITATIONS AND CONDITIONS OF THE AFD PROGRAM PER CHAPTER 62, ARTICLE II, ARGICULTURAL AND TORESTAL DISTRICTS, OF THE NEW KENT COUNTY CODE, MAY RESULT IN A REQUIRED WITHDRAWAL.

[Signature] 3/29/16 Robert M. Howard
Signature of Property Owner Date Printed Name of Property Owner

Signature of Property Owner Date Printed Name of Property Owner

TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Ruffin Development LLC
 Address: 300 32nd St. #500
 City: Virginia Beach State: VA Zip: 23451
 Phone: _____ Fax: _____
 Email: _____

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Allen's Run
 Acreage of Existing District: _____
 Existing District Renewal Date: 8/31/2016

PROPOSED DISTRICT INFORMATION

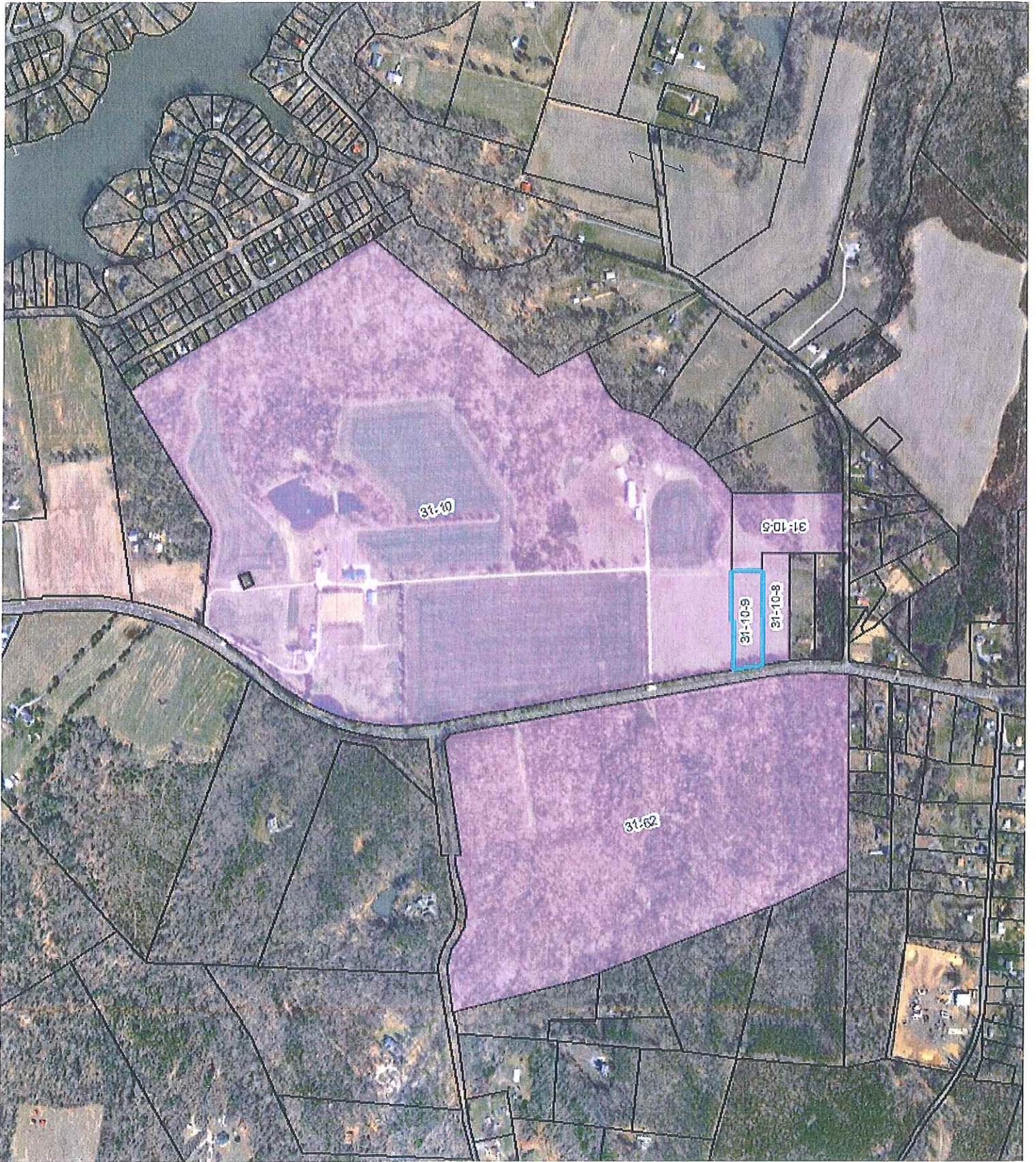
Proposed District Name (name of nearest named body of water or swamp): _____
 Proposed District Acreage: _____
 Proposed District Renewal Date: _____

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 31-10-9 / 7946 Acreage: 2.015 (2.02)
 GPIN: I11-1102-0958 Current Zoning: A-1
 Number and types of other improvements on parcel: vacant land

	PREVIOUSLY REPORTED ACREAGE	CURRENT USE ACREAGE
Unqualified home site Acres:	0	0
Acres Devoted to Agriculture:	2.02	2.02
Acres Devoted to Timber/Forestal:	0	0
Acres Devoted to Marsh/Wetlands:	0	0

Previously reported acreage is provided for your benefit. Please make any corrections in the Current Use Acreage column.



EMMAUS CHURCH RD

Location EMMAUS CHURCH RD

Map# 31/ 10/ 9/ /

Acct# 31 10 9

Owner RUFFIN DEVELOPMENT LLC

Assessment \$51,500

PID 7946

Subdivision CEDAR GROVE FARMS

AFD AFD

Description 2.015 AC DB 306/857,867

Legal PB 12/110

Area S

Class 2

AFD Name ALLENS RUN

AFD Expiration 8/31/2016

GPIN: I 11-1102-0958

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$51,500	\$51,500

Owner of Record

Owner RUFFIN DEVELOPMENT LLC

Sale Price \$210,000

Co-Owner

Book & Page 306/857

Address 300 32ND STREET #500

Sale Date 12/21/2000

VIRGINIA BEACH, VA 23451

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
RUFFIN DEVELOPMENT LLC	\$210,000	306/857	12/21/2000
RUFFIN DEVELOPMENT LLC	\$210,000	306/857	12/21/2000
UNKNOWN	\$210,000	1/1	12/21/2000
WARE EDMOND M EST	\$0	1/1	

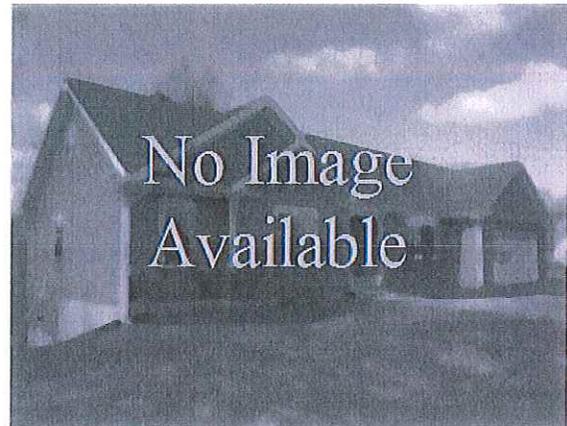
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 1060
Description SITE ND AG
Deeded Acres 2.02

Land

Land Use

Use Code 1060
 Description SITE ND AG
 Zone A1
 Neighborhood WESTERN
 Category

Land Line Valuation

Size (Acres) 2.02
 Assessed Value \$51,500

Future Use: Rural Land

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$47,400	\$47,400
2013	\$0	\$49,800	\$49,800
2013	\$0	\$49,800	\$49,800

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Department of Community Development
 Environmental Division
 12007 Courthouse Circle
 PO Box 150
 New Kent, VA 23124

March 16, 2016

Please complete this form and call Sheri Wood at (804) 966-9690 immediately. *SLW*
 (Your response was due 03/01/16)

RE: AFD District Renewal: ALLEN'S RUN
 PARCEL: TAX MAP # 31-10 GPIN#: I10-3363-0897
 OWNER: RUFFIN FARM, LLC
 300 32ND STREET, # 500
 VIRGINIA BEACH, VA 23451

I have received notification that the ALLEN'S RUN Agricultural and Forestal District is up for renewal and would like to take the following action:

- Please **continue** the parcel listed above
- Please **withdraw** the parcel listed above

AFFIDAVIT:

AS THE OWNER OF THE ABOVE LISTED PARCEL, I CERTIFY THE INFORMATION CONTAINED HEREIN IS ACCURATE AND TRUE. I UNDERSTAND THAT ANY ACTIVITY THAT MAY OCCUR DURING THIS RENEWAL TERM THAT HAS THE EFFECT OF NULLIFYING OR VIOLATING THE LIMITATIONS AND CONDITIONS OF THE AFD PROGRAM PER CHAPTER 62, ARTICLE II, ARGICULTURAL AND TORESTAL DISTRICTS, OF THE NEW KENT COUNTY CODE, MAY RESULT IN A REQUIRED WITHDRAWAL.

[Signature] 3/29/16 Bdo Howard
 Signature of Property Owner Date Printed Name of Property Owner

 Signature of Property Owner Date Printed Name of Property Owner

TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Ruffin Farm LLC
 Address: 300 32nd St. #500
 City: Virginia Beach State: VA Zip: 23451
 Phone: _____ Fax: _____
 Email: _____

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Allen's Run
 Acreage of Existing District: _____
 Existing District Renewal Date: 8/31/2016

PROPOSED DISTRICT INFORMATION

Proposed District Name (name of nearest named body of water or swamp): _____
 Proposed District Acreage: _____
 Proposed District Renewal Date: _____

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 31-10 / PID 6894 Acreage: 136
 GPIN: I10-3363-0897 Current Zoning: A-1
 Number and types of other improvements on parcel: historic dwelling, house, stable, lean to's, sheds, chicken coops.

	PREVIOUSLY REPORTED ACREAGE	CURRENT USE ACREAGE
Unqualified home site Acres:	3	3
Acres Devoted to Agriculture:	66	66
Acres Devoted to Timber/Forestal:	67	67
Acres Devoted to Marsh/Wetlands:	0	0

Previously reported acreage is provided for your benefit. Please make any corrections in the Current Use Acreage column.

April 5, 2016

Mr. Rob Highlander
Ruffin Development, LLC
300 32nd Street
Virginia Beach, VA 23451

Re: Agricultural and Forestal District (AFD) Application
GPIN# I10-3363-0897

Dear Mr. Highlander

Thank you for contacting the New Kent Office of Virginia Cooperative Extension with your request to review your Agricultural and Forestal District application.

Virginia Cooperative Extension appreciates your interest in conserving and protecting our forest and agricultural lands. This program provides a higher level of certainty that farm and forest lands will be maintained and managed to the best use.

I visited the properties, GPIN I10-3363-0897, on April 4, 2016 to photograph the fields. They show that they were being actively farmed and maintained.

Thank you for helping keep New Kent a beautiful rural community through the Agricultural and Forestal District Program.

If my office can be of any other service, please call 804-966-9645.

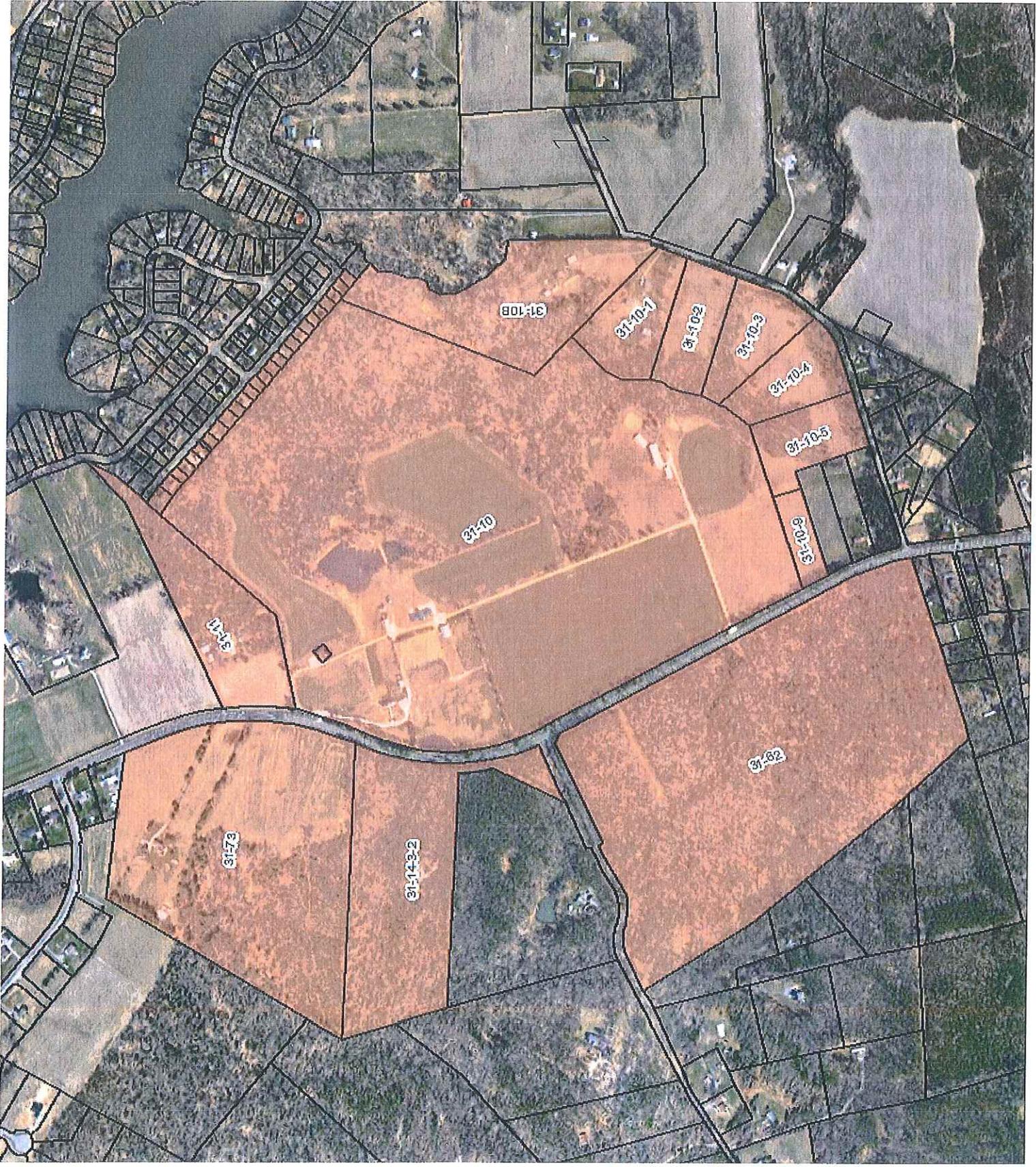
Sincerely,



John B. Allison
Extension Agent - Agriculture and Natural Resources

cc: Sheri Wood – Department of Community Development - New Kent County
Patty Townsend - Virginia Cooperative Extension - New Kent County

Invent the Future



5900 EMMAUS CHURCH RD

Location 5900 EMMAUS CHURCH RD

Map# 31 / 10 / /

Acct# 31 10

Owner RUFFIN FARM LLC

Assessment \$1,427,300

PID 6894

Subdivision CEDAR GROVE

AFD AFD

Description 136 AC DB 306/844,854

Legal PB 15/137

Area S

Class 6

AFD Name ALLENS RUN

AFD Expiration 8/31/2016

GPIN: I 10 - 3363 - 0897

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$683,400	\$743,900	\$1,427,300

Owner of Record

Owner RUFFIN FARM LLC

Sale Price \$401,000

Co-Owner

Book & Page 306/844

Address 300 32ND STREET #500

Sale Date 12/21/2000

VIRGINIA BEACH, VA 23451

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
RUFFIN FARM LLC	\$401,000	306/844	12/21/2000
WARE EDMOND M ESTATE	\$0	1/1	

Building Information

Building 1 : Section 1

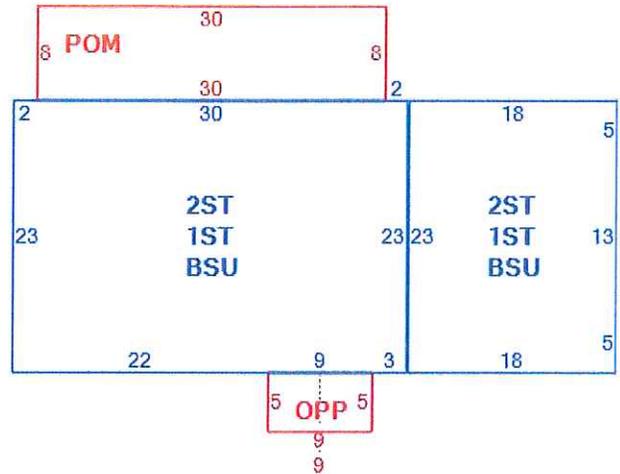
Year Built: 1770
Living Area: 2536
Building Percent Good: 70
Replacement Cost Less Depreciation: \$299,100

Building Attributes	
Field	Description
Style	Historical Dwelling
Model	Residential
Grade:	B
Exterior Wall 1:	Brick
Exterior Wall 2:	Wood Siding
Roof Structure:	Gable
Roof Cover:	Metal
Interior Wall 1:	Plaster
Interior Wall 2:	
Interior Flr 1:	Heart of Pine
Interior Flr 2:	Vinyl
Heat Fuel:	Oil
Heat Type:	Heat Pump
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bathrooms:	2
Total Half Baths:	0
Extra Kitchens:	0
Extra Heat Pump:	0
Total Fireplaces:	1
Fireplace Type:	No Value
Neighborhood:	WESTERN
Utilities:	Private Well/ Private Septic

Building Photo

Building Photo (<http://images.vgsi.com/photos2/NewkentcountyVAphotos//Y:\REASSESS\PHOTOS\AK\2013-08-09\001.jpg>)

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
1ST	1ST STORY	1,340	1,340	
2ST	2ND STORY	1,196	1,196	
BSU	BASEMENT, UNFIN	1,196	0	
FCS	FOUNDATION, CRAWL	144	0	
POF	PORCH, OPEN, FRAME	40	0	
POM	PORCH, OPEN, MASON	285	0	
		4,201	2,536	

Building 2 : Section 1

Year Built: 2012
Living Area: 1008
Building Percent Good: 96
Replacement Cost Less Depreciation: \$187,500

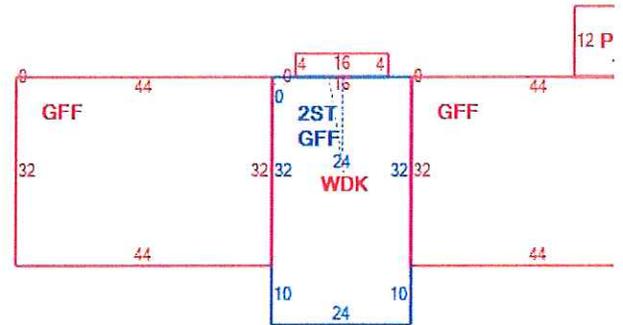
Building Attributes : Bldg 2 of 3	
Field	Description
Style	Horse Stable Super
Model	Residential
Grade:	B
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure:	Hip
Roof Cover:	Metal
Interior Wall 1:	Sheet Rock
Interior Wall 2:	
Interior Flr 1:	Carpet
Interior Flr 2:	Hardwood
Heat Fuel:	Electric
Heat Type:	Heat Pump
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bathrooms:	3
Total Half Baths:	0
Extra Kitchens:	1
Extra Heat Pump:	0
Total Fireplaces:	0
Fireplace Type:	
Neighborhood:	WESTERN
Utilities:	Private Well/ Private Septic

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//\00\02\03\77.jpg)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
2ST	2ND STORY	1,008	1,008
FSL	FOUNDATION, SLAB	176	0
GFF	GARAGE, FRAME, FIN	3,824	0
PTS	PATIO, CONC SLAB	328	0
STG	STORAGE	176	0
WDK	DECK, WOOD, RAILS	64	0
		5,576	1,008

Building 3 : Section 1

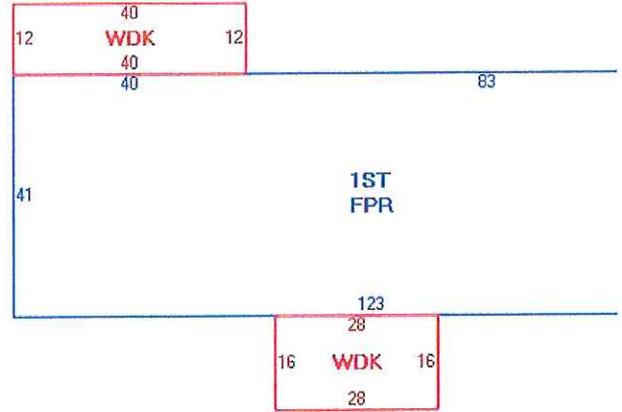
Year Built: 1980
Living Area: 5043
Building Percent Good: 86
Replacement Cost Less Depreciation: \$168,600

Building Attributes : Bldg 3 of 3	
Field	Description
Style	Ranch
Model	Residential
Grade:	D
Exterior Wall 1:	Metal
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Metal
Interior Wall 1:	Sheet Rock
Interior Wall 2:	
Interior Flr 1:	Vinyl
Interior Flr 2:	Carpet
Heat Fuel:	Electric
Heat Type:	Electr Basebrd
AC Type:	Unit/AC
Total Bedrooms:	2 Bedrooms
Total Bathrooms:	2
Total Half Baths:	0
Extra Kitchens:	0
Extra Heat Pump:	0
Total Fireplaces:	0
Fireplace Type:	
Neighborhood:	WESTERN
Utilities:	Private Well/ Private Septic

Building Photo

Building Photo (<http://images.vgsi.com/photos2/NewkentcountyVAPhotos//C:\Users\SAM2\Pictures\006.JPG.JPG>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
1ST	1ST STORY	5,043	5,043
FPR	FOUNDATION, PIER	5,043	0
WDK	DECK, WOOD, RAILS	992	0
		11,078	5,043

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 2000
Description HSITE WD MDL-01
Deeded Acres 136

Land

Land Use

Use Code 2000
Description HSITE WD MDL-01
Zone A1
Neighborhood WESTERN
Category

Land Line Valuation

Size (Acres) 136
Assessed Value \$743,900

Future Use: Rural Land

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
1SFR	SHED/FRAME			252.00 S.F.	\$500	1
1SFN	SHED/FRAME/NO VAL			100.00 S.F.	\$0	1
1CPE	CARPORT/ENCLOSED			620.00 S.F.	\$1,400	1
1SCB	SHED CINDERBLOCK			320.00 S.F.	\$1,300	1
1SFR	SHED/FRAME			320.00 S.F.	\$800	1
1LTR	LEAN-TO/RES			220.00 S.F.	\$200	1
1LTN	LEAN-TO/RES/NOVAL		UNDER 200	200.00 S.F.	\$0	1
3CNC	CORN CRIB			170.00 S.F.	\$300	1
1OBA	OUT BUILDING			624.00 S.F.	\$1,000	1
3CKC	CHICKEN COOP			140.00 S.F.	\$100	1
3STH	STABLES/HORSE			2072.00 S.F.	\$13,300	3
3STH	STABLES/HORSE			1450.00 S.F.	\$9,300	3

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$603,000	\$507,700	\$1,110,700
2013	\$334,500	\$462,200	\$796,700
2013	\$334,500	\$462,200	\$796,700

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Department of Community Development
 Environmental Division
 12007 Courthouse Circle
 PO Box 150
 New Kent, VA 23124

March 16, 2016

Please complete this form and call Sheri Wood at (804) 966-9690 immediately. *SLW*
 (Your response was due 03/01/16)

RE: AFD District Renewal: ALLEN'S RUN
 PARCEL: TAX MAP # 31-62 GPIN#: H11-0917-4759
 OWNER: RUFFIN FARM, LLC
 300 32ND STREET, # 500
 VIRGINIA BEACH, VA 23451

I have received notification that the ALLEN'S RUN Agricultural and Forestal District is up for renewal and would like to take the following action:

- Please **continue** the parcel listed above
- Please **withdraw** the parcel listed above

AFFIDAVIT:

AS THE OWNER OF THE ABOVE LISTED PARCEL, I CERTIFY THE INFORMATION CONTAINED HEREIN IS ACCURATE AND TRUE. I UNDERSTAND THAT ANY ACTIVITY THAT MAY OCCUR DURING THIS RENEWAL TERM THAT HAS THE EFFECT OF NULLIFYING OR VIOLATING THE LIMITATIONS AND CONDITIONS OF THE AFD PROGRAM PER CHAPTER 62, ARTICLE II, ARGICULTURAL AND TORESTAL DISTRICTS, OF THE NEW KENT COUNTY CODE, MAY RESULT IN A REQUIRED WITHDRAWAL.

[Handwritten Signature]
 Signature of Property Owner

3/29/16
 Date

Bob Howard
 Printed Name of Property Owner

 Signature of Property Owner

 Date

 Printed Name of Property Owner

TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Ruffin Farm LLC
 Address: 300 32nd St. #500
 City: Virginia Beach State: VA Zip: 23451
 Phone: _____ Fax: _____
 Email: _____

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Allen's Run
 Acreage of Existing District: _____
 Existing District Renewal Date: 8/31/2016

PROPOSED DISTRICT INFORMATION

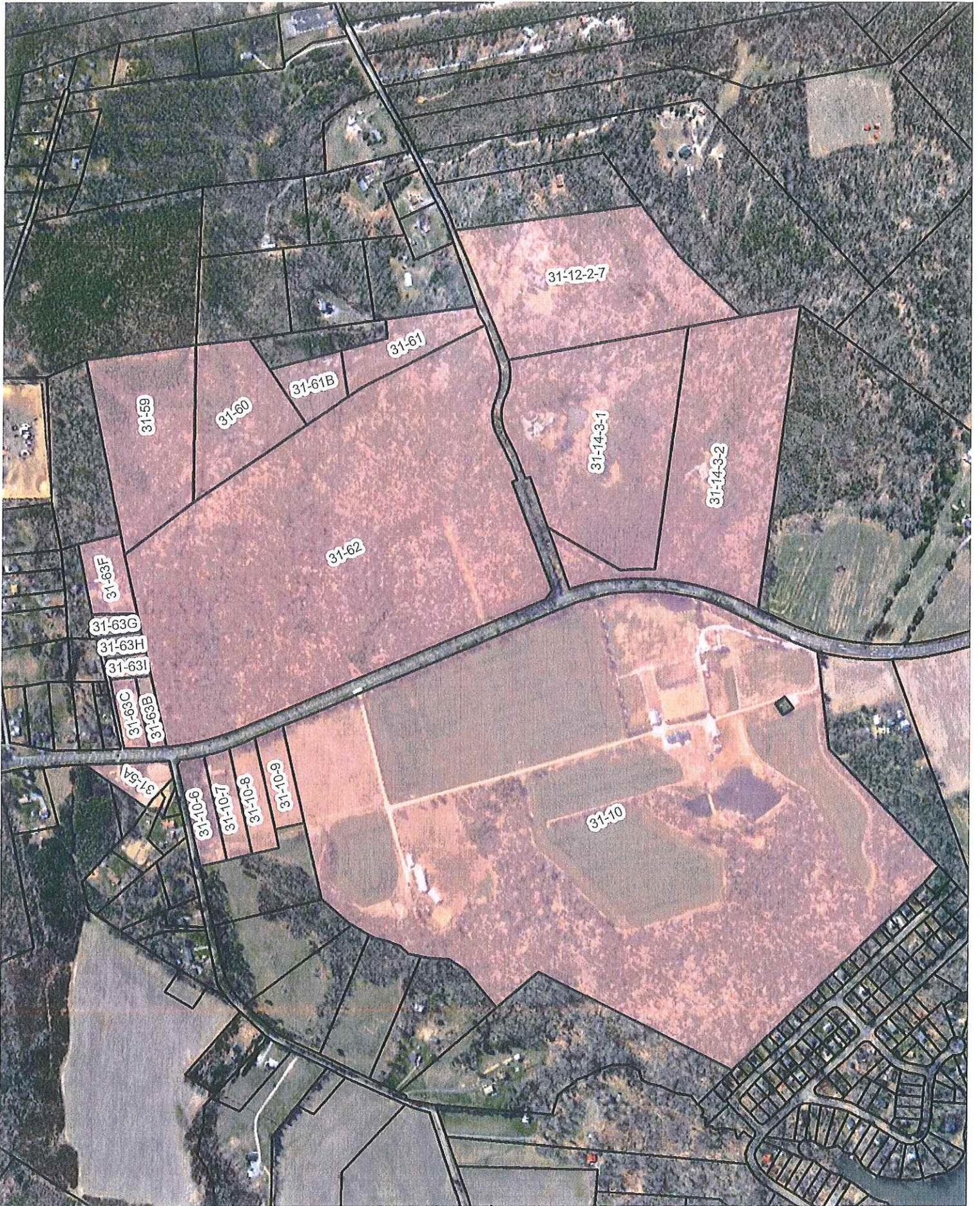
Proposed District Name (name of nearest named body of water or swamp): _____
 Proposed District Acreage: _____
 Proposed District Renewal Date: _____

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 31-62 / PID 4811 Acreage: 68.90
 GPIN: H11-0917-4759 Current Zoning: A-1
 Number and types of other improvements on parcel: Vacant land

	PREVIOUSLY REPORTED ACREAGE	CURRENT USE ACREAGE
Unqualified home site Acres:	0	0
Acres Devoted to Agriculture:	0	0
Acres Devoted to Timber/Forestal:	68.90	68.90 pending
Acres Devoted to Marsh/Wetlands:	0	0

Previously reported acreage is provided for your benefit. Please make any corrections in the Current Use Acreage column.



EMMAUS CHURCH RD

Location EMMAUS CHURCH RD

Map# 31 / 62 / /

Acct# 31 62

Owner RUFFIN FARM LLC

Assessment \$332,600

PID 4811

Subdivision PART OF CEDAR GROVE

AFD AFD

Description 68.9 AC PB 19/128

Legal

Area S

Class 5

AFD Name ALLENS RUN

AFD Expiration 8/31/2016

GPIN: H 11-0917-4759

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$332,600	\$332,600

Owner of Record

Owner RUFFIN FARM LLC

Sale Price \$0

Co-Owner

Book & Page 628/1198

Address 300 32ND STREET #500

Sale Date 12/17/2013

VIRGINIA BEACH, VA 23451

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
RUFFIN FARM LLC	\$0	628/1198	12/17/2013
DAREFUND LLC	\$0	616/814	12/14/2012
RUFFIN EDMUND C	\$485,000	476/787	07/14/2006
MOUNTCASTLE JAMES C & VIRGINIA L	\$0	41/324	

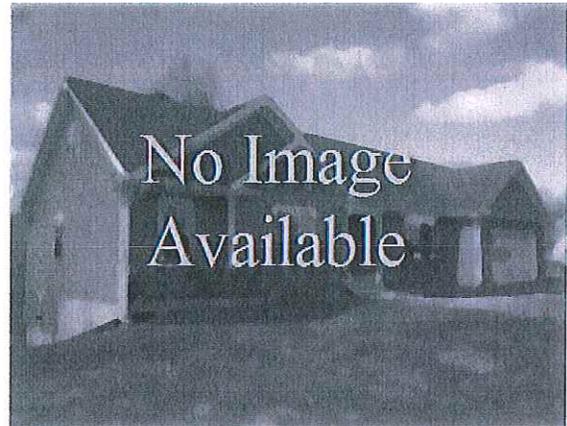
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 1061
Description SITE ND FO
Deeded Acres 68.9

Land

Land Use

Use Code 1061
Description SITE ND FO
Zone A1
Neighborhood WESTERN
Category

Land Line Valuation

Size (Acres) 68.9
Assessed Value \$332,600

Future Use: Rural Land

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$281,400	\$281,400
2013	\$0	\$296,400	\$296,400
2013	\$0	\$296,400	\$296,400

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Lease Agreement

This lease entered into this 1st day of January, 2013 by and between Darefund L L C, owner of the real property which is the subject of this Lease (Lessor) and Jon L. Black (Lessee)

WITNESSETH:

Whereas Lessor hereby agrees to lease to Lessee approximately fifty two (52) acres of farmland located on Cedar Grove Farm, 5900 Emmaus Church Road, Providence Forge, Virginia under the following terms and conditions:

1. **Term and Renewal:** The term of this lease shall be for three (3) years and shall begin on January 1, 2013 and shall end at midnight on December 31, 2015 unless terminated as set forth in Paragraph 5.
2. **Rent :** Rent shall be 65 dollars per acre for a total annual rent of thirty three hundred eighty dollars (\$3380.00) payable from Lessee to Lessor on December 1st of each lease year. Furthermore it is expressly understood that the first year rental payment in the amount of \$3380 is due upon signing of this lease. A late charge of five percent shall be due and payable if payment is not received by December 7th of each lease year.
3. **Use of Leased Premises:** The farmland leased shall be used only for the purpose of planting, growing and harvesting crops and shall specifically exclude the planting, growing and harvesting of cotton. Lessee agrees to employ appropriate agricultural practices as are customarily recognized in the vicinity as necessary for the maintenance and improvement of soil fertility and for the proper weed and pest control. Premises shall not be used for any other purpose other than farming without the prior written consent of the Lessor.
4. **Assignment:** This lease shall not be assignable nor shall the Property be sublet without the written approval of the Lessor.
5. **Termination:** Lessee agrees to vacate the Property at the end of the term of this lease and make no further use thereof, except as may be mutually agreed in writing. The Lessor shall have the exclusive right to terminate this lease of all or any portion of the acreage upon occurrence of the following events:
 - a. Sale of all or part of the property
 - b. Development of all or any portion of the farm whereby the new use would be negatively impacted by continued cultivation of agricultural crops.
 - c. Lease of all or any portion of the farm for a conflicting use.

It is understood that any such sale, transfer or development of the property shall be subject to the rights of the Lessee to harvest the crop planted during the then current

term of the lease and Lessee shall have all rights to conclude such harvesting without interference from the Lessor or transferee of title.

6. **Indemnification:** Lessee acknowledges that the Lessor shall not be liable to Lessee, his agents, employees or any other persons for any injury, loss or damage which occurs as a result of any defect or condition of the Property. Lessee agrees to hold the Lessor harmless from liability that might arise from the use of the Property to the Lessee during the term of the lease.
7. **Crops:** All crops raised on the property covered by this lease shall be the exclusive property of the Lessee, provided that at the end of the term of this lease, the Lessee shall forfeit all non-harvested on the Property.
8. **Alterations:** Lessee shall not make any alterations to the landscape of the Property and shall not place any permanent structures on the farmland. All temporary structures shall be removed at the end of the term of this lease and Property restored to its original condition at the sole expense of the Lessee.
9. **Remedies:** Upon failure of the Lessee to pay the rent in accordance with the terms of the lease or upon breach of any other condition of this lease, Lessor may in addition to all other remedies available under law, evict Lessee and retain and sell any growing or harvested crops then on the Property and apply the proceeds from such sale to any amount owed by Lessee for failure to perform the terms and conditions of this lease.
10. **Violation of Laws:** Lessee agrees that the Property will not be used so as to violate any state, federal, or local law including but not limited to environmental laws.
11. **Notice:** Any notice required or permitted to be given under the terms and conditions of this lease shall be given as follows:

To the Lessor: Darefund, LLC
Robert M Howard, Manager
300 32nd Street
Virginia Beach, Virginia 23451

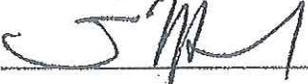
To the Lessee: Jon L. Black
5440 Roxbury Road Road
Charles City, Virginia 23030

John Babb

1-757-491-3000 office

Witness the following signatures and seals:

Lessor: Darefund, LLC

By: 

Robert M. Howard, Manager

Lessee: Jon L. Black

By: Jon L. Black 1/23/13

John L. Black

FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE (this "Amendment") is made this 31st day of December, 2015 by and between Darefund, LLC, a Virginia limited liability company, as Lessor and Jon L. Black, as Lessee.

RECITALS:

A. Lessor and Lessee entered into a Lease dated January 1, 2013 (the "Lease") in which Lessor leased to Lessee certain premises as more fully described in the Lease (the "Premises").

B. Lessor and Lessee have agreed to amend the Lease to renew the term.

NOW, THEREFORE, the parties hereto, in consideration of the mutual promises and covenants contained herein and in the Lease and intending to be legally bound hereby agree that the Lease is amended as follows:

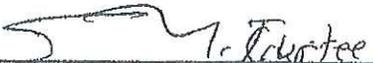
1. Section 1, entitled "Term and Renewal" is hereby amended to renew the term of the Lease for an additional three (3) years beginning on January 1, 2016 and ending at midnight on December 31, 2018.

2. Except as amended hereby, all other terms and conditions of the Lease remain in full force and affect. In the event of a conflict between the terms and conditions of the Lease and the terms and conditions of this Amendment, the terms and conditions of this Amendment shall control. Capitalized terms contained herein and not otherwise defined, shall have the same meaning assigned to them in the Lease.

Witness the following signatures:

Lessor: Darefund, LLC

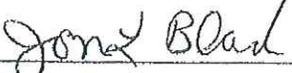
By: The Edmund C. Ruffin Irrevocable Trust – 2012 U/A



Robert M. Howard, Trustee

Date: 1/12/16

Lessee: Jon L. Black



Date: 1/5/16



300 32nd Street, Suite 500, Virginia Beach, Virginia 23451 • (757) 491-7700 FAX (757) 437-8342

New Kent County
Commissioner of Revenue
PO BOX 99
New Kent, VA 23124

04/01/2016

To whom it may concern,

Ruffin Farm LLC would like to move forward with the AFD District Renewal. Please see attached the Renewal Forms and Certification Forms. We also have attached the Lease agreement for all properties. Please contact Prime Real Estate if you have additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Howard", written over a horizontal line.

Bob Howard

Trustee

Prime Real Estate
300 32nd St. Suite 500
Virginia Beach, VA 23451
757-213-4203

Need Fo paperwork

Lm 4/5/16 9:15

A copy of this completed form and required maps shall be submitted by the applicant landowners of the local governing body. This form shall be accompanied by two (2) United States Geological Survey 7.5 minute topographic maps that clearly show the boundaries of the district or addition. A Department of Transportation general highway map for the locality that shows the general location of the district or addition shall also accompany this form.

TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S)

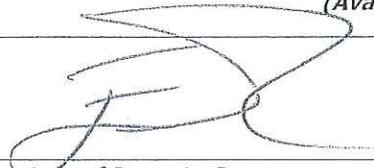
Name (s): RUFFIN FARM LLC AND RUFFIN DEVELOPMENT LLC
 Address: 932 LASKIN ROAD
 City: VIRGINIA BEACH State: VA Zip: 23451
 Phone: (757) 491-7700 Fax: (757) 491-8632
 Email: DAMON@BOOTH@PHRINC.COM

PROPERTY INFORMATION

Name of proposed district being extended: CEDAR GROVE FARMS
 Tax assessor's Map and Parcel No.: 31/10 31/10-3 31/10-4 31/10-5 31/10-6 31/10-8 31/10-9 Acreage: 157.58 AC
 GPIN: 110-3363-0897/111-0848-2128/111-1076-1865/111-1162-1526/111-1575-1196/111-1246-1101/111-1102-0958
 Deed Book/Plat Book Reference No.: 306/844,854, AND 306/857,867
 Number of Dwellings on Parcel: 2
 Number and types of other buildings/improvements on parcel: 1 GRAIN BIN / 4 LOG HOUSES / 1 HAY BARN (SOLE)

Acres Devoted to Pasture: 4.16
 Acres Devoted to Marsh/Wetlands: _____
 Acres Devoted to Tilled Cropland: 67.22
 Acres Devoted to Timber: 85.1
 Current Assessed Value: 1,112,500
 Current Zoning: A1

(Above information is available from the Commissioner of Revenue)
 Comprehensive Plan Designation: _____
 (Available from the Planning Department)


 Signature of Property Owner Date 4/6/2009 Printed Name of Property Owner EDMUND C. RUFFIN
 By EDMUND C. RUFFIN
 Sole member RUFFIN FARM LLC
RUFFIN DEVELOPMENT LLC

- | Tax Map No(s): | GPINS: |
|----------------|---------------|
| 31-10 | 110-3363-0897 |
| 31 (10) 3 | 111-0848-2128 |
| 31 (10) 4 | 111-1076-1865 |
| 31 (10) 5 | 111-1162-1526 |
| 31 (10) 6 | 111-1575-1196 |
| 31 (10) 8 | 111-1246-1101 |
| 31 (10) 9 | 111-1102-0958 |

David Slack
Regional Forester



COMMONWEALTH of VIRGINIA

DEPARTMENT OF FORESTRY
New Kent and Charles City Counties
11301 Pocahontas Trail
Providence Forge, Virginia 23140
(804) 966-2209

Cedar Grove Farms (Ruffin):

It has come to my attention that you are making an application for your participation in the New Kent County Agricultural and Forestal District and you require a report from the Department of Forestry concerning the forestal significance of your property. This document should suffice for the application on tax parcel numbers 31-10, 31-10-4, 31-10-5, 31-10-3, 31-10-6, 31-10-8, 31-10-9.

Significant forest land can be described as that which is growing commercially desirable species of trees using generally accepted forest management practices, and where soil erosion is prevented to maintain water quality and the productivity of the site.

This report is a very brief description of your property and is not designed as a management tool. As a forest Landowner it is certainly in your best interest to develop a long range plan for your property in order to reduce your taxes, increase your revenue, improve wildlife conditions, increase your land value and more. The Department of Forestry can develop a comprehensive plan for you under our Forest Stewardship Program. All you need to do is request a plan and I will meet with you to discuss your goals.

As for now, you have my approval for the AFD. It is a good program that keeps real estate taxes in line with land use rather than the highest use, and maintains a rural nature in the County. There are other ways to maintain rural lands and reduce taxes. I hope I can be of further assistance to you in the management of your forest. Please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Shoup". The signature is written in a cursive, somewhat stylized font.

Will Shoup
Area Forester

Parcel A

Acres: approximately 60
Timber Type: agriculture/open
Soil/Water: n/a
History: ag/open
Recommendations:
(not mandatory) maintain as previous use

Parcel A1

Acres: approximately 51
Timber Type: mixed hardwoods
Soil/Water: low areas that may hold water during wet periods
History: no evidence of recent harvesting
Recommendations:
(not mandatory) allow to grow for 10 years and perform improvement harvest

Parcel B

Acres: approximately 2
Timber Type: young Loblolly pine
Soil/Water: n/a
History: grow up naturally
Recommendations:
(not mandatory) allow to grow for 15 years and perform commercial thinning

Parcel C

Acres: approximately 2
Timber Type: ag/open
Soil/Water: n/a
History: ag/open
Recommendations:
(not mandatory) maintain as previous use

Parcel D

Acres: approximately 2
Timber Type: ag/open
Soil/Water: n/a
History: ag/open
Recommendations:
(not mandatory) maintain as previous use

Parcel E

Acres: approximately 4.5
Timber Type: mixed hardwoods
Soil/Water: low area possibly could hold water during wet periods
History: no recent activity
Recommendations:
(not mandatory) allow to grow for 10 years and perform improvement thinning

Parcel F

Acres: approximately 7.5

Timber Type: mixed hardwoods

Soil/Water: low area may hold water during wet periods

History: no recent activity

Recommendations:
(not mandatory) allow to grow for 10 years and perform improvement thinning

Parcel G

Acres: approximately 7

Timber Type: mixed hardwoods/open area

Soil/Water: n/a

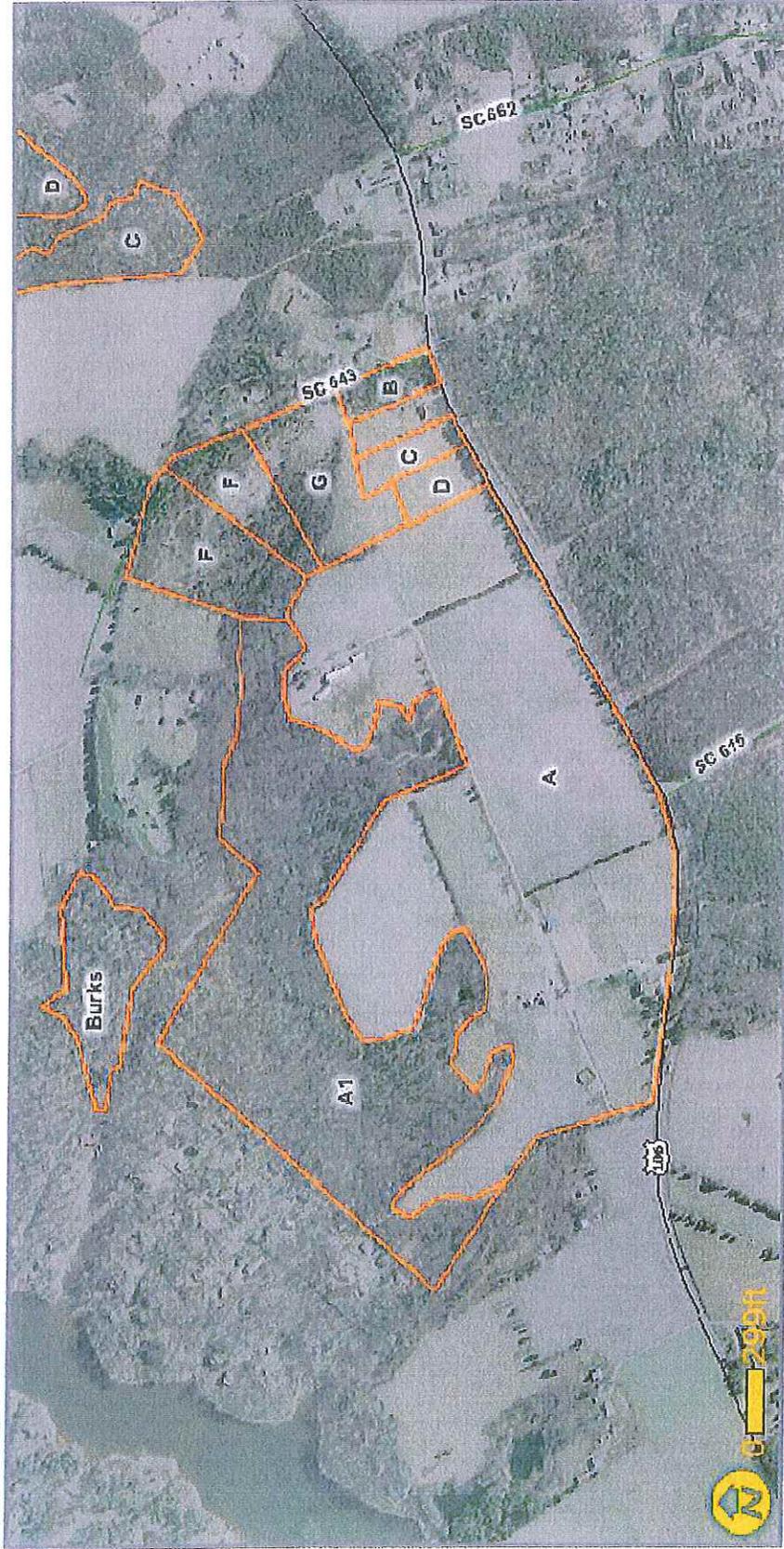
History: no recent activity

Recommendations:
(not mandatory) allow to grow for 10 years and perform improvement thinning



Cedar Grove Farm

AFD map



~136 acres

Map By: William J. Shoup

Report Date: Thursday, April 02, 2009