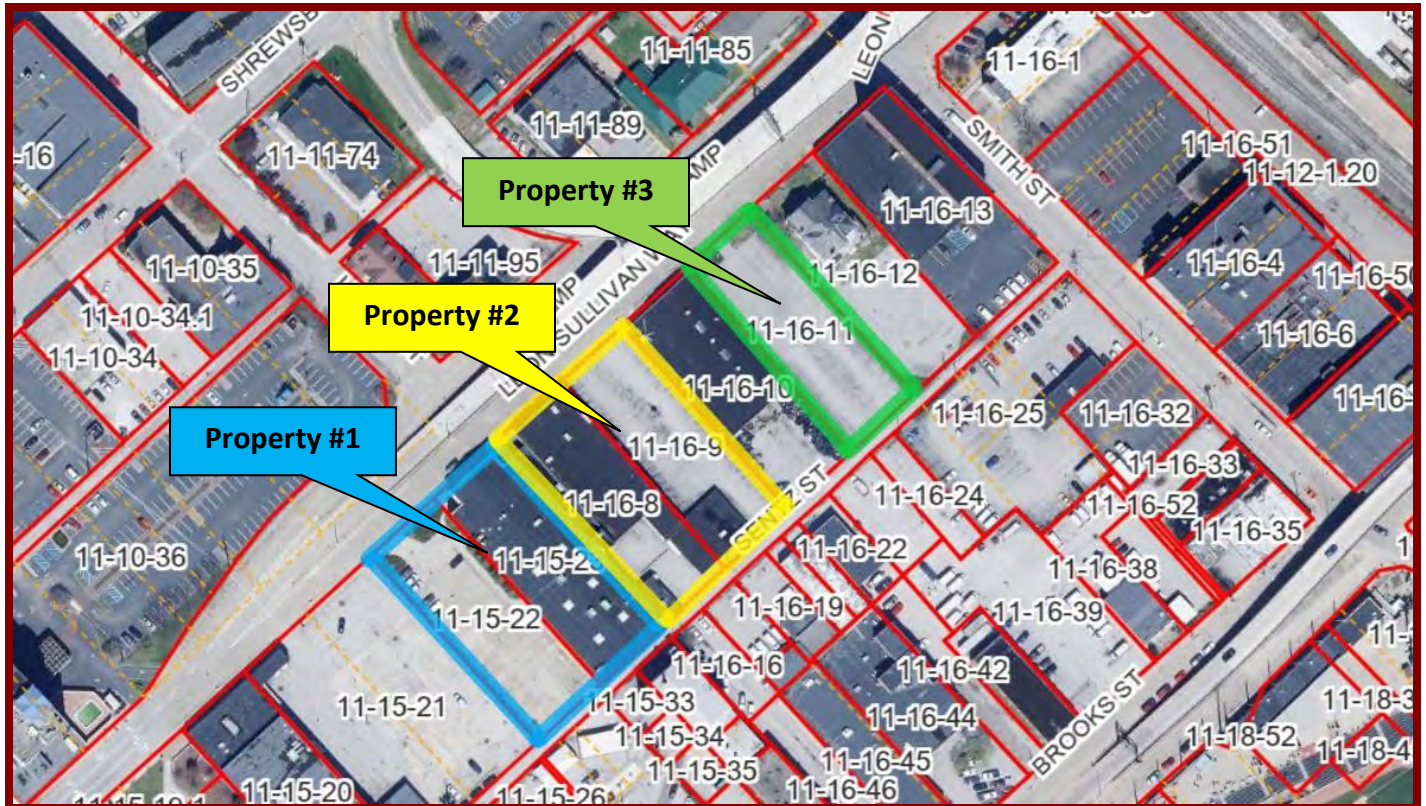


REAL ESTATE AUCTION

Lewis Dandridge Associates Property
426, 500 & 510 Leon Sullivan Way, Charleston,
Kanawha County, West Virginia 25301

Property will be offered individually and/or as a package.



PROPERTY INFORMATION PACKAGE 5% BUYER'S PREMIUM APPLIES

Thursday, October 28, 2021 at 11:05 am
Auction Held Onsite at 426 Leon Sullivan Way

Jay Goldman, Auctioneer #1291/Broker
Mary Staples, Auctioneer #1756
1014 Bridge Road
Charleston, West Virginia 25314
(304) 343-5695
www.goldmanassociates.org





Property #1 - 426 Leon Sullivan Way



Property #1 - 426 Leon Sullivan Way



Property #1 - 426 Leon Sullivan Way (Parking Lot)



Property #2 - 500 Leon Sullivan Way



Property #2 - 500 Leon Sullivan Way



Property #2 - 500 Leon Sullivan Way (Parking Lot)



Property #3 - 510 Leon Sullivan Way (Parking Lot)



Property #3 - 510 Leon Sullivan Way (Parking Lot)

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NOTICE TO ALL BIDDERS

The information included herewith is a summary of information available from a number of sources, most of which have been independently verified. This summary has been provided only for the use of prospective bidders at the Public Auction to be held onsite on Thursday, October 28, 2021 at 11:05 am. It is supplied to you for whatever assistance it may provide in answering your questions; however:

SUCH INFORMATION AND OPINION ARE SUPPLIED WITHOUT ANY WARRANTIES OR REPRESENTATIONS, EITHER EXPRESS OR IMPLIED, WHATSOEVER.

Prospective bidders are advised to avail themselves of the land and tax records of the County of Kanawha, West Virginia, and to make an inspection of the premises on their own behalf, consulting whatever advisors they may feel appropriate.

The property for sale is sold in an "AS-IS" "WHERE-IS" condition and neither Goldman Associates, Inc., nor the Seller or their respective agents make any express or implied warranties of any kind. The description and conditions listed in these and other advertising materials are to be used as guidelines only and are not guaranteed.

BUYER'S PREMIUM

A five percent (5%) Buyer's Premium shall be added to the high bid and the final sales price will include that amount.

MULTI-TRACT AUCTION/BIDDING INFORMATION

The property being auctioned contains 5 parcels of land. There will be several rounds, if required, of bidding to allow Prospective Bidders to bid on individual tracts

first. The highest bids on each property will be held and if the Prospective Bidders are interested in combining those, they may take the combined price and increase it by 5%, and enter a bid, and then resume the bidding.

PROCEDURES FOR PURCHASING AT AUCTION

Announcements made by the auctioneer from the podium at the time and place of sale shall take precedence over ALL printed materials.

Thank you for your interest in this auction! If you are unfamiliar with buying real estate at auction, here is an easy to follow set of instructions on how to participate:

BIDDERS' REGISTRATION

1. Upon arriving at the auction site seek out one of the members of the auction staff to find out where to register.
2. At the registration desk you will be asked to fill out a bid card. Once completed, you will receive a bid number for the auction. You must present positive photo identification, which will be a valid driver's license.
3. You will be asked to show us your deposit, which may be in the form of cash, cashiers, personal, or certified check. We must see your deposit prior to the auction to make sure that everything is in order and that you are, in fact, a qualified bidder.

BIDDING PROCESS

Bidding is a simple process that can be accomplished through one of the following ways. The most important rule is to listen closely to the Auctioneer. When the Auctioneer is calling out bids to the crowd, you can increase your bid by:

1. Raising your bid card in the air;
2. Shouting your bid out to the auctioneer verbally;
3. Having one of the auction staff place your bid for you; or
4. Communicating a signal to the auctioneer that has been arranged prior to the auction.

Conduct of the auction in increments of bidding is at the direction and discretion of the Auctioneer. If you have any questions about the auction, property, procedures, or anything else, do not hesitate to ask.

POST AUCTION:

Upon completion of the auction when the auctioneer says "SOLD", the winning bidder will immediately be required to sign the Contract of Sale and post the proper deposit. At this time, instructions regarding closing of the sale will be thoroughly explained to you and any questions will be answered.

If you have any additional questions, please direct them to any of the auction staff members present or call our offices at (304) 343-5695.

EXECUTIVE SUMMARY

PROPERTY LOCATION: 426, 500 & 510 Leon Sullivan Way, Charleston, Kanawha County, West Virginia 25301
(Total Property)

OWNER: Lewis Dandridge Associates, LLC

LEGAL DESCRIPTION:
Parcel 8: LT 84X245 BROAD ST 502 1 IMP
Parcel 9: LT 85X245 BROAD ST 504
Parcel 11: LT 85X245 BROAD ST 510-512 PAVING
Parcel 22: LT I HANSFORD-SMITH LTS BROAD ST 408
Parcel 23: LT 85X245 LEON SULLIVAN WAY 426

PROPERTY DESCRIPTION: **The properties will be offered separately and may be combined.**
426 Leon Sullivan Way: Two-Story Commercial Office Building Containing 40,300 Square Feet & Asphalt Paved Surface Parking Lot (Map 15/Parcels 22 & 23)
500 Leon Sullivan Way: One-Story Office/Storage Building Containing 15,400 Square Feet & Asphalt Paved Surface Parking Lot (Map 16/Parcels 8 & 9)
510 Leon Sullivan Way: Asphalt Paved Surface Parking Lot (Map 16/Parcel 11)

BUILDING AREA:
426 Leon Sullivan Way: 40,300 Square Feet (Two-Story Commercial Office)
500 Leon Sullivan Way: 15,400 Square Feet (One-Story Office/Storage Building)

LAND AREA: 2.39 ± Acres

SALE LOCATION: Onsite

BUYER'S PREMIUM: 5%

TAX DATA: 2020 Tax Assessment/2021 Taxes (Kanawha County)
Charleston East Tax District
Map 15/Parcels 22 & 23; Map 16/Parcels 8, 9 & 11

Land	\$	760,020.00
Building		<u>624,290.00</u>
Total	\$	1,384,310.00
Class IV Tax Rate		0.032052
Total Annual Taxes	\$	44,369.94
Assessor's Appraised Value	\$	2,307,183.33

ZONING: CBD, Central Business District

SUMMARY OF PROPERTY BEING AUCTIONED

Property 1 - 426 Leon Sullivan Way

- Includes:** Tax Map 15/Parcels 22 & 23
- Summary:** Two-Story Commercial Office Building & Surface Parking Lot
- Description:** Map 15/Parcel 22 is a surface parking lot that has 0.478 acres or 20,822 square feet, based on a 1984 survey prepared by Robert F. Rogers, L.L.S. No. 142 of Franklin Surveying & Mapping Co. of St. Albans, WV. Assessment information for this tract references an address of 422 Leon Sullivan Way, although it is unimproved. This parcel was last conveyed through Deed Book 2559 at Page 768.
- Map 15/Parcel 23 is the location of the two-story commercial office building that contains 40,300 gross square feet. It has a physical address of 426 Leon Sullivan Way. The building was constructed circa 1925 but has had proactive maintenance and periodic renovations. It is currently vacant. The site size is referenced as 0.478 acres or approximately 20,825 square feet. This parcel was last conveyed through Deed Book 2559 at Page 772.

Property 2 - 500 Leon Sullivan Way

- Includes:** Tax Map 16/Parcels 8 & 9
- Summary:** One-Story Office/Storage Building & Surface Parking Lot
- Description:** Map 16/Parcel 8 is the location of 500 Leon Sullivan Way and consists of a one-story office/storage building. It was constructed circa 1926, but has had proactive maintenance and periodic renovations. The building is occupied by United Talent based on a short-term lease agreement. The site size of this tract is referred to as 0.47 acres or approximately 20,580 square feet. The parcel was last conveyed through Deed Book 2559 at Page 764.
- Map 16/Parcel 9 includes a portion of the building referred to as 500 Leon Sullivan Way with the balance designed as a surface parking lot. It is estimated to have 0.478 acres or approximately 20,825 square feet. This parcel was last conveyed through Deed Book 2559 at Page 764.

Property 3 - 510 Leon Sullivan Way

Includes: Tax Map 16/Parcel 11

Summary: Surface Parking Lot

Description: Map 16/Parcel 11 is a surface parking lot that is unimproved with the exception of asphalt paving. A 1993 survey prepared by William L. Counts, L.L.S. 399 indicates a site size of 0.477 acre or 20,778 square feet. This parcel was last conveyed through Deed Book 2559 at Page 768.

DIRECTIONS TO PROPERTY FROM I-64 WEST

9/2/21, 1:22 PM

I-64, Charleston, WV 25303 to 426 Leon Sullivan Way - Google Maps



I-64, Charleston, WV 25303 to 426 Leon Sullivan Way

Drive 3.3 miles, 5 min



Map data ©2021 Google 2000 ft

I-64

Charleston, WV 25303

Take I-64 E to Shrewsbury St. Take exit 100 from I-64 E

- ↑ 1. Head southeast on I-64 E 3 min (3.0 mi)
- ➡ 2. Keep right to stay on I-64 E, follow signs for Beckley 2.0 mi
- ➡ 3. Take exit 100 for Leon Sullivan Way toward Capitol St 0.7 mi
⚠ Toll road
- ➡ 4. Keep right at the fork, follow signs for Smith St and merge onto Shrewsbury St 0.3 mi
- 108 ft

Take Smith St and Sentsz St to your destination

- ⤴ 5. Merge onto Shrewsbury St 1 min (0.3 mi)
- ➡ 6. Turn right onto Smith St 266 ft
- 0.1 mi

<https://www.google.com/maps/dir/38.361484,-81.6678165/426+Leon+Sullivan+Way,+Charleston,+WV+25301/@38.3572581,-81.6582602,14z/am=td...> 1/2

9/2/21, 1:22 PM

I-64, Charleston, WV 25303 to 426 Leon Sullivan Way - Google Maps

-  7. Turn right onto Sentsz St

-  8. Turn right

 -  Destination will be on the right

0.1 mi

102 ft

426 Leon Sullivan Way

Charleston, WV 25307

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

DIRECTIONS TO PROPERTY FROM I-64 EAST/77 NORTH

9/2/21, 1:26 PM

Charleston, West Virginia to 426 Leon Sullivan Way - Google Maps



Charleston, West Virginia to 426 Leon Sullivan Way

Drive 1.9 miles, 3 min



Map data ©2021 Google 1000 ft

Charleston

West Virginia

Follow I-64 W/I-77 N and Exit 100 to Shrewsbury St. Take exit 100 from I-64 W/I-77 N

- 2 min (1.6 mi)

↑

1. Head northwest on I-64 W/I-77 N

▲ Toll road
- 1.0 mi

↘

2. Take exit 100 toward Leon Sullivan Way/Capitol St

▲ Toll road
- 0.5 mi

↗

3. Keep right at the fork to continue toward Shrewsbury St
- 354 ft

↗

4. Keep right at the fork, follow signs for Smith St and merge onto Shrewsbury St
- 108 ft

Take Smith St and Sentsz St to your destination

- 1 min (0.3 mi)

⬆

5. Merge onto Shrewsbury St
- 266 ft

↘

6. Turn right onto Smith St
- 0.1 mi

<https://www.google.com/maps/dir/38.3388028,-81.6089202/426+Leon+Sullivan+Way,+Charleston,+WV+25301/@38.3458296,-81.6295266,15z/am=t/...> 1/2

9/2/21, 1:26 PM

Charleston, West Virginia to 426 Leon Sullivan Way - Google Maps

-  7. Turn right onto Sentsz St 0.1 mi

-  8. Turn right 102 ft
 -  Destination will be on the right

426 Leon Sullivan Way

Charleston, WV 25307

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

DIRECTIONS TO PROPERTY FROM I-77/79 NORTH

9/2/21, 1:25 PM

I-77, Charleston, WV 25302 to 426 Leon Sullivan Way - Google Maps

Google Maps I-77, Charleston, WV 25302 to 426 Leon Sullivan Way Drive 2.2 miles, 4 min



Map data ©2021 1000 ft

I-77

Charleston, WV 25302

Take I-77 S to Shrewsbury St. Take exit 100 from I-77 S

- ↑ 1. Head southwest on I-77 S
2 min (1.9 mi)
- ↩ 2. Keep left to stay on I-77 S
0.7 mi
- ↘ 3. Take exit 100 for Leon Sullivan Way toward Capitol St
0.8 mi
⚠ Toll road
0.3 mi
- ↘ 4. Keep right at the fork, follow signs for Smith St and merge onto Shrewsbury St
108 ft

Take Smith St and Sentsz St to your destination

- ↗ 5. Merge onto Shrewsbury St
1 min (0.3 mi)
- ↘ 6. Turn right onto Smith St
266 ft
- ↘ 7. Turn right onto Sentsz St
0.1 mi
0.1 mi

<https://www.google.com/maps/dir/38.3647499,-81.6150152/426+Leon+Sullivan+Way,+Charleston,+WV+25301/@38.3571403,-81.6323068,15z/am=t/...> 1/2

9/2/21, 1:25 PM

I-77, Charleston, WV 25302 to 426 Leon Sullivan Way - Google Maps

8. Turn right

Destination will be on the right

102 ft

426 Leon Sullivan Way

Charleston, WV 25301

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

ADVERTISEMENT


Charleston **Gazette-Mail**
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wannagoHOME.com

For the Week of September 26, 2021
3,4 OPEN HOUSES
4 PROPERTIES FOR SALE
5 RENTALS

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wannagoHOME.com

GOLDMAN ASSOCIATES

Monday, October 25, 2021
Auction Held at 11:00 am
at the Raleigh County Courthouse Entrance
222 Main Street, Beckley, West Virginia

2,140 - Acres- Surface Only
 Property Identified in the Raleigh County Assessor's Office
 Shady Spring Tax Map 47, Parcel 1
 Within 2 Miles of I-77 Ghent Exit • Near Winterplace Ski Resort,
 Flat Top Lake & New River Community College



Terms & Conditions of Sale:
 \$100,000.00 Deposit (Cash or Certified Check) Due Day of the Auction
 Balance Due at Closing Within 30 Days • All Terms to be approved by
 Trustees Property Sold "As-Is" • "Where-Is" Per Trustee's Notice

Thursday, October 28, 2021
Auction Held at 11:05 am
at 426 Leon Sullivan Way,
Charleston, West Virginia

The property consists of five parcels of land creating a gross area of 2.39 acres.
 426 Leon Sullivan Way consists of a two-story commercial office building
 containing 40,300 SF on a 41,647 SF Site.
 500 Leon Sullivan Way consists of a one-story office and storage building
 containing 15,400 SF on a 41,405 SF Site.
 510 Leon Sullivan Way consists of 20,778 SF with Paved Parking Lot.



Terms & Conditions of Sale:
 Subject to the owner's approval.
 A Five (5%) percent Buyer's Premium applies.

Jay Goldman, Auctioneer #1291/Broker
 304-343-5695
 www.goldmanassociates.org
 1014 Bridge Road, Charleston, WV 25314

Todd Goldman/Associate Broker



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 304.348.4852
 realestate@cnpapers.com

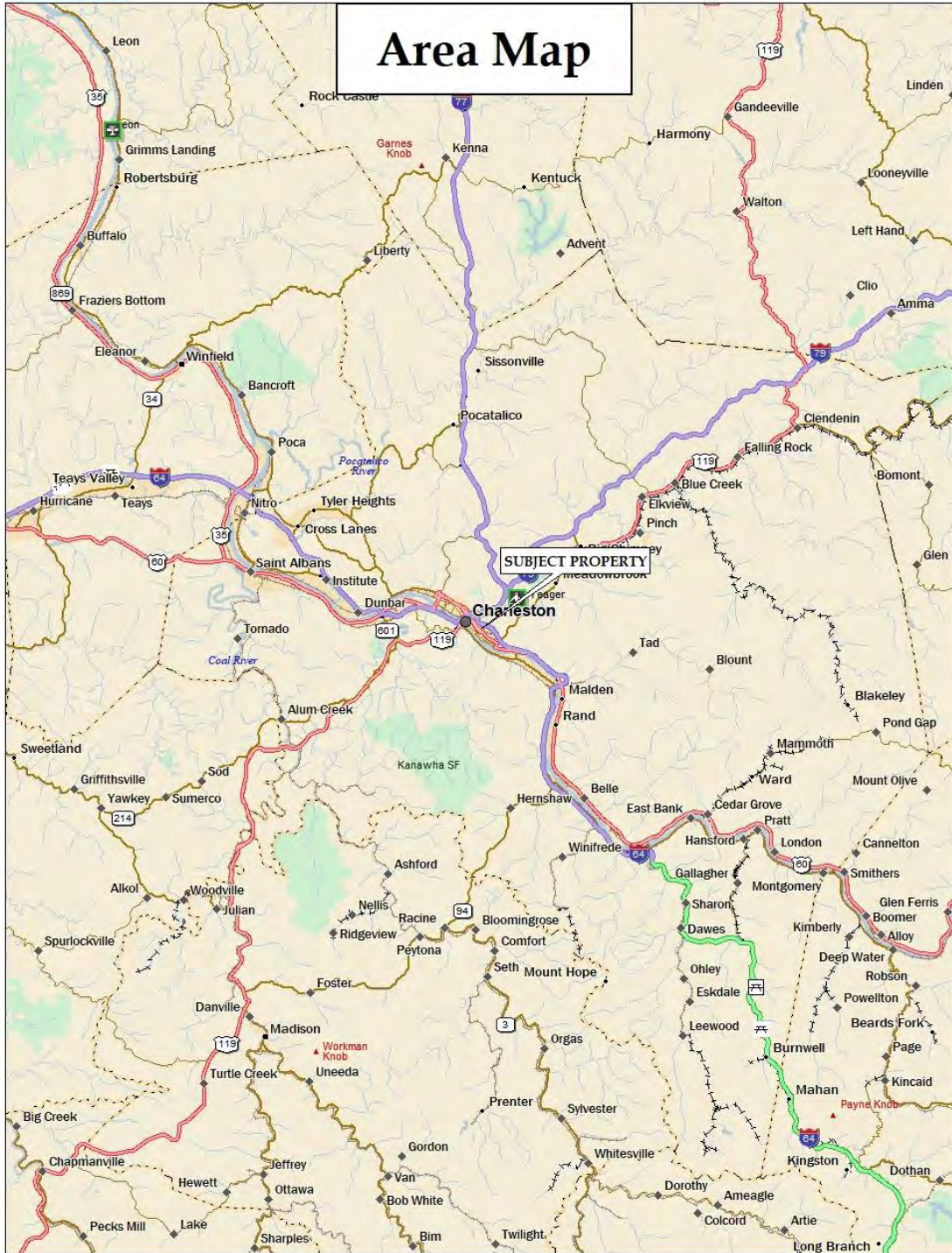
www.WannaGoHome.com

facebook.com/GazetteMailRealEstate 

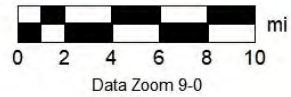
AREA MAP



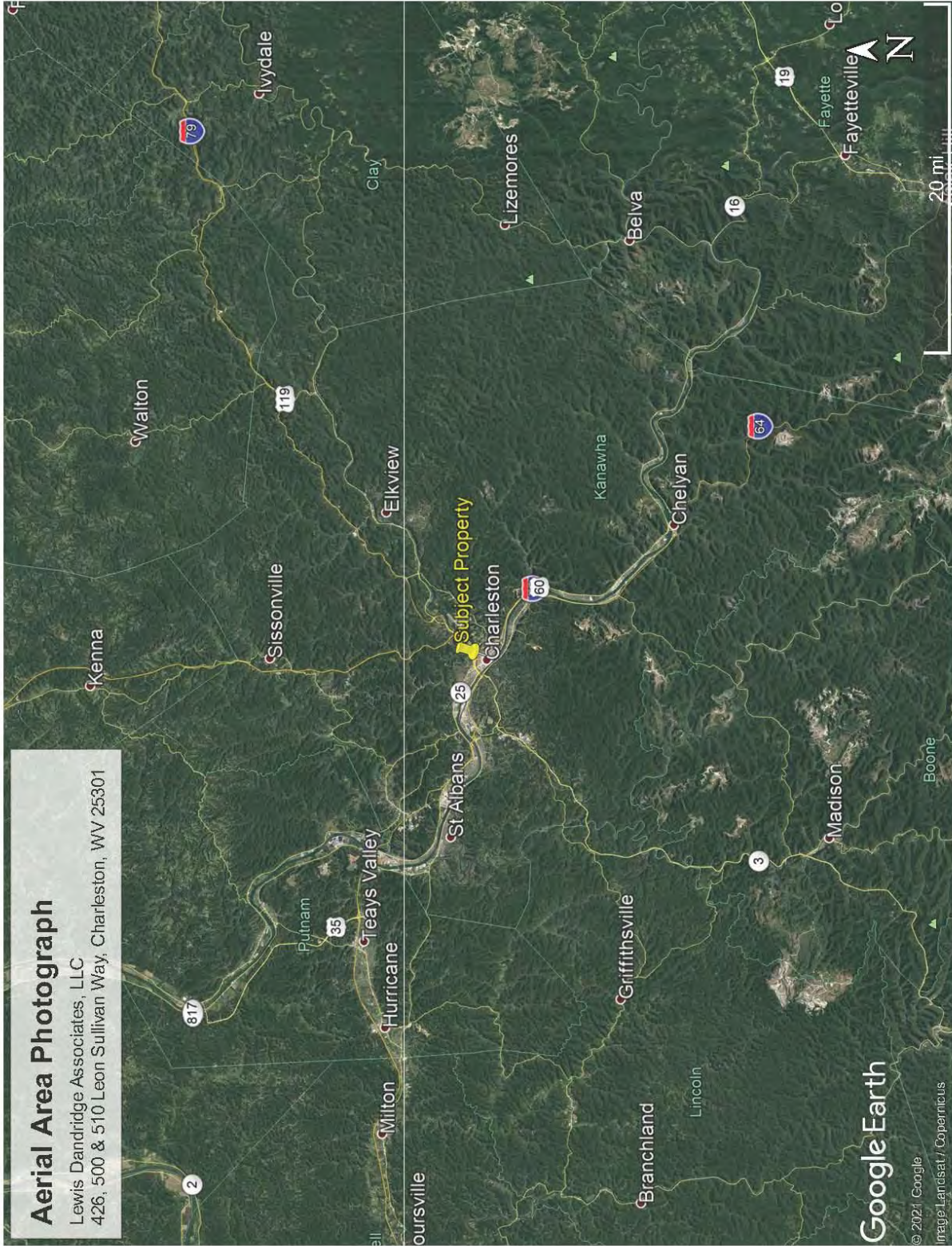
DeLorme Street Atlas USA© 2011



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www.delorme.com



GOOGLE EARTH AERIAL AREA PHOTOGRAPH

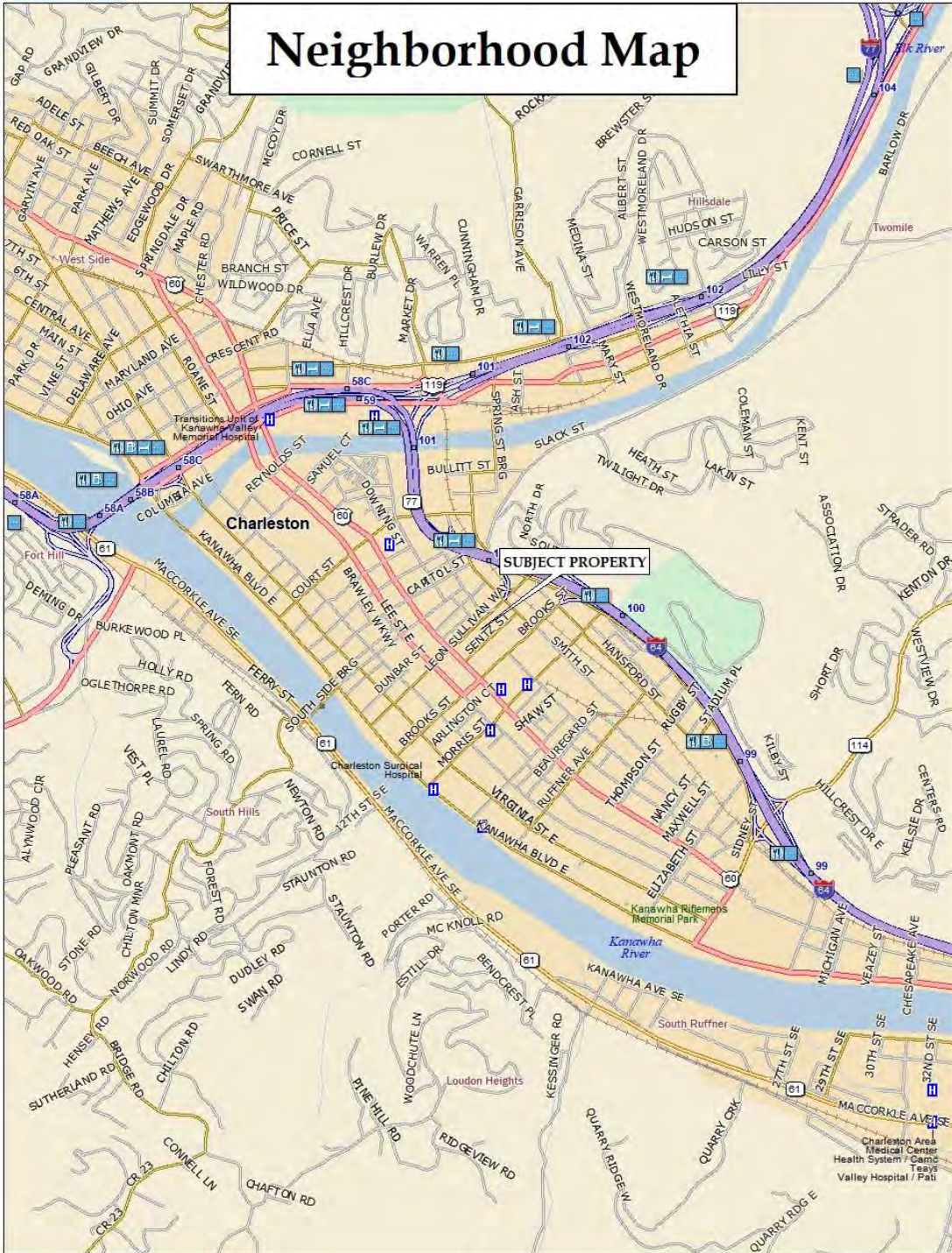


NEIGHBORHOOD MAP



DeLorme Street Atlas USA© 2011

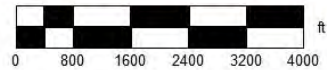
Neighborhood Map



Data use subject to license.

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www.delorme.com



Data Zoom 13-0

GOOGLE EARTH AERIAL NEIGHBORHOOD PHOTOGRAPH

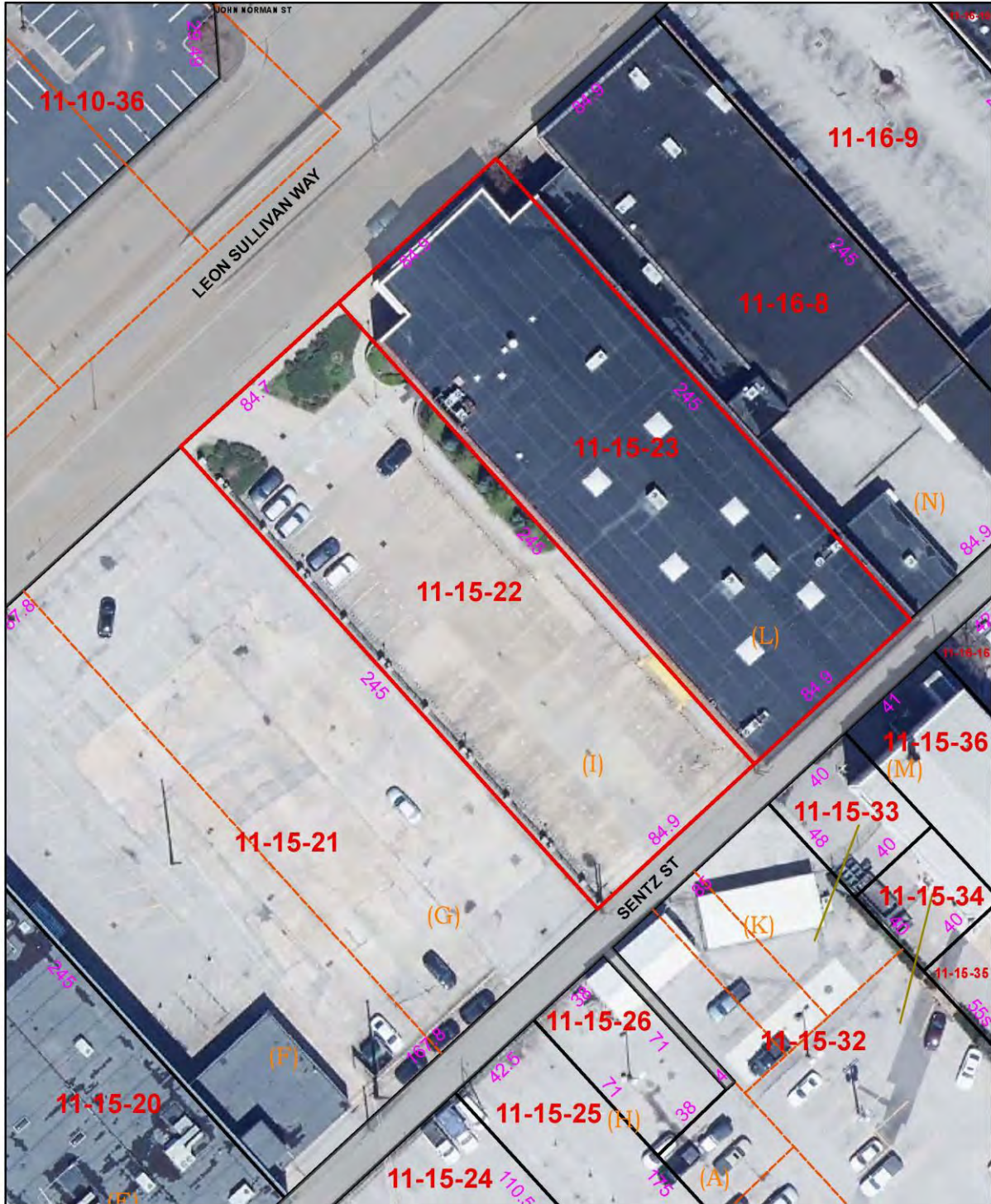


GOOGLE EARTH AERIAL PHOTOGRAPH



Aerial Photograph
Lewis Dandridge Associates, LLC
426, 500 & 510 Leon Sullivan Way, Charleston, WV 25301

KANAWHA COUNTY ASSESSOR GIS TAX MAP 15



Kanawha County Assessor's Office
For Tax Purposes Only

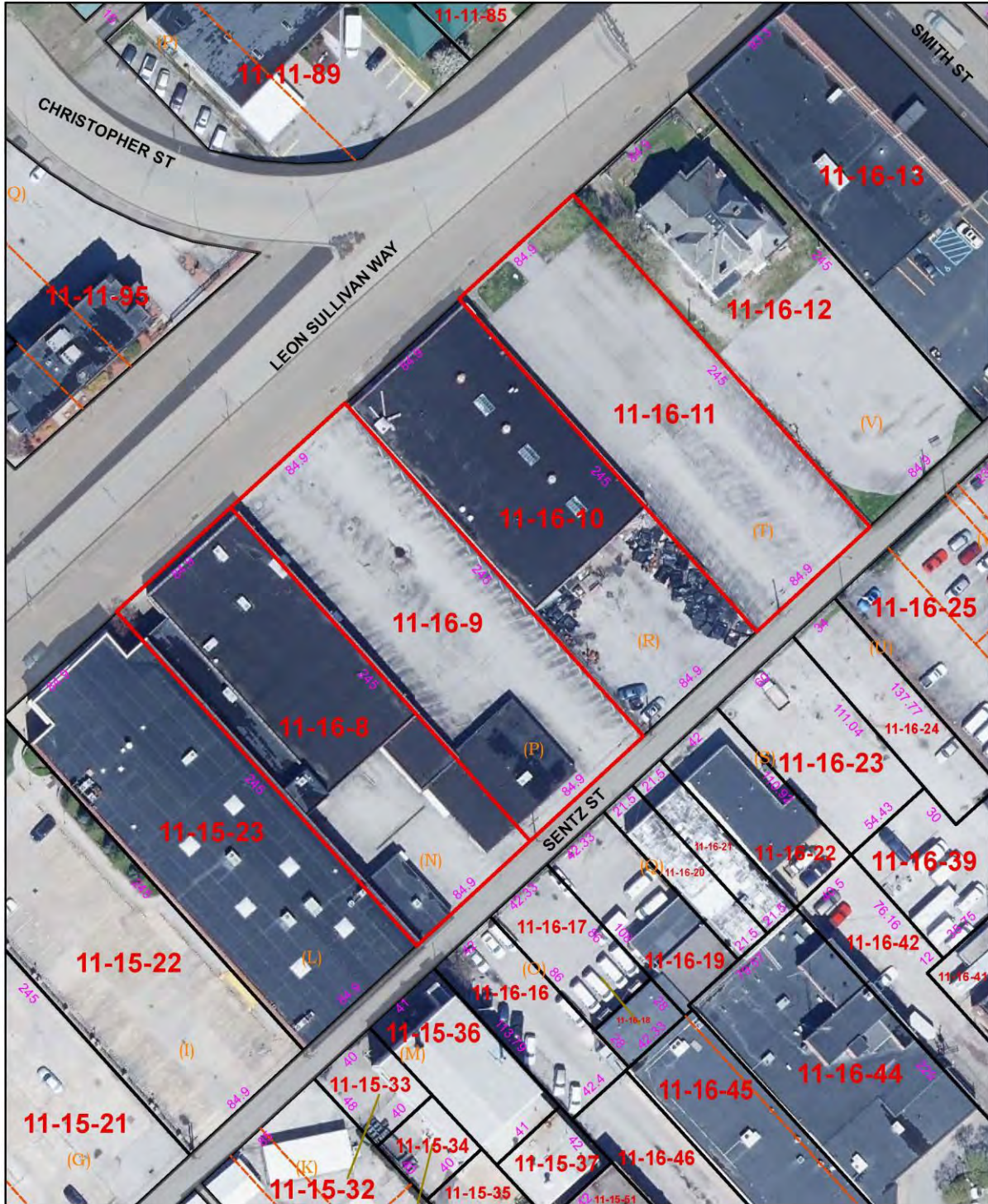
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Date: 9/2/2021

1 inch = 48 feet

KANAWHA COUNTY ASSESSOR GIS TAX MAP 16



Kanawha County Assessor's Office
For Tax Purposes Only

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Date: 9/2/2021



1 inch = 67 feet

KANAWHA COUNTY SHERIFF'S 2021 TAX SUMMARY

Lewis Dandridge Associates, LLC 2021 Tax Summary

	<u>Map 15/Parcel 22</u>	<u>Map 15/Parcel 23</u>	<u>Map 16/Parcel 8</u>	<u>Map 16/Parcel 9</u>	<u>Map 16/Parcel 11</u>
Land	\$ 152,640.00	\$ 152,640.00	\$ 149,460.00	\$ 152,640.00	\$ 152,640.00
Building	\$ 24,780.00	\$ 402,110.00	\$ 170,040.00	\$ 14,340.00	\$ 13,020.00
Total	<u>\$ 177,420.00</u>	<u>\$ 554,750.00</u>	<u>\$ 319,500.00</u>	<u>\$ 166,980.00</u>	<u>\$ 165,660.00</u>
1/2 Year Taxes	\$ 2,843.34	\$ 8,890.43	\$ 5,120.31	\$ 2,676.02	\$ 2,654.87
Full Year Taxes	\$ 5,686.68	\$ 17,780.86	\$ 10,240.62	\$ 5,352.04	\$ 5,309.74
Appraised Value	\$ 295,700.00	\$ 924,583.33	\$ 532,500.00	\$ 278,300.00	\$ 276,100.00
Total Assessment	\$ 1,384,310.00				
Total Appraisalment	\$ 2,307,183.33				
Class IV Tax Rate	0.032052				
Total Annual Taxes	\$ 44,369.94				

SHERIFF'S 2021 TAX TICKET - MAP 15/PARCEL 22

9/2/21, 9:11 AM

Kanawha County Sheriff's Tax Office Real Property Ticket - 2021-0000034385

Kanawha County Sheriff's Tax Office Kanawha County Real Property



Tax Year: 2021	Account Number: 06348892
Ticket #: 0000034385	Taxpayer I.D.:
District: 11 - CHAS E	

Property Owner	Property Description
LEWIS DANDRIDGE ASSOCIATES LLC 500 LEON SULLIVAN WAY CHARLESTON, WV 25301 Lending Institution:	LT HANSFORD-SMITH LTS BROAD STREET 408 Map/Parcel: 15 / 0022 0000 0000 Lot Size: Acreage: Book: 2559 Page: 0768

Tax Class: 4
Homestead Exemption: None
Back Tax: None
Exoneration: None
Prior Delinquents: None
Special Disposition: None

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	152640	152640	
Building	24780	24780	
Total	177420	177420	2843.34

DUE: First Half: none due Second Half: 2772.26 If paid by: 03/01/2022 Total Due: 2772.26 If paid by: 03/01/2022

PAYMENTS RECEIVED:

	First Half	Second Half
Net	2843.34	.00
Discount	71.08	.00
Interest	.00	.00
Total	2772.26	.00
Date	08/16/2021	none paid

Please Remit Payment (if any) to: Kanawha County Sheriff's Tax Office
409 Virginia Street East
Room 120
Charleston, WV 25301
Or call (304) 357-0210 with questions.

SHERIFF'S 2021 TAX TICKET - MAP 15/PARCEL 23

9/2/21, 9:12 AM

Kanawha County Sheriff's Tax Office Real Property Ticket - 2021-0000034386

Kanawha County Sheriff's Tax Office Kanawha County Real Property



Tax Year: 2021	Account Number: 06324113
Ticket #: 0000034386	Taxpayer I.D.:
District: 11 - CHAS E	

Property Owner	Property Description
LEWIS DANDRIDGE ASSOCIATES LLC 500 LEON SULLIVAN WAY CHARLESTON, WV 25301 Lending Institution:	LT 85X245 LEON SULLIVAN WAY 426 <hr/> Map/Parcel: 15 / 0023 0000 0000 Lot Size: Acreage: Book: 2559 Page: 0772

Tax Class: 4
Homestead Exemption: None
Back Tax: None
Exoneration: None
Prior Delinquents: None
Special Disposition: None

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	152640	152640	
Building	402110	402110	
Total	554750	554750	8890.43

DUE: First Half: none due Second Half: 8668.17 If paid by: 03/01/2022 Total Due: 8668.17 If paid by: 03/01/2022

PAYMENTS RECEIVED:

	First Half	Second Half
Net	8890.43	.00
Discount	222.28	.00
Interest	.00	.00
Total	8668.17	.00
Date	08/16/2021	none paid

Please Remit Payment (if any) to: Kanawha County Sheriff's Tax Office
409 Virginia Street East
Room 120
Charleston, WV 25301
Or call (304) 357-0210 with questions.

SHERIFF'S 2021 TAX TICKET - MAP 16/PARCEL 8

9/2/21, 9:13 AM

Kanawha County Sheriff's Tax Office Real Property Ticket - 2021-0000034387

Kanawha County Sheriff's Tax Office Kanawha County Real Property



Tax Year: 2021	Account Number: 06325979
Ticket #: 0000034387	Taxpayer I.D.:
District: 11 - CHAS E	

Property Owner	Property Description
LEWIS DANDRIDGE ASSOCIATES LLC 500 LEON SULLIVAN WAY CHARLESTON, WV 25301 Lending Institution:	LT 84X245 BROAD ST 502 1 IMP <hr/> Map/Parcel: 16 / 0008 0000 0000 Lot Size: Acreage: Book: 2559 Page: 0764

Tax Class: 4
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: None

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	149460	149460	
Building	170040	170040	
Total	319500	319500	5120.31

DUE: First Half: none due Second Half: 4992.30 if paid by: 03/01/2022 Total Due: 4992.30 if paid by: 03/01/2022

PAYMENTS RECEIVED:

	First Half	Second Half
Net	5120.31	.00
Discount	128.01	.00
Interest	.00	.00
Total	4992.30	.00
Date	08/16/2021	none paid

Please Remit Payment (if any) to: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

SHERIFF'S 2021 TAX TICKET - MAP 16/PARCEL 9

9/2/21, 9:13 AM

Kanawha County Sheriff's Tax Office Real Property Ticket - 2021-0000034388

Kanawha County Sheriff's Tax Office Kanawha County Real Property



Tax Year: 2021	Account Number: 06335049
Ticket #: 0000034388	Taxpayer I.D.:
District: 11 - CHAS E	

Property Owner	Property Description
LEWIS DANDRIDGE ASSOCIATES LLC 500 LEON SULLIVAN WAY CHARLESTON, WV 25301 Lending Institution:	LT 85X245 BROAD ST 504 <hr/> Map/Parcel: 16 / 0009 0000 0000 Lot Size: Acreage: Book: 2559 Page: 0764

Tax Class: 4
Homestead Exemption: None
Back Tax: None
Exoneration: None
Prior Delinquents: None
Special Disposition: None

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	152640	152640	
Building	14340	14340	
Total	166980	166980	2676.02

DUE: First Half: none due Second Half: 2609.12 if paid by: 03/01/2022 Total Due: 2609.12 if paid by: 03/01/2022

PAYMENTS RECEIVED:

	First Half	Second Half
Net	2676.02	.00
Discount	66.90	.00
Interest	.00	.00
Total	2609.12	.00
Date	08/16/2021	none paid

Please Remit Payment (if any) to: Kanawha County Sheriff's Tax Office
409 Virginia Street East
Room 120
Charleston, WV 25301
Or call (304) 357-0210 with questions.

SHERIFF'S 2021 TAX TICKET - MAP 16/PARCEL 11

9/2/21, 9:13 AM

Kanawha County Sheriff's Tax Office Real Property Ticket - 2021-0000034389

Kanawha County Sheriff's Tax Office Kanawha County Real Property



Tax Year: 2021	Account Number: 06331150
Ticket #: 0000034389	Taxpayer I.D.:
District: 11 - CHAS E	

Property Owner	Property Description
LEWIS DANDRIDGE ASSOCIATES LLC 500 LEON SULLIVAN WAY CHARLESTON, WV 25301 Lending Institution:	LT 85X245 BROAD ST 510-512 PAVING <hr/> Map/Parcel: 16 / 0011 0000 0000 Lot Size: Acreage: Book: 2559 Page: 0768

Tax Class: 4
 Homestead Exemption: None
 Back Tax: None
 Exoneration: None
 Prior Delinquents: None
 Special Disposition: None

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	152640	152640	
Building	13020	13020	
Total	165660	165660	2654.87

DUE: First Half: none due Second Half: 2588.50 if paid by: 03/01/2022 Total Due: 2588.50 if paid by: 03/01/2022

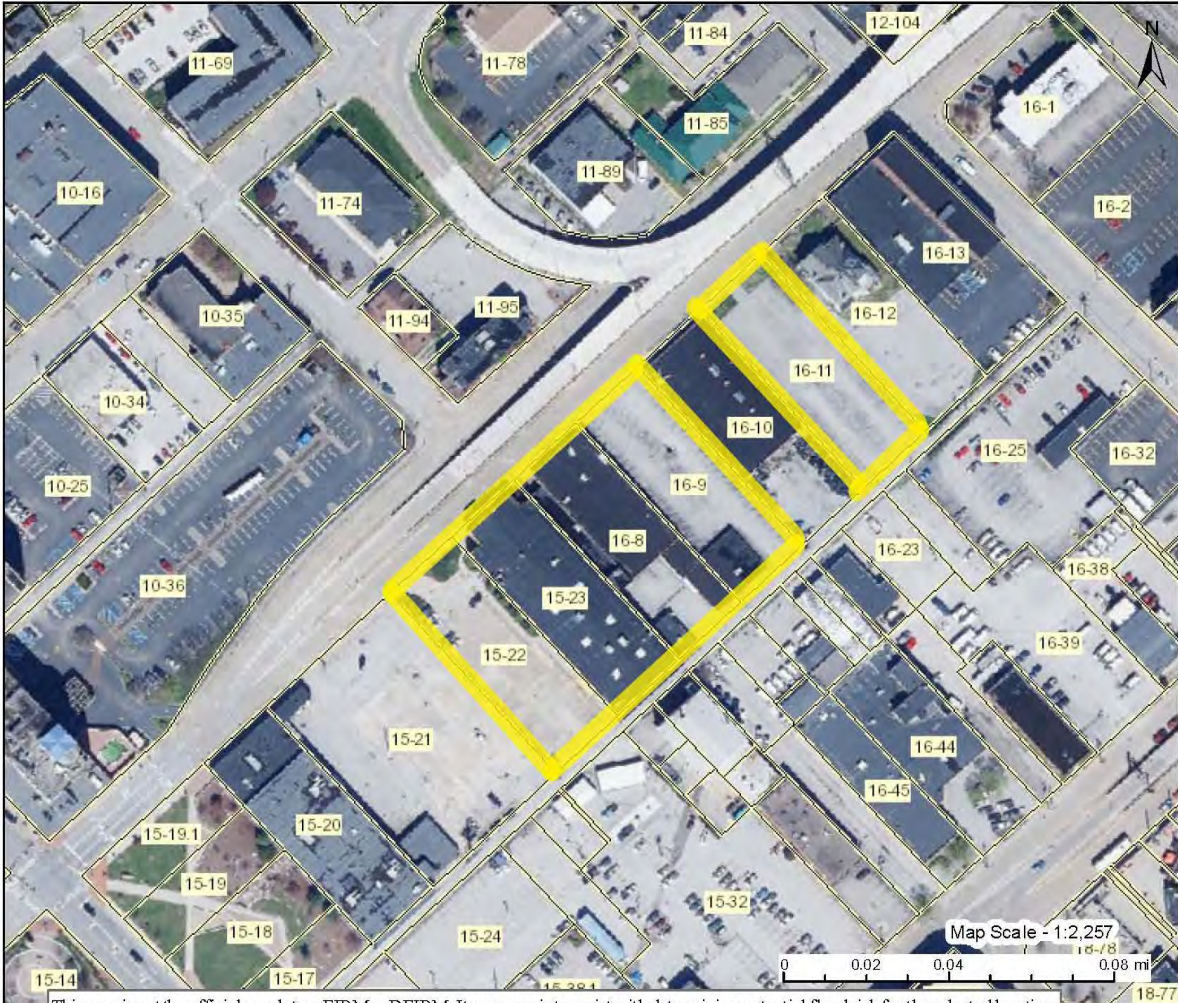
PAYMENTS RECEIVED:

	First Half	Second Half
Net	2654.87	.00
Discount	66.37	.00
Interest	.00	.00
Total	2588.50	.00
Date	08/16/2021	none paid

Please Remit Payment (if any) to: Kanawha County Sheriff's Tax Office
 409 Virginia Street East
 Room 120
 Charleston, WV 25301
 Or call (304) 357-0210 with questions.

WV FLOOD TOOL MAP


Lewis Dandridge Associates, LLC



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

H I G H R I S K		Regulatory Floodway	<div style="text-align: right; font-size: small;">Map created on 9/2/2021</div> User Notes Flood Hazard Area Location is WITHIN a moderate flood risk hazard such as a FEMA 500-year floodplain. Flood Zone Shaded X (500-YR Flood) Stream Kanawha River Watershed (HUC8) Upper Kanawha (5050006) Flood Height Flood Height 6a N/A Water Depth Elevation 598.7 ft (Source: USACE 2009) (NAVD88) Community & ID City of Charleston (ID: 540073) FEMA Map & Date 54039C0407E; Effective Date: 2/6/2008 Location (lat, long) (38.350113, -81.628272) (WGS84) Parcel ID 20-11-0015-0023-0000 E-911 Address 426 LEON SULLIVAN WAY, Charleston, WV, 25301
		1-Percent-Annual-Chance Flood Hazard Area With Base Flood Elevation (BFE)	
		1-Percent-Annual-Chance Flood Hazard Area Without BFE (may have Advisory Flood Heights)	
		1-Percent-Annual-Chance Future Conditions (High Risk Advisory Flood Zones)	
Download the Full Legend for all flood tool symbols https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf Disclaimer: The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (https://www.MapWV.gov/flood) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.			

WV REAL ESTATE ASSESSMENT REPORT - MAP 15/PARCEL 22



Date 9/2/2021

WV Real Estate Assessment Data

About

New Search

Structure Drawing

Parcel ID	20-11-0015-0022-0000	Tax Year	2021	County	Kanawha
Root PID	20110015002200000000				

Property Owner and Mailing Address

Owner(s) LEWIS DANDRIDGE ASSOCIATES LLC
 Mailing Address 500 LEON SULLIVAN WAY, CHARLESTON, WV 25301

Property Location

Physical Address 422 LEON SULLIVAN WAY
 E-911 Address ---
 Parcel ID 20-11-0015-0022-0000
 County 20 - Kanawha
 District 11 - Charleston East Corp
 Map [0015](#) (Click for PDF tax map)
 Parcel No. 0022
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=20-11-0015-0022-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
4	2559 / 0768	0.480	0.48	LT I HANSFORD-SMITH LTS BROAD STREET 408
		0.48		

Cost Value

Dwelling Value	---
Other Bldg/Yard Values	\$41,310
Commercial Value	\$0
Appraisal Value	
Land Appraisal	\$254,400
Building Appraisal	\$41,300
Total Appraisal	\$295,700

Building Information

Property Class	C - Commercial
Land Use	339 - Parking Miscellaneous
Use Type	

Living Area								
Cubic Feet								
# of Buildings (Cards)	1							
# of Units								
Card Built	Stories	Units	CG	Exterior Wall	Construction Type	Commercial Basement	Square Feet	Building Value

Other Building and Yard Improvements

Bldg/ Card #	Line	Type	Year Built	CG	Units	Size	Area	Replace Cost	Adjusted Replace Cost
1	1	Concrete/Asphalt Pavement	2004	22	1	x	20,900	\$26,150	\$27,210
1	2	Wrought Iron Fence	2004	22	1	4x240	960	\$12,100	\$14,100
					2		21,860	\$38,250	\$41,310

Flood Zone Information

Acres (c.) Risk 0.48 **Moderate** This parcel appears to be in a MODERATE RISK flood hazard zone.

Sales History


Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
9/1/2002	\$915,000	Land and Buildings	1	1		
12/1/1984	\$335,000	Land and Buildings	4	0		
4/1/1982	\$20,000	Land and Buildings	4	0		

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2021	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY CHARLESTON, WV 25301	2559 / 0768	LT I HANSFORD-SMITH LTS BROAD STREET 408	\$254,400	\$41,300	\$295,700
2020	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0768	LT I HANSFORD-SMITH LTS BROAD STREET 408	\$254,400	\$41,600	\$296,000
2019	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0768	LT I HANSFORD-SMITH LTS BROAD STREET 408	\$254,400	\$43,100	\$297,500
2018	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0768	LT I HANSFORD-SMITH LTS BROAD STREET 408	\$254,400	\$44,700	\$299,100
2017	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0768	LT I HANSFORD-SMITH LTS BROAD STREET 408	\$254,400	\$46,300	\$300,700
2016	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0768	LT I HANSFORD-SMITH LTS BROAD STREET 408	\$254,400	\$47,900	\$302,300
2015	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0768	LT I HANSFORD-SMITH LTS BROAD STREET 408	\$254,400	\$49,500	\$303,900

Show/Hide Parcel History Prior to 2015

WV REAL ESTATE ASSESSMENT REPORT - MAP 15/PARCEL 23



Date 9/2/2021

WV Real Estate Assessment Data

About New Search Structure Drawing

Parcel ID 20-11-0015-0023-0000

Tax Year 2021

County Kanawha

Root PID 20110015002300000000

Property Owner and Mailing Address

Owner(s) LEWIS DANDRIDGE ASSOCIATES LLC

Mailing Address 500 LEON SULLIVAN WAY, CHARLESTON, WV 25301

Property Location

Physical Address 426 LEON SULLIVAN WAY

E-911 Address 426 LEON SULLIVAN WAY Charleston WV 25301

Parcel ID 20-11-0015-0023-0000

County 20 - Kanawha

District 11 - Charleston East Corp

Map [0015](#) (Click for PDF tax map)

Parcel No. 0023

Parcel Suffix 0000

Map View Link <https://mapwv.gov/parcel/?pid=20-11-0015-0023-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
4	2559 / 0772	0.480	0.48	LT 85X245 LEON SULLIVAN WAY 426
		0.48		

Cost Value

	Appraisal Value
Dwelling Value	---
Other Bldg/Yard Values	\$330
Commercial Value	\$2,620,000
Appraisal Value	
Land Appraisal	\$254,400
Building Appraisal	\$670,185
Total Appraisal	\$924,585

Building Information

Property Class	C - Commercial
Land Use	353 - Office Building-Low Rise (1-4 stories)
Use Type	53-Office Building

Living Area	40,260
Cubic Feet	483,120
# of Buildings (Cards)	1
# of Units	0
Card Built	2
Stories	0
Units	0
CG	2P
Exterior Wall	Brick or Stone
Construction Type	Wood frame/Joist/Beam
Commercial Basement	None
Square Feet	40,260
Building Value	\$2,620,000
	40,260
	\$2,620,000

Other Building and Yard Improvements

Bldg/ Card #	Line	Type	Year Built	CG	Units	Size	Area	Replace Cost	Adjusted Replace Cost
1	1	Incandescent Wall Mounted Flood Light	2000	22	5	X	1	\$320	\$330
							1	\$320	\$330

Flood Zone Information

Acres (c.) Risk 0.48 **Moderate** This parcel appears to be in a MODERATE RISK flood hazard zone. [Learn more at: WV Flood Tool](#)

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
9/1/2002	\$1,550,000	Land and Buildings	1	4		
1/1/1980	\$310,000	Land and Buildings	4	0		


Parcel History

Tax Year	Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2021	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY	2559 / 0772	LT 85X245 LEON SULLIVAN WAY 426	\$254,400	\$670,183	\$924,583
			CHARLESTON, WV					
			25301					

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2020	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0772	LT 85X245 LEON SULLIVAN WAY 426	\$254,400	\$670,185	\$924,585
2019	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0772	LT 85X245 LEON SULLIVAN WAY 426	\$254,400	\$1,489,300	\$1,743,700
2018	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0772	LT 85X245 LEON SULLIVAN WAY 426	\$254,400	\$1,489,300	\$1,743,700
2017	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0772	LT 85X245 LEON SULLIVAN WAY 426	\$254,400	\$1,489,300	\$1,743,700
2016	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0772	LT 85X245 LEON SULLIVAN WAY 426	\$254,400	\$1,489,300	\$1,743,700
2015	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0772	LT 85X245 LEON SULLIVAN WAY 426	\$254,400	\$1,489,300	\$1,743,700

Show/Hide Parcel History Prior to 2015

WV REAL ESTATE ASSESSMENT REPORT - MAP 16/PARCEL 8



County Kanawha Date 9/2/2021

WV Real Estate Assessment Data
Structure Drawing

Parcel ID	20-11-0016-0008-0000	Tax Year	2021	County	Kanawha	Date	9/2/2021
Root PID	2011001600080000000000						

Property Owner and Mailing Address

Owner(s) LEWIS DANDRIDGE ASSOCIATES LLC
 Mailing Address 500 LEON SULLIVAN WAY, CHARLESTON, WV 25301

Property Location

Physical Address LEON SULLIVAN WAY
 E-911 Address See end of report for listing of multiple E-911 addresses for this parcel
 Parcel ID 20-11-0016-0008-0000
 County 20 - Kanawha
 District 11 - Charleston East Corp
 Map [0016](#) (Click for PDF tax map)
 Parcel No. 0008
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=20-11-0016-0008-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
4	2559 / 0764	0.470	0.48	LT 84X245 BROAD ST 502 1 IMP
		0.48		

Cost Value

	Appraisal Value
Dwelling Value	---
Other Bldg/Yard Values	\$20,770
Commercial Value	\$415,300
Appraisal Value	
Land Appraisal	\$249,100
Building Appraisal	\$283,400
Total Appraisal	\$532,500

Building Information

Property Class	C - Commercial
Land Use	331 - Auto Dealer-Full Service
Use Type	82-Multi-Use - Office, 84-Multi-Use - Storage

Living Area	17,033
Cubic Feet	244,564
# of Buildings (Cards)	1
# of Units by year	0
Card Built	2
Stories	0
Units	0
CG	22
Exterior Wall	Brick or Stone
Construction Type	Wood frame/Joist/Beam
Commercial Basement	None
Square Feet	17,033
Building Value	\$415,300
	17,033
	\$415,300

Other Building and Yard Improvements

Bldg/ Card #	Line	Type	Year Built	CG	Units	Size	Area	Replace Cost	Adjusted Replace Cost
1	1	Asphalt Parking Pavement	1999	22	1	x	3,755	\$4,120	\$4,280
1	2	Mercury Vapor Wall Mntd Flood Light	1950	22	4	x	1	\$800	\$830
1	3	Frame or CB Detached Garage	1999	22	1	47x23	1,081	\$11,580	\$15,660
					6		4,837	\$16,500	\$20,770

Flood Zone Information

Acres (c.) Risk
0.48 **Moderate** This parcel appears to be in a MODERATE RISK flood hazard zone.

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
9/1/2002	\$664,000	Land and Buildings	1	1		
7/1/1995	\$370,000	Land and Buildings	4	1		

E-911 Addresses


Address	City	State	Zip	Unit	Alternate Unit
428 LEON SULLIVAN WAY	Charleston	WV	25301		No Unit
500 LEON SULLIVAN WAY	Charleston	WV	25301		No Unit
502 LEON SULLIVAN WAY	Charleston	WV	25301		No Unit

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2021	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY CHARLESTON, WV 25301	2559 / 0764	LT 84X245 BROAD ST 502 1 IMP	\$249,100	\$283,400	\$532,500
2020	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559 / 0764	LT 84X245 BROAD ST 502 1 IMP	\$249,100	\$285,700	\$534,800
2019	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559 / 0764	LT 84X245 BROAD ST 502 1 IMP	\$249,100	\$620,833	\$869,933
2018	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559 / 0764	LT 84X245 BROAD ST 502 1 IMP	\$249,100	\$620,833	\$869,933
2017	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559 / 0764	LT 84X245 BROAD ST 502 1 IMP	\$249,100	\$620,833	\$869,933
2016	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559 / 0764	LT 84X245 BROAD ST 502 1 IMP	\$249,100	\$620,833	\$869,933
2015	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559 / 0764	LT 84X245 BROAD ST 502 1 IMP	\$249,100	\$620,833	\$869,933

Show/Hide Parcel History Prior to 2015

WV REAL ESTATE ASSESSMENT REPORT - MAP 16/PARCEL 9



Date 9/2/2021

WV Real Estate Assessment Data

About

New Search

Structure Drawing

Parcel ID	20-11-0016-0009-0000	Tax Year	2021	County	Kanawha
Root PID	2011001600090000000000				

Property Owner and Mailing Address

Owner(s) LEWIS DANDRIDGE ASSOCIATES LLC

Mailing Address 500 LEON SULLIVAN WAY, CHARLESTON, WV 25301

Property Location

Physical Address BROAD ST

E-911 Address ---

Parcel ID 20-11-0016-0009-0000

County 20 - Kanawha

District 11 - Charleston East Corp

Map [0016](#) (Click for PDF tax map)

Parcel No. 0009

Parcel Suffix 0000

Map View Link <https://mapwv.gov/parcel/?pid=20-11-0016-0009-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
4	2559 / 0764	0.480	0.48	LT 85X245 BROAD ST 504
		0.48		

Cost Value

Dwelling Value	---
Other Bldg/Yard Values	\$23,860
Commercial Value	\$0
Appraisal Value	
Land Appraisal	\$254,400
Building Appraisal	\$23,900
Total Appraisal	\$278,300

Building Information

Property Class	C - Commercial
Land Use	339 - Parking Miscellaneous
Use Type	

Living Area								
Cubic Feet								
# of Buildings (Cards)	1							
# of Units Buy Year								
Card Built	Stories	Units	CG	Exterior Wall	Construction Type	Commercial Basement	Square Feet	Building Value

Other Building and Yard Improvements

Bldg/ Card #	Line	Type	Year Built	CG	Units	Size	Area	Replace Cost	Adjusted Replace Cost
1	1	Asphalt Parking Pavement	1999	22	1	x	20,908	\$22,940	\$23,860
					1		20,908	\$22,940	\$23,860

Flood Zone Information

Acres (c.) Risk [Learn more at: WV Flood Tool](#)

0.48 **Moderate** This parcel appears to be in a MODERATE RISK flood hazard zone.

Sales History

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
9/1/2002	\$664,000	Land and Buildings	1	1		
7/1/1995	\$370,000	Land and Buildings	4	1		
7/1/1976	\$134,000	Land only	4	0		

Parcel History

Tax Year	Tax Class	Owner	Address	Book/ Page	Legal Description	Land	Building	Total
2021	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY CHARLESTON, WV 25301	2559 / 0764	LT 85X245 BROAD ST 504	\$254,400	\$23,900	\$278,300
2020	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559 / 0764	LT 85X245 BROAD ST 504	\$254,400	\$23,900	\$278,300
2019	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559 / 0764	LT 85X245 BROAD ST 504	\$254,400	\$23,900	\$278,300
2018	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559 / 0764	LT 85X245 BROAD ST 504	\$254,400	\$23,900	\$278,300
2017	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559 / 0764	LT 85X245 BROAD ST 504	\$254,400	\$23,900	\$278,300
2016	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559 / 0764	LT 85X245 BROAD ST 504	\$254,400	\$23,900	\$278,300
2015	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559 / 0764	LT 85X245 BROAD ST 504	\$254,400	\$23,900	\$278,300

Show/Hide Parcel History Prior to 2015

Living Area									
Cubic Feet									
# of Buildings (Cards)	1								
# of Units Buy Year									
Card	Built	Stories	Units	CG	Exterior Wall	Construction Type	Commercial Basement	Square Feet	Building Value

Other Building and Yard Improvements

Bldg/ Card #	Line	Type	Year Built	CG	Units	Size	Area	Replace Cost	Adjusted Replace Cost
1	1	Asphalt Parking Pavement	1995	22	1	x	19,000	\$20,850	\$21,690
					1		19,000	\$20,850	\$21,690

Flood Zone Information

Acres (c.) Risk
0.48 **Moderate** This parcel appears to be in a MODERATE RISK flood hazard zone.

Learn more at [WV Flood Tool](#)

Sales History

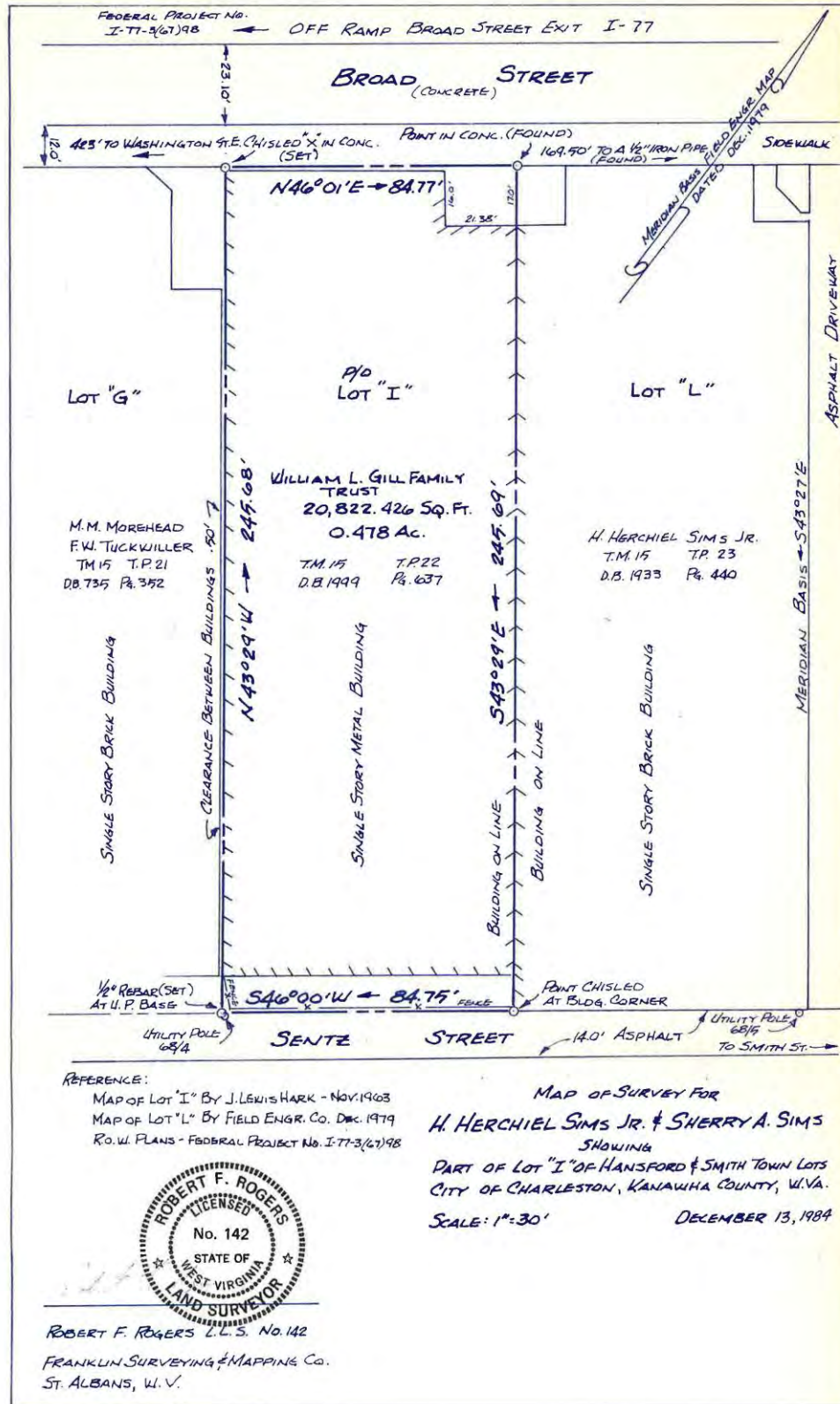
Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
9/1/2002	\$915,000	Land and Buildings	1	1		
9/1/1992	\$235,000	Land and Buildings	4	8		
9/1/1991	\$180,000	Land and Buildings	4	2		

Parcel History

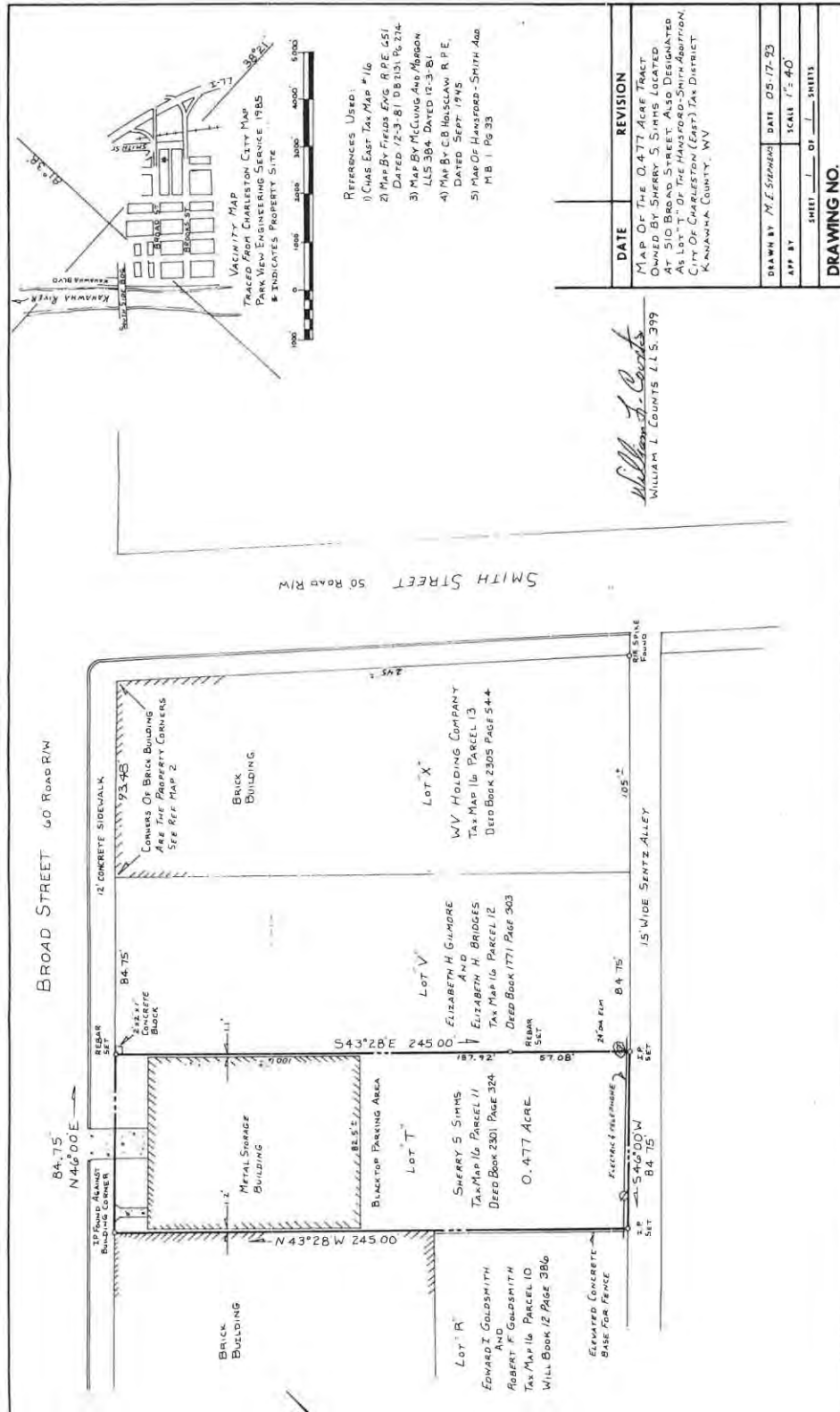
Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2021	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY CHARLESTON, WV 25301	2559 / 0768	LT 85X245 BROAD ST 510-512 PAVING	\$254,400	\$21,700	\$276,100
2020	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0768	LT 85X245 BROAD ST 510-512 PAVING	\$254,400	\$21,700	\$276,100
2019	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0768	LT 85X245 BROAD ST 510-512 PAVING	\$254,400	\$21,700	\$276,100
2018	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0768	LT 85X245 BROAD ST 510-512 PAVING	\$254,400	\$21,700	\$276,100
2017	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0768	LT 85X245 BROAD ST 510-512 PAVING	\$254,400	\$21,700	\$276,100
2016	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0768	LT 85X245 BROAD ST 510-512 PAVING	\$254,400	\$21,700	\$276,100
2015	4	LEWIS DANDRIDGE ASSOCIATES LLC	500 LEON SULLIVAN WAY, CHARLESTON, WV 25301	2559/ 0768	LT 85X245 BROAD ST 510-512 PAVING	\$254,400	\$21,700	\$276,100

Show/Hide Parcel History Prior to 2015

SURVEY - PARCEL 22



SURVEY - PARCEL 11



DEED BOOK 2559/PAGE 768

THIS DEED, made this 9th day of September, 2002, by and between **SHERRY S. SIMS**, party of the first part, and **LEWIS DANDRIDGE ASSOCIATES, LLC**, a West Virginia limited liability company, party of the second part;

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part does hereby **GRANT** and **CONVEY** unto the party of the second part the following described two lots or parcels of property, situate, lying and being in Charleston East District, Kanawha County, West Virginia, together with the buildings, improvements and fixtures thereon and the appurtenances thereunto belonging:

First Parcel.

A part of Lot I of the "Handsford and Smith Town Lots," as said lots are shown and designated upon a map of record in the office of the Clerk of the County Commission of Kanawha County, West Virginia, in Photostatic Map Book 1, at page 33, which parcel of land is shown upon a map entitled "Map of Survey for H. Herchiel Sims Jr. & Sherry A. Sims Showing Part of Lot 'I' of Hansford & Smith Town Lots City of Charleston, Kanawha County, W. Va.," dated December 13, 1984, made by Robert F. Rogers, L.L.S., of Franklin Surveying & Mapping Co., a true copy of which map is recorded in said Clerk's office in Deed Book 2082, at page 250, and which parcel of land is bounded and described as follows:

BEGINNING at a point where an "X" is chiseled in the concrete sidewalk on the easterly side of Broad Street, which point of beginning is 423 feet from Washington Street, East, and is also at the front common corner of the lot hereby conveyed and the lot owned by M. M. Morehead and F. W. Tuckwiller (identified on the Rogers Map as Lot "G") and which point of beginning is also in the southeasterly right of way line of Broad Street; thence N. 46° 01' E. 84.77 feet to a point in the concrete sidewalk being a common corner of the lot herein conveyed and the lot conveyed to H. Herschiel Sims, Jr., and Sherry S. Sims, his wife, by Kanawha Valley Bank, N.A., by deed dated January 15, 1980, and of record in said Clerk's office in Deed Book 1933, at page 440 (which last mentioned lot is identified on the Rogers Map as Lot "L"); thence leaving Broad Street and running with the common dividing line between the lot hereby conveyed and said Lot "L," which is a

*B. Hansen
P.O. Box 553
Charleston, WV
25322*

Recorded In DEED BK 2559 Pg 768, 09/19/2002 04:01:01 PM Deed Tax 4026.00, Recording Fee 11.00, TOTAL 4037.00
Alma Y. Kins, County Clerk, Kanawha County, WV

sideline of said Lot "I," S. 43° 29' E. 245.69 feet to a point in the northwesterly line of Sentz Street; thence with the northwesterly line of Sentz Street and toward Washington Street S. 46° 00' W. 84.75 feet to a point which is the rear common corner of the lot hereby conveyed and the said Morehead/Tuckwiller Lot; thence with the dividing line between the lot hereby conveyed and the Morehead/Tuckwiller Lot, which is a sideline of said Lot "I," N. 43° 29' W. 245.68 feet to the place of beginning.

For the consideration aforesaid, the party of the first part does hereby further GRANT and CONVEY unto the party of the second part all of her right, title and interest, if any, in and to those portions of said Lot I which do not lie within the boundaries of the above-described parcel of land.

AND BEING all of the same property conveyed to the party of the first part by H. Herchiel Sims, Jr., by deed dated September 11, 1992, and recorded in said Clerk's office in Deed Book 2302, at page 71.

Second Parcel.

All that certain lot or parcel or tract of land, together with the improvements thereon and appurtenances thereunto belonging, situate in the City of Charleston, Kanawha County, West Virginia, lot fronting 84' 9", more or less, on the east side of Broad Street and extending back therefrom between parallel lines two hundred fifty (250) feet, more or less, to Sentz's Alley, being designated Lot "T" of the Hansford and Smith Subdivision as shown upon a map of record in the office of the Clerk of the County Commission of Kanawha County, West Virginia in Photostatic Map Book 1, at page 33.

AND BEING all of the same property conveyed to Sherry S. Sims by George L. Coyle, Jr. and Julia H. Coyle, husband and wife, Thomas C. G. Coyle and Nancy C. Coyle, husband and wife, and James T. Coyle and Linda D. Coyle, husband and wife by Deed dated August 21, 1992, of record in the aforesaid Clerk's office in Deed Book 2301, at page 324.

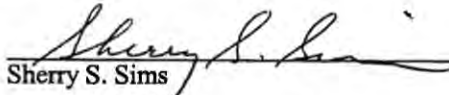
This conveyance is made and subject to any and all covenants, restrictions and easements contained in prior deeds of record, or visible from an on-site inspection of the property or disclosed by a survey of the property.

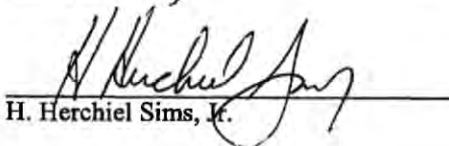
Subject to the foregoing and subject to the lien for real property taxes for the years 2002 and 2003, the party of the first part **WARRANTS GENERALLY** the property hereby conveyed and covenants that same is free and clear of all liens and encumbrances.

H. Herchiel Sims, Jr., husband of Sherry S. Sims, has executed this deed for the sole and exclusive purpose of acknowledging receipt of notice of the sale of the real estate herein conveyed pursuant to W.Va. Code § 43-1-2.

DECLARATION OF CONSIDERATION OR VALUE: The party of the first part herein declares that the total consideration paid for property transferred by this document is \$ 915,000.

WITNESS the following signature.


Sherry S. Sims

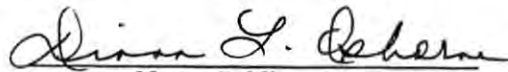

H. Herchiel Sims, Jr.

STATE OF WEST VIRGINIA,

COUNTY OF KANAWHA, to-wit:

The foregoing instrument was acknowledged before me this 9th day of September, 2002, by **SHERRY S. SIMS**.

My commission expires: 4/8/12





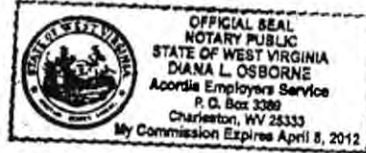
STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to-wit:

The foregoing instrument was acknowledged before me this 9th day of
September, 2002, by **H. HERCHIEL SIMS, JR.**

My commission expires: 4/8/12

Diana L. Osborne

Notary Public



This instrument was prepared by Wendel B. Turner, Attorney at Law, Jackson & Kelly
PLLC, P. O. Box 553, Charleston, West Virginia 25322

C0616304

This instrument was presented to the Clerk of the County
Commission of Kanawha County, West Virginia, on
and the same is admitted to record. **SEP 19 2002**

4

Teste: Alma J. King Clk.
Kanawha County Commission

DEED BOOK 2559/PAGE 764

THIS DEED, made this 9th day of September, 2002, by and between H. HERCHIEL SIMS, JR., party of the first part and LEWIS DANDRIDGE ASSOCIATES, LLC, a West Virginia limited liability company, party of the second part.

WITNESSETH: That for the consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part does hereby GRANT and CONVEY unto the party of the second part, all the following described property:

PARCEL NO. ONE: All that certain lot or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate in the City of Charleston, Kanawha County, West Virginia, designated as 502 Broad Street in said City, and being part of LOT "N" of Hansford-Smith Town lots, as the same is shown upon a map thereof, duly filed and recorded in the office of the Clerk of the County Commission of Kanawha County, West Virginia, in Map Book 1, at page 33, being more particularly bounded and described as follows:

BEGINNING at an iron pin in the common division line of Lot "P" and Lot "N" of said Hansford-Smith Town Lots, which iron pin is S. 41° 58' E. 5.2 feet from the common front corner of said Lot "P" and Lot "N"; thence, with the common division line of the last mentioned lots, S. 41° 58' E. 244.8 feet to an iron pin; thence S. 47° 33' W. 84.75 feet to an iron pin in the common division line of Lot "L" and Lot "N" of said Hansford-Smith Town Lots; thence, with the common division line of the last two mentioned lots N. 41° 58' W. 244.73 feet to an iron pin, which iron pin is S. 41° 58' E. 5.27 feet from the common front corner of said Lot "L" and Lot "N" of said Hansford-Smith Town Lots; thence, N. 47° 30' E. 84.75 feet to an iron pin, the place of beginning.

The party of the first part, for and in consideration of the considerations heretofore mentioned, does hereby release, remise, and forever quitclaim unto the party of the second part all its right, title and interest in and to the remaining part of Lot "N" of said Hansford-Smith Town Lots, being a parcel on the rear of the property herein conveyed and extending seven (7) feet in depth to a dotted line marked "original lot line", and a parcel on the front of the property herein conveyed and extending 5.2 feet in depth from the northeast corner and extending 5.27 feet in depth from the northwest corner of the

Return to:
B. Hester
P.O. Box 553
Circs. WV 25302

Recorded In DEED BK 2559 Pg 764, 09/19/2002 03:58:07 PM Deed Tax 2921.60, Recording Fee 11.00, TOTAL 2932.60
Alma Y. Kina, County Clerk, Kanawha County, WV

property herein conveyed to a dotted line, marked "original lot line", the property hereby conveyed is also shown upon a survey thereof, dated December 3, 1959, made by J. Lewis Hark, Reg. Prof. Engr., a copy of which is attached to the hereinafter referred to deed; and being the same property that was conveyed unto the party of the first part herein by Bostic and Jeffries, Inc., a West Virginia corporation, by deed dated July 12, 1995, of record in said Clerk's office in Deed Book 2367, at page 136; reference to which said maps and deed is herein made for a more particular description of the property hereby conveyed.

PARCEL NO. TWO: All that certain lot or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate in the City of Charleston, Kanawha County, West Virginia, designated as 504 Broad Street, and known as Lot P of the Smith and Hansford Addition to the City of Charleston, as laid out and shown upon the plat of said Addition of record in the office of the Clerk of the County Commission of Kanawha County, West Virginia, in Map Book 1, page 33, and being more particularly bounded and described by survey hereinafter referred to as follows:

BEGINNING at a point in the southeasterly line of Broad Street 677.5 feet from the intersection of the southeasterly line of Broad Street with the northwesterly line of Washington Street, and 77.5 feet from an extension of the northeasterly line of Lewis Street, common front corner of Lots P and N of the said Smith and Hansford Addition to the City of Charleston; thence with the southeasterly line of Broad Street N. 47° 30' E. 84.75 feet to a point in the southeasterly line of Broad Street, common front corner of Lots P and R of the said Smith and Hansford Addition; thence with the common dividing line of said Lots P and R, S. 41° 58' E. 244.87 feet to a pin in the northwesterly line of a 14 foot alley known as Sentz Court, common rear corner of said Lots P and R; thence with the northwesterly line of Sentz Court, S. 47° 33' W. 84.75 feet to a post in the common rear corner of Lots P and N of said Smith and Hansford Addition; thence with the common dividing line of said Lots P and N, N. 41° 58' W. 244.8 feet to the place of beginning; and being the same property that was conveyed unto the party of the first part herein by Bostic and Jeffries, Inc., a West Virginia corporation, by deed dated July 12, 1995, of record in the office of the Clerk of the County Commission of Kanawha County, West Virginia, in Deed Book 2367, at page 136; reference to which said deed is herein made for a more particular description of the property hereby conveyed.


This conveyance is made and subject to any and all covenants, restrictions and easements contained in prior deeds of record, or visible from an on-site inspection of the property or disclosed by a survey of the property.

Subject to the foregoing and subject to the lien for real property taxes for the years 2002 and 2003, the party of the first part **WARRANTS GENERALLY** the property hereby conveyed and covenants that same is free and clear of all liens and encumbrances.

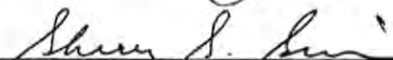
Sherry S. Sims, wife of H. Herchiel Sims, Jr., has executed this deed for the sole and exclusive purpose of acknowledging receipt of notice of the sale of the real estate herein conveyed pursuant to W.Va. Code § 43-1-2.

DECLARATION OF CONSIDERATION OR VALUE: The party of the first part herein declares that the total consideration paid for property transferred by this document is \$ 664,000.

WITNESS the following signature.



H. HERCHIEL SIMS, JR.



SHERRY S. SIMS

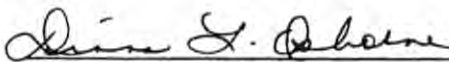
STATE OF WEST VIRGINIA,

COUNTY OF KANAWHA, to-wit:

The foregoing instrument was acknowledged before me this 9th day of September, 2002, by **H. HERCHIEL SIMS, JR.**

My commission expires: 4/8/12.





Notary Public

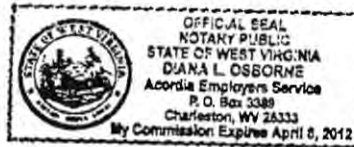
STATE OF WEST VIRGINIA,

COUNTY OF KANAWHA, to-wit:

The foregoing instrument was acknowledged before me this 9th day of September, 2002, by **SHERRY S. SIMS**.

My commission expires: 4/8/12

Diana L. Osborne
Notary Public



This instrument was prepared by Wendel B. Turner, Attorney at Law, Jackson & Kelly PLLC, P. O. Box 553, Charleston, West Virginia 25322

C0616318

This instrument was presented to the Clerk of the County Commission of Kanawha County, West Virginia, on and the same is admitted to record.

SEP 19 2002

Teste: *Alma J. King* Clerk
Kanawha County Commission

DEED BOOK 2559/PAGE 772

THIS DEED, made this 9th day of September, 2002, by and between H. HERCHIEL SIMS, JR. and SHERRY S. SIMS, his wife, parties of the first part and LEWIS DANDRIDGE ASSOCIATES, LLC, a West Virginia limited liability company, party of the second part.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part to hereby GRANT and CONVEY unto the said party of the second part, all of the following described real estate, together with the improvements situate thereon and the appurtenances thereunto belonging, fronting 84.90 feet on the east side of Broad Street, Charleston East District, in the City of Charleston, Kanawha County, West Virginia, being Lot "L" of the Hansford and Smith Addition to the City of Charleston, and more particularly bounded and described as follows, to-wit:

BEGINNING at a stake on the east side of said Broad Street, which is 507.80 feet in a northerly direction from the intersection of said Broad Street with Washington Street, and which is also at the northern front corner of a lot owned by the William L. Gill Family Trust, et al; thence with the dividing line between the lot hereby conveyed and the said Gill lot, which is the side line of said Lot "L", S. 43° 29' E. 245.69 feet to a stake in the line of Sentz alley; thence with said alley and in a direction toward the hill N. 46° E. 84.75 feet to a stake at the rear corner of a lot now owned by Bostic & Jefferies Inc.; thence with the dividing line between the lot hereby conveyed and the said Bostic & Jefferies Inc. lot, which is the northerly side line of said Lot "L", N. 43° 27' W. 245.68 feet to a stake in the east side of said Broad Street; thence with the east line of said Broad Street, and in a direction towards Kanawha River, S. 46° 01' W. 84.90 feet to the place of beginning, as and being the same parcel of land set out on a map or plat entitled "Map Showing Lot "L" of Hansford & Smith Town Lots in the City of Charleston, W. Va. Owned by Kanawha Valley Bank, Trustee for Estate of Alys B. Baines to be conveyed to H.

*Return to:
B. Hoerik
P.O. Box 653
Charleston, WV
25502*

Recorded In DEED BK 2559 Pg 772, 09/19/2002 04:04:23 PM Deed Tax 6828.00, Recording Fee 11.00, TOTAL 6831.00
Alma Y. Kins, County Clerk, Kanawha County, WV

Herchiel Sims, Jr. & Sherry A. Sims", dated December 24, 1979, made by Field Engineering Co., attached hereto.


Being the same property conveyed to the parties of the first part herein by KANAWHA VALLEY BANK, N.A., Trustee for the estate of Alys B. Baines, deceased, by deed dated January 15, 1980, of record in the said Clerk's office in Deed Book 1933, at page 440.

This conveyance is made and subject to any and all covenants, restrictions and easements contained in prior deeds of record, or visible from an on-site inspection of the property or disclosed by a survey of the property.

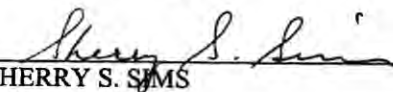
Subject to the foregoing and subject to the lien for real property taxes for the years 2002 and 2003, the party of the first part **WARRANTS GENERALLY** the property hereby conveyed and covenants that same is free and clear of all liens and encumbrances.

DECLARATION OF CONSIDERATION OR VALUE: The party of the first part herein declares that the total consideration paid for property transferred by this document is \$1,550,000 _____.

WITNESS the following signatures and seals:



H. HERCHIEL SIMS, JR.



SHERRY S. SIMS

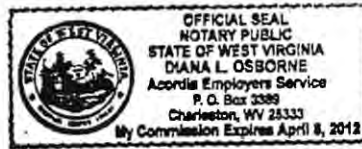
STATE OF WEST VIRGINIA,

COUNTY OF KANAWHA, to-wit:

The foregoing instrument was acknowledged before me this 9th day of September, 2002, by **H. HERCHIEL SIMS, JR.** and **SHERRY S. SIMS.**

My commission expires: 4/8/12

Diana L. Osborne
Notary Public



This instrument was prepared by Wendel B. Turner, Attorney at Law, Jackson & Kelly PLLC, P. O. Box 553, Charleston, West Virginia 25322

C0616320

This instrument was presented to the Clerk of the County Commission of Kanawha County, West Virginia, on SEP 19 2002 and the same is admitted to record.

Teste: Almal J. King Clerk
Kanawha County Commission

MANNER OF SALE

The property will be offered at public auction to be held on Thursday, October 28, 2021 at 11:05 am. The auction will be held onsite at 426 Leon Sullivan Way, Charleston, Kanawha County, West Virginia 25301. **Announcements made by the auctioneer at the time and place of sale take precedence over ALL printed materials.**

TERMS OF SALE

A deposit of ten (10) percent, payable in cash, cashiers, bank or certified check, or personal check, will be required of the purchaser at the time and place of sale. Closing must occur before 5:00 p.m. Wednesday, December 15, 2021. All costs incident to closing including, but not limited to recordation fees, transfer taxes, title insurance fees, etc., to be paid by the Purchaser. All annualized expenses, such as real property taxes and County fees, to be adjusted to date of closing and assumed thereafter by the Purchaser. Time is of the essence. For complete "Terms of Sale" see the Contract of Sale printed in the Property Information Package.

BUYER'S PREMIUM

A five percent (5%) Buyer's Premium shall be added to the high bid and the final sales price will include that amount.

PROPERTY INSPECTIONS

Properties are available for inspection by appointment only. Contact Jay Goldman of Goldman Associates, Inc. at (304) 343-5695.

BROKER REGISTRATION RULES

A one percent (1%) referral fee will be paid by the Sellers to the properly licensed Broker/Agent whose Client purchases the property at the Auction and settles on the property at closing. To qualify for a referral fee, the Broker/Agent must abide by the following rules:

1. Broker/Agent must be validly licensed.
2. The Broker must register the Client on an official registration form and forward by mail to Goldman Associates, Inc. at 1014 Bridge Road, Charleston, West Virginia 25314 or fax to (304) 343-5694. Please attention it "426, 500 & 510 Leon Sullivan Way Auction" and it must be faxed no later than Tuesday, October 26, 2021 by 5:00 pm.
3. Registration form must be signed by both Broker/Agent and Client. A West Virginia Real Estate Commission Notice of Agency Relationship must be signed by the client and agent.
4. Broker/Agent must attend the Auction with the Client.
5. Referral fees will be paid upon closing.
6. Registrations faxed after 5:00 p.m. Tuesday, October 26, 2021 **WILL NOT** be accepted. These requirements will be strictly adhered to.

BROKER REGISTRATION AGREEMENT

I, _____ (“Registered Broker/Agent”) a Broker/Agent with _____ (Brokerage Firm) hereby register my client, _____ (“Client”) for the Thursday, October 28, 2021 Auction of the property referred to as “426, 500 & 510 Leon Sullivan Way, Charleston, Kanawha County, West Virginia” Auction.

BROKER HEREBY AGREES TO THE FOLLOWING:

1. If my Client is the Successful Bidder at the Auction, I will receive a referral fee of one percent (1%) of the Final Bid Price from the Sellers upon compliance with all terms and conditions of this agreement. It is understood and agreed that Client must acknowledge my representation by signing this agreement. Referral fee will be paid upon closing under the Contract of Sale. It is understood and agreed that no referral fee or compensation whatsoever shall be due unless and until each of the following conditions has occurred: (a) my delivery of this Broker Registration Agreement to Goldman Associates, Inc.; (b) execution by Client and ratification by Sellers of the Contract of Sale; and (c) actual and final closing of title as evidenced by execution, delivery and recording (where applicable) of all closing instruments, and payments in full of the purchase price specified in this Contract of Sale. It is further understood and agreed that if for any reason whatsoever the sale is not finally closed, including acts, omissions, or negligence on the part of Sellers and/or Auctioneer, Auctioneer and Sellers is relieved from any and all liability, claim or charge whatsoever, and no referral fee or other compensation shall be due or payable to me. If my Client’s default under the Contract of Sale results in forfeiture of the Deposit (as defined in the Contract of Sale), or any portion thereof, or Client pays or becomes liable for damages to Sellers, I shall not be entitled to any portion of such forfeited deposit(s) or damages.
2. I hereby represent and warrant that I am: (a) a duly licensed real estate Broker/Agent under the laws of West Virginia; (b) serving only as a Broker/Agent in the transaction, not as a principal; and (c) my Client has no principal or ownership interest in my brokerage and is not a member of my immediate family.
3. I understand that a prospective purchaser may only be represented by one Broker/Agent.

4. It is understood and agreed that this registration agreement is valid only for the day of Auction and expires upon conclusion of the Auction unless my Client is the Successful Bidder at the Auction.

CLIENT HEREBY AGREES TO THE FOLLOWING:

1. I hereby acknowledge that the within named Broker/Agent is my sole and exclusive representative in this matter.
2. I represent and warrant that I am not a principal in, nor do I have any ownership interest in, the brokerage firm named in this "Broker Registration Agreement" and am not a member of the immediate family of said broker.

THIS AGREEMENT MUST BE COMPLETED, IN FULL, BY ALL PARTIES AND FAXED TO GOLDMAN ASSOCIATES, INC. AT 1014 BRIDGE ROAD, CHARLESTON, WEST VIRGINIA 25314 AND FAXED NO LATER THAN 5:00 P.M. (EDT) TUESDAY, OCTOBER 26, 2021.

CLIENT:

REGISTERED BROKER/AGENT:

Printed Name

Printed Name

Signature

Signature

Address

/_____
WV Broker License #/Brokerage Firm

Address

Address

City, State, Zip

City, State, Zip

Telephone Number

Telephone Number

Date

Date

NOTICE OF AGENCY RELATIONSHIP

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- * Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- * A duty of honest and fair dealing and good faith.
- * Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- * Must promptly present all written offers to the owner.
- * Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) _____, affiliated with

(firm name) _____, is acting as agent of:

- The Seller, as listing agent or subagent. The Buyer, as the buyer's agent.
 Both the Seller and Buyer, with the full knowledge and consent of both parties.

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

_____	_____	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date

I hereby certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature _____

Date _____

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<www.wvrec.org>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.

Effective March 2009



ABSENTEE BID INSTRUCTIONS

Individuals unable to physically attend this auction may still bid either by telephone or by placing an absentee bid with us. You must submit the required deposit in certified funds along with the complete Absentee Bid Form (next page) and the signed Contract of Sale to us prior to the auction date. We will then arrange for you to bid via telephone, or in the case of an absentee bid, bids will be placed by the Auctioneer for you at the auction based on the instructions in the Absentee Bid Form.

The executed Absentee Bid Form, Contract of Sale, and required deposit in certified funds must be received in the office of Goldman Associates, Inc. by 5:00 p.m. Tuesday, October 26, 2021.

ABSENTEE BID FORM

I/we _____ hereby submit a bid of _____ Dollars (\$_____) for the property located at 426, 500 and 510 Leon Sullivan Way, Charleston, Kanawha County, West Virginia 25301, to be auctioned by Goldman Associates, Inc., on Thursday, October 28, 2021 at 11:05 am.

Goldman Associates, Inc. is hereby authorized to place bids on my/our behalf to the previously stated amount. I/we have signed the required Contract of Sale (attached herewith) and have herewith submitted the required deposit of ten (10) percent of the bid to Goldman Associates, Inc. If my/our bid is accepted, I/we authorize Goldman Associates, Inc., to enter the final bid price on my/our behalf.

Signature (Seal)

Witness

Signature (Seal)

Witness

CONTRACT OF SALE - ENTIRETY

This Contract of Sale, made this 14th of October, 2021, by and between the following parties: Lewis Dandridge Associates, LLC, a West Virginia Limited Liability Company, as Seller and _____, as Buyer.

That for and in consideration of Buyer's offer in the amount of _____ Dollars (\$_____), including a Buyer's Premium of five percent (5%), made to Goldman Associates, Inc., ("Broker"), on October 28, 2021, the acceptance of which is hereby confirmed by Seller upon the terms and covenants set forth below, Seller and Buyer covenant and agree that Seller shall sell and convey all that certain property described as follows:

THE PROPERTY IS LOCATED AT 426, 500 AND 510 LEON SULLIVAN WAY, CHARLESTON, KANAWHA COUNTY, WEST VIRGINIA. IT IS IDENTIFIED ON CHARLESTON EAST TAX DISTRICT MAP 15 AS PARCELS 22 AND 23 AND ON MAP 16 AS PARCELS 8, 9 AND 11. IT IS FURTHER DESCRIBED IN DEED BOOK 2559 AT PAGE 768 (MAP 15/PARCEL 22 & MAP 16/PARCEL 11), DEED BOOK 2559 AT PAGE 772 (MAP 15/PARCEL 23), DEED BOOK 2559 AT PAGE 764 (MAP 16/PARCELS 8 & 9) AND RECORDED IN THE KANAWHA COUNTY CLERK'S OFFICE. THE PROPERTY IS TITLED IN THE NAME OF THE LEWIS DANDRIDGE ASSOCIATES, LLC. IT CONSISTS OF FIVE PARCELS OF LAND CREATING A GROSS AREA OF 2.39 ACRES. 426 LEON SULLIVAN WAY IS LOCATED ON MAP 15/PARCEL 23 AND CONSISTS OF A TWO-STORY COMMERCIAL OFFICE BUILDING THAT CONTAINS 40,300 SQUARE FEET. MAP 15/PARCEL 22 SERVES AS THE SURFACE PARKING LOT ASSOCIATED WITH 426 LEON SULLIVAN WAY. 500 LEON SULLIVAN WAY IS LOCATED ON MAP 16/PARCEL 8 AND PART OF PARCEL 9 AND IS IMPROVED WITH A ONE-STORY OFFICE AND STORAGE BUILDING CONTAINING 15,400 SQUARE FEET. MAP 16/PART OF PARCEL 9 SERVES AS THE SURFACE PARKING LOT FOR 500 LEON SULLIVAN WAY. 510 LEON SULLIVAN WAY IS A SURFACE PARKING LOT AND IDENTIFIED ON MAP 16 AS PARCEL 11.

The respective Deeds are made part of the Property Information Package and will be attached to and made a part of this Contract of Sale, once completed, for all relevant purposes, together with all improvements and appurtenances ("Property"), upon the following terms and covenants:

- 1.0 Purchase Terms - Purchase price of Property is _____ Dollars (\$_____) including Buyer's Premium. Deposit has been received from Buyer with this Contract in the form of a check in the amount of ten (10) percent of the bid including the Buyer's Premium, which deposit shall be deposited by Broker in a non-interest bearing escrow account. Balance of purchase price in the amount of _____ Dollars (\$_____) to be paid at closing.
- 1.1 Closing - The closing of the sale of the Property ("Closing") shall be by Wednesday, December 15, 2021, time being of the essence. Closing shall be complete when the Special Warranty Deed conveying title to Buyer is executed, delivered and recorded. Closing is to be made at a location designated by Seller, or such location as the parties may mutually agree.
- 1.2 Purchaser's Costs - Buyer shall pay for its Title Commitment, Owner's Policy and for Buyer's engineering, survey, and other professional fees, costs and expenses. Any and all costs incident to closing, including transfer taxes, recordation fees, documentary stamps and any other related costs, to be paid solely by Buyer.
- 1.3 Possession - Buyer shall have exclusive possession of the Property as of the Closing.

1.4 Conveyance - Seller, upon tender by Buyer of the full amount of the purchase price, shall convey the Property to Buyer by a Special Warranty Deed, subject to:

- (a) Any lien for real property taxes for the 2021 tax year (lien dated July 1, 2021), which Seller and Buyer shall prorate on a calendar year basis as of the date of closing. All annualized charges including but not limited to taxes, water charges, fire fees, if any, shall be adjusted to date of Closing;
- (b) Any matter ascertainable by an on the ground survey or physical inspection of the property;
- (c) All easements, restrictions, covenants, and agreements of record as of October 28, 2021; and

2. Condition of the Property - Buyer expressly understands and agrees that the property is sold “**AS-IS**”. The property is sold “**AS-IS**”, and Seller makes no warranties or representations as to the physical condition of the property or the improvements thereon or its location. Purchasers accept the property in its present condition, with all defects whether known or unknown and whether disclosed or not disclosed by Seller and Broker/Auctioneer to Purchasers. Seller and or Broker/Auctioneer shall have no liability whatsoever for any matter related to the condition of the property or any defects thereon from and after Closing, and Purchasers shall have sole liability and responsibility thereon. 3.

Risk of Loss - Any loss or damage to the Property by fire or other casualty, whether or not covered by insurance, which occurs prior to Closing shall not in

any way void or impair this Contract of Sale. The Seller shall maintain fire and extended coverage insurance on the premises until closing.

4. Agreement - This Contract of Sale represents the entire agreement between the parties and shall extend to and be binding upon the heirs, personal representatives, successors and assigns, provided, however, that no assignment of any rights under this Contract of Sale may be made by either party without the prior written express consent of the other party. If Buyer is a business entity, the principals of Buyer hereby join in the execution of this Contract, including without limitation, the payment of the purchase price on the closing date. If more than one person executes this Contract pursuant to this clause, the obligations of each such person shall be joint and several.
5. Notices - Notices of any form and purpose shall be sent to the parties at their addresses shown below by Federal Express Next Day Delivery or UPS Overnight Next Day Delivery or any national overnight courier service providing proof of date and receipt of delivery.
6. Damages for Buyer's Breach - In the event of default by Buyer in the consummation of the purchase of Property in accordance with the terms of this Contract, the deposit shall be forfeited to Seller. In addition, Seller reserves the right to pursue any and all legal remedies available by law or equity including the right to maintain an action for specific performance or to have Property resold at the risk and expense of Buyer.

7. Attorney's Fees - Should any litigation be commenced between the parties hereto concerning the premises, this Contract, or the rights and duties of either in relation thereto, the party (Buyer or Seller) prevailing in such litigation shall be entitled, in addition to such other relief granted, to a reasonable sum as and for their attorney's fees in such litigation, such sum to be determined by the Court in such litigation, or in a separate action brought for that purpose, and the parties agree not to enjoin BROKER and to indemnify BROKER, to the extent permissible by law, for its costs and fees.
8. Special Notice - BROKER assumes no responsibility for the condition of Property nor for the performance of this Contract by any or all parties hereto. Buyer hereby warrants and represents that BROKER have not made any statement, representation or warranty regarding the condition of the premises, zoning conditions, governmental requirements or environmental matters, guarantees or warranties of the like, upon which Buyer has relied and which is not contained in this Contract. The Auctioneer is licensed by the West Virginia Department of Agriculture and bonded in favor of the State of West Virginia. The parties recognize Jay Goldman as the sole Broker/ Auctioneer in this agreement.
9. Governing Law - This Contract is executed in the State of West Virginia and shall be governed by, and interpreted in accordance with, the laws of the State of West Virginia.
10. Legal Notice - If a legal notice is required to be published, the Buyer agrees to extend the closing date to meet this requirement.

11. Furniture, Fixtures & Equipment - All furniture, fixtures, and equipment that are in the building as of the date of sale shall transfer from the Seller to the Buyer by this contract.

Executed in one or more counterparts any one of which shall constitute an original.

BUYER:

SELLER:

**LEWIS DANDRIDGE
ASSOCIATES, LLC**

By: _____
Herchiel Sims
Its: Managing Member

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to wit:

The foregoing instrument was acknowledged before me this 14th day of October,
2021, by _____.

My Commission expires _____.

Notary Public

[SEAL]

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to wit:

The foregoing instrument was acknowledged before me this 14th day of October,
2021, by _____.

My Commission expires _____.

Notary Public

[SEAL]

NOTICE OF AGENCY RELATIONSHIP

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- Must promptly present all written offers to the owner.
- Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) Jay Goldman/Todd Goldman, affiliated with

(firm name) Goldman Associates, Inc., is acting as agent of:

- The Seller, as listing agent or subagent. The Buyer, as the buyer's agent.
 Both the Seller and Buyer, with the full knowledge and consent of both parties.

CERTIFICATION			
By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.			
Seller Lewis Dandridge Associates, LLC	Date	Buyer	Date
By: Herchiel Sims, Managing Member			
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

I hereby certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature _____

Date _____

WV Real Estate Commission
 300 Capitol Street, Suite 400
 Charleston, WV 25301
 304.558.3555
 <www.wvrec.org>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.

Revised - 03/12/09
 Goldman Assoc, 1014 Bridge Road Charleston, WV 25314
 Phone: (304)343-5695

Fax: Jay Goldman

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.zipLogix.com



CONTRACT OF SALE - 426 LEON SULLIVAN WAY

This Contract of Sale, made this 14th of October, 2021, by and between the following parties: Lewis Dandridge Associates, LLC, a West Virginia Limited Liability Company, as Seller and _____, as Buyer.

That for and in consideration of Buyer's offer in the amount of _____ Dollars (\$_____), including a Buyer's Premium of five percent (5%), made to Goldman Associates, Inc., ("Broker"), on October 28, 2021, the acceptance of which is hereby confirmed by Seller upon the terms and covenants set forth below, Seller and Buyer covenant and agree that Seller shall sell and convey all that certain property described as follows:

THE PROPERTY IS LOCATED AT 426 LEON SULLIVAN WAY, CHARLESTON, KANAWHA COUNTY, WEST VIRGINIA 25301, WHICH IS IDENTIFIED IN THE CHARLESTON EAST TAX DISTRICT ON MAP 15 AS PARCELS 22 AND 23. IT INCLUDES A TWO-STORY COMMERCIAL OFFICE BUILDING THAT CONTAINS 40,300 SQUARE FEET AND ASPHALT PAVED SURFACE PARKING LOT IMMEDIATELY SOUTH OF THE BUILDING (MAP 15/PARCEL 22). THE DEEDS REFERENCING THE PROPERTY ARE IDENTIFIED IN THE KANAWHA COUNTY CLERK'S OFFICE IN DEED BOOK 2559 AT PAGE 768 (MAP 15/PARCEL 22) AND IN DEED BOOK 2559 AT PAGE 772 (MAP 15/PARCEL 23). Please note that Deed Book 2559/Page 768 includes Map 16/Parcel 11, which is not part of this Contract of Sale.

The respective Deed is made part of the Property Information Package and will be attached to and made a part of this Contract of Sale, once completed, for all relevant purposes, together with all improvements and appurtenances ("Property"), upon the following terms and covenants:

1.0 Purchase Terms - Purchase price of Property is _____ Dollars (\$_____) including Buyer's Premium. Deposit has been received from Buyer with this Contract in the form of a check in the amount of ten (10) percent of the bid including the Buyer's Premium, which deposit shall be deposited by Broker in a non-interest bearing escrow account. Balance of purchase price in the amount of _____ Dollars (\$_____) to be paid at closing.

2.1 Closing - The closing of the sale of the Property ("Closing") shall be by Wednesday, December 15, 2021, time being of the essence. Closing shall be complete when the Special Warranty Deed conveying title to Buyer is executed, delivered and recorded. Closing is to be made at a location designated by Seller, or such location as the parties may mutually agree.

2.2 Purchaser's Costs - Buyer shall pay for its Title Commitment, Owner's Policy and for Buyer's engineering, survey, and other professional fees, costs and expenses. Any and all costs incident to closing, including transfer taxes, recordation fees, documentary stamps and any other related costs, to be paid solely by Buyer.

2.3 Possession - Buyer shall have exclusive possession of the Property as of the Closing.

2.4 Conveyance - Seller, upon tender by Buyer of the full amount of the purchase price, shall convey the Property to Buyer by a Special Warranty Deed, subject to:

(d) Any lien for real property taxes for the 2021 tax year (lien dated July 1, 2021), which Seller and Buyer shall prorate on a calendar year basis as of

the date of closing. All annualized charges including but not limited to taxes, water charges, fire fees, if any, shall be adjusted to date of Closing;

(e) Any matter ascertainable by an on the ground survey or physical inspection of the property;

(f) All easements, restrictions, covenants, and agreements of record as of October 28, 2021; and

3. Condition of the Property - Buyer expressly understands and agrees that the property is sold "AS-IS". The property is sold "AS-IS", and Seller makes no warranties or representations as to the physical condition of the property or the improvements thereon or its location. Purchasers accept the property in its present condition, with all defects whether known or unknown and whether disclosed or not disclosed by Seller and Broker/Auctioneer to Purchasers. Seller and or Broker/Auctioneer shall have no liability whatsoever for any matter related to the condition of the property or any defects thereon from and after Closing, and Purchasers shall have sole liability and responsibility thereon. 3.

Risk of Loss - Any loss or damage to the Property by fire or other casualty, whether or not covered by insurance, which occurs prior to Closing shall not in any way void or impair this Contract of Sale. The Seller shall maintain fire and extended coverage insurance on the premises until closing.

4. Agreement - This Contract of Sale represents the entire agreement between the parties and shall extend to and be binding upon the heirs, personal representatives, successors and assigns, provided, however, that no assignment

of any rights under this Contract of Sale may be made by either party without the prior written express consent of the other party. If Buyer is a business entity, the principals of Buyer hereby join in the execution of this Contract, including without limitation, the payment of the purchase price on the closing date. If more than one person executes this Contract pursuant to this clause, the obligations of each such person shall be joint and several.

5. Notices - Notices of any form and purpose shall be sent to the parties at their addresses shown below by Federal Express Next Day Delivery or UPS Overnight Next Day Delivery or any national overnight courier service providing proof of date and receipt of delivery.

12. Damages for Buyer's Breach - In the event of default by Buyer in the consummation of the purchase of Property in accordance with the terms of this Contract, the deposit shall be forfeited to Seller. In addition, Seller reserves the right to pursue any and all legal remedies available by law or equity including the right to maintain an action for specific performance or to have Property resold at the risk and expense of Buyer.

13. Attorney's Fees - Should any litigation be commenced between the parties hereto concerning the premises, this Contract, or the rights and duties of either in relation thereto, the party (Buyer or Seller) prevailing in such litigation shall be entitled, in addition to such other relief granted, to a reasonable sum as and for their attorney's fees in such litigation, such sum to be determined by the Court in such litigation, or in a separate action brought for that purpose, and the parties

agree not to enjoin BROKER and to indemnify BROKER, to the extent permissible by law, for its costs and fees.

14. Special Notice - BROKER assumes no responsibility for the condition of Property nor for the performance of this Contract by any or all parties hereto. Buyer hereby warrants and represents that BROKER have not made any statement, representation or warranty regarding the condition of the premises, zoning conditions, governmental requirements or environmental matters, guarantees or warranties of the like, upon which Buyer has relied and which is not contained in this Contract. The Auctioneer is licensed by the West Virginia Department of Agriculture and bonded in favor of the State of West Virginia. The parties recognize Jay Goldman as the sole Broker/ Auctioneer in this agreement.
15. Governing Law - This Contract is executed in the State of West Virginia and shall be governed by, and interpreted in accordance with, the laws of the State of West Virginia.
16. Legal Notice - If a legal notice is required to be published, the Buyer agrees to extend the closing date to meet this requirement.
17. Furniture, Fixtures & Equipment - All furniture, fixtures, and equipment that are in the building as of the date of sale shall transfer from the Seller to the Buyer by this contract.

Executed in one or more counterparts any one of which shall constitute an original.

BUYER:

SELLER:

**LEWIS DANDRIDGE
ASSOCIATES, LLC**

By: _____

Herchiel Sims

Its: Managing Member

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to wit:

The foregoing instrument was acknowledged before me this 14th day of October,
2021, by _____.

My Commission expires _____.

Notary Public

[SEAL]

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to wit:

The foregoing instrument was acknowledged before me this 14th day of October,
2021, by _____.

My Commission expires _____.

Notary Public

[SEAL]

NOTICE OF AGENCY RELATIONSHIP

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- Must promptly present all written offers to the owner.
- Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) Jay Goldman/Todd Goldman, affiliated with

(firm name) Goldman Associates, Inc., is acting as agent of:

- The Seller, as listing agent or subagent. The Buyer, as the buyer's agent.
 Both the Seller and Buyer, with the full knowledge and consent of both parties.

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

Seller Lewis Dandridge Associates, LLC By: Herchiel Sims, Managing Member	Date	Buyer	Date
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

I hereby certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature _____

Date _____

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<www.wvrec.org>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.

Revised - 03/12/09
Goldman Assoc, 1014 Bridge Road Charleston, WV 25314
Phone: (304)343-5695

Fax:

Jay Goldman

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.zipLogix.com



CONTRACT OF SALE - 500 LEON SULLIVAN WAY

This Contract of Sale, made this 14th of October, 2021, by and between the following parties: Lewis Dandridge Associates, LLC, a West Virginia Limited Liability Company, as Seller and _____, as Buyer.

That for and in consideration of Buyer's offer in the amount of _____ Dollars (\$_____), including a Buyer's Premium of five percent (5%), made to Goldman Associates, Inc., ("Broker"), on October 28, 2021, the acceptance of which is hereby confirmed by Seller upon the terms and covenants set forth below, Seller and Buyer covenant and agree that Seller shall sell and convey all that certain property described as follows:

THE PROPERTY IS LOCATED AT 500 LEON SULLIVAN WAY, CHARLESTON, KANAWHA COUNTY, WEST VIRGINIA 25301, WHICH IS IDENTIFIED IN THE CHARLESTON EAST TAX DISTRICT ON MAP 16 AS PARCELS 8 AND 9. IT INCLUDES A ONE-STORY COMMERCIAL OFFICE AND STORAGE BUILDING CONTAINING 15,400 SQUARE FEET AND ASPHALT PAVED SURFACE PARKING LOT IMMEDIATELY NORTH OF THE BUILDING. THE DEED REFERENCING THIS PROPERTY IS IDENTIFIED IN THE KANAWHA COUNTY CLERK'S OFFICE IN DEED BOOK 2559 AT PAGE 764.

The respective Deeds are made part of the Property Information Package and will be attached to and made a part of this Contract of Sale, once completed, for all relevant purposes, together with all improvements and appurtenances ("Property"), upon the following terms and covenants:

1.0 Purchase Terms - Purchase price of Property is _____ Dollars (\$_____) including Buyer's Premium. Deposit has been

received from Buyer with this Contract in the form of a check in the amount of ten (10) percent of the bid including the Buyer's Premium, which deposit shall be deposited by Broker in a non-interest bearing escrow account. Balance of purchase price in the amount of _____ Dollars (\$_____) to be paid at closing.

3.1 Closing - The closing of the sale of the Property ("Closing") shall be by Wednesday, December 15, 2021, time being of the essence. Closing shall be complete when the Special Warranty Deed conveying title to Buyer is executed, delivered and recorded. Closing is to be made at a location designated by Seller, or such location as the parties may mutually agree.

3.2 Purchaser's Costs - Buyer shall pay for its Title Commitment, Owner's Policy and for Buyer's engineering, survey, and other professional fees, costs and expenses. Any and all costs incident to closing, including transfer taxes, recordation fees, documentary stamps and any other related costs, to be paid solely by Buyer.

3.3 Possession - Buyer shall have exclusive possession of the Property as of the Closing.

3.4 Conveyance - Seller, upon tender by Buyer of the full amount of the purchase price, shall convey the Property to Buyer by a Special Warranty Deed, subject to:

(g) Any lien for real property taxes for the 2021 tax year (lien dated July 1, 2021), which Seller and Buyer shall prorate on a calendar year basis as of the date of closing. All annualized charges including but not limited to taxes, water charges, fire fees, if any, shall be adjusted to date of Closing;

(h) Any matter ascertainable by an on the ground survey or physical inspection of the property;

(i) All easements, restrictions, covenants, and agreements of record as of October 28, 2021; and

4. Condition of the Property - Buyer expressly understands and agrees that the property is sold "AS-IS". The property is sold "AS-IS", and Seller makes no warranties or representations as to the physical condition of the property or the improvements thereon or its location. Purchasers accept the property in its present condition, with all defects whether known or unknown and whether disclosed or not disclosed by Seller and Broker/Auctioneer to Purchasers. Seller and or Broker/Auctioneer shall have no liability whatsoever for any matter related to the condition of the property or any defects thereon from and after Closing, and Purchasers shall have sole liability and responsibility thereon. 3.

Risk of Loss - Any loss or damage to the Property by fire or other casualty, whether or not covered by insurance, which occurs prior to Closing shall not in any way void or impair this Contract of Sale. The Seller shall maintain fire and extended coverage insurance on the premises until closing.

4. Agreement - This Contract of Sale represents the entire agreement between the parties and shall extend to and be binding upon the heirs, personal representatives, successors and assigns, provided, however, that no assignment of any rights under this Contract of Sale may be made by either party without the prior written express consent of the other party. If Buyer is a business entity,

the principals of Buyer hereby join in the execution of this Contract, including without limitation, the payment of the purchase price on the closing date. If more than one person executes this Contract pursuant to this clause, the obligations of each such person shall be joint and several.

5. Notices - Notices of any form and purpose shall be sent to the parties at their addresses shown below by Federal Express Next Day Delivery or UPS Overnight Next Day Delivery or any national overnight courier service providing proof of date and receipt of delivery.
18. Damages for Buyer's Breach - In the event of default by Buyer in the consummation of the purchase of Property in accordance with the terms of this Contract, the deposit shall be forfeited to Seller. In addition, Seller reserves the right to pursue any and all legal remedies available by law or equity including the right to maintain an action for specific performance or to have Property resold at the risk and expense of Buyer.
19. Attorney's Fees - Should any litigation be commenced between the parties hereto concerning the premises, this Contract, or the rights and duties of either in relation thereto, the party (Buyer or Seller) prevailing in such litigation shall be entitled, in addition to such other relief granted, to a reasonable sum as and for their attorney's fees in such litigation, such sum to be determined by the Court in such litigation, or in a separate action brought for that purpose, and the parties agree not to enjoin BROKER and to indemnify BROKER, to the extent permissible by law, for its costs and fees.

20. Special Notice - BROKER assumes no responsibility for the condition of Property nor for the performance of this Contract by any or all parties hereto. Buyer hereby warrants and represents that BROKER have not made any statement, representation or warranty regarding the condition of the premises, zoning conditions, governmental requirements or environmental matters, guarantees or warranties of the like, upon which Buyer has relied and which is not contained in this Contract. The Auctioneer is licensed by the West Virginia Department of Agriculture and bonded in favor of the State of West Virginia. The parties recognize Jay Goldman as the sole Broker/ Auctioneer in this agreement.
21. Governing Law - This Contract is executed in the State of West Virginia and shall be governed by, and interpreted in accordance with, the laws of the State of West Virginia.
22. Legal Notice - If a legal notice is required to be published, the Buyer agrees to extend the closing date to meet this requirement.
23. Furniture, Fixtures & Equipment - All furniture, fixtures, and equipment that are in the building as of the date of sale shall transfer from the Seller to the Buyer by this contract.

Executed in one or more counterparts any one of which shall constitute an original.

BUYER:

SELLER:

**LEWIS DANDRIDGE
ASSOCIATES, LLC**

By: _____

Herchiel Sims

Its: Managing Member

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to wit:

The foregoing instrument was acknowledged before me this 14th day of October,
2021, by _____.

My Commission expires _____.

Notary Public

[SEAL]

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to wit:

The foregoing instrument was acknowledged before me this 14th day of October,
2021, by _____.

My Commission expires _____.

Notary Public

[SEAL]

NOTICE OF AGENCY RELATIONSHIP

NOTICE OF AGENCY RELATIONSHIP

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- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- Must promptly present all written offers to the owner.
- Provide a true legible copy of every contract to each person signing the contract.

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Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) Jay Goldman/Todd Goldman, affiliated with

(firm name) Goldman Associates, Inc., is acting as agent of:

- The Seller, as listing agent or subagent. The Buyer, as the buyer's agent.
 Both the Seller and Buyer, with the full knowledge and consent of both parties.

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

Seller Lewis Dandridge Associates, LLC By: Herchiel Sims, Managing Member	Date	Buyer	Date
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

I hereby certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature _____

Date _____

WV Real Estate Commission
 300 Capitol Street, Suite 400
 Charleston, WV 25301
 304.558.3555
 <www.wvrec.org>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.

Revised - 03/12/09
 Goldman Assoc, 1014 Bridge Road Charleston, WV 25314
 Phone: (304)343-5695

Fax: Jay Goldman

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.zipLogix.com



CONTRACT OF SALE - 510 LEON SULLIVAN WAY

This Contract of Sale, made this 14th of October, 2021, by and between the following parties: Lewis Dandridge Associates, LLC, a West Virginia Limited Liability Company, as Seller and _____, as Buyer.

That for and in consideration of Buyer's offer in the amount of _____ Dollars (\$_____), including a Buyer's Premium of five percent (5%), made to Goldman Associates, Inc., ("Broker"), on October 28, 2021, the acceptance of which is hereby confirmed by Seller upon the terms and covenants set forth below, Seller and Buyer covenant and agree that Seller shall sell and convey all that certain property described as follows:

THE PROPERTY IS LOCATED AT 510 LEON SULLIVAN WAY, CHARLESTON, KANAWHA COUNTY, WEST VIRGINIA 25301, WHICH IS IDENTIFIED IN THE CHARLESTON EAST TAX DISTRICT ON MAP 16 AS PARCEL 11. THIS IS AN ASPHALT PAVED SURFACE PARKING LOT WITH NO IMPROVEMENTS. THE DEED REFERENCING THIS PROPERTY IS IDENTIFIED IN THE KANAWHA COUNTY CLERK'S OFFICE IN DEED BOOK 2559 AT PAGE 768. *Please note that Deed Book 2559/Page 768 includes Map 15/Parcel 22, which is not part of this Contract of Sale.*

The respective Deeds are made part of the Property Information Package and will be attached to and made a part of this Contract of Sale, once completed, for all relevant purposes, together with all improvements and appurtenances ("Property"), upon the following terms and covenants:

1.0 Purchase Terms - Purchase price of Property is _____ Dollars (\$_____) including Buyer's Premium. Deposit has been received from Buyer with this Contract in the form of a check in the amount of

ten (10) percent of the bid including the Buyer's Premium, which deposit shall be deposited by Broker in a non-interest bearing escrow account. Balance of purchase price in the amount of _____ Dollars (\$_____) to be paid at closing.

- 4.1 Closing - The closing of the sale of the Property ("Closing") shall be by Wednesday, December 15, 2021, time being of the essence. Closing shall be complete when the Special Warranty Deed conveying title to Buyer is executed, delivered and recorded. Closing is to be made at a location designated by Seller, or such location as the parties may mutually agree.
- 4.2 Purchaser's Costs - Buyer shall pay for its Title Commitment, Owner's Policy and for Buyer's engineering, survey, and other professional fees, costs and expenses. Any and all costs incident to closing, including transfer taxes, recordation fees, documentary stamps and any other related costs, to be paid solely by Buyer.
- 4.3 Possession - Buyer shall have exclusive possession of the Property as of the Closing.
- 4.4 Conveyance - Seller, upon tender by Buyer of the full amount of the purchase price, shall convey the Property to Buyer by a Special Warranty Deed, subject to:
- (j) Any lien for real property taxes for the 2021 tax year (lien dated July 1, 2021), which Seller and Buyer shall prorate on a calendar year basis as of the date of closing. All annualized charges including but not limited to taxes, water charges, fire fees, if any, shall be adjusted to date of Closing;

(k) Any matter ascertainable by an on the ground survey or physical inspection of the property;

(l) All easements, restrictions, covenants, and agreements of record as of October 28, 2021; and

5. Condition of the Property - Buyer expressly understands and agrees that the property is sold "AS-IS". The property is sold "AS-IS", and Seller makes no warranties or representations as to the physical condition of the property or the improvements thereon or its location. Purchasers accept the property in its present condition, with all defects whether known or unknown and whether disclosed or not disclosed by Seller and Broker/Auctioneer to Purchasers. Seller and or Broker/Auctioneer shall have no liability whatsoever for any matter related to the condition of the property or any defects thereon from and after Closing, and Purchasers shall have sole liability and responsibility thereon. 3.

Risk of Loss - Any loss or damage to the Property by fire or other casualty, whether or not covered by insurance, which occurs prior to Closing shall not in any way void or impair this Contract of Sale. The Seller shall maintain fire and extended coverage insurance on the premises until closing.

4. Agreement - This Contract of Sale represents the entire agreement between the parties and shall extend to and be binding upon the heirs, personal representatives, successors and assigns, provided, however, that no assignment of any rights under this Contract of Sale may be made by either party without the prior written express consent of the other party. If Buyer is a business entity,

the principals of Buyer hereby join in the execution of this Contract, including without limitation, the payment of the purchase price on the closing date. If more than one person executes this Contract pursuant to this clause, the obligations of each such person shall be joint and several.

5. Notices - Notices of any form and purpose shall be sent to the parties at their addresses shown below by Federal Express Next Day Delivery or UPS Overnight Next Day Delivery or any national overnight courier service providing proof of date and receipt of delivery.
24. Damages for Buyer's Breach - In the event of default by Buyer in the consummation of the purchase of Property in accordance with the terms of this Contract, the deposit shall be forfeited to Seller. In addition, Seller reserves the right to pursue any and all legal remedies available by law or equity including the right to maintain an action for specific performance or to have Property resold at the risk and expense of Buyer.
25. Attorney's Fees - Should any litigation be commenced between the parties hereto concerning the premises, this Contract, or the rights and duties of either in relation thereto, the party (Buyer or Seller) prevailing in such litigation shall be entitled, in addition to such other relief granted, to a reasonable sum as and for their attorney's fees in such litigation, such sum to be determined by the Court in such litigation, or in a separate action brought for that purpose, and the parties agree not to enjoin BROKER and to indemnify BROKER, to the extent permissible by law, for its costs and fees.

26. Special Notice - BROKER assumes no responsibility for the condition of Property nor for the performance of this Contract by any or all parties hereto. Buyer hereby warrants and represents that BROKER have not made any statement, representation or warranty regarding the condition of the premises, zoning conditions, governmental requirements or environmental matters, guarantees or warranties of the like, upon which Buyer has relied and which is not contained in this Contract. The Auctioneer is licensed by the West Virginia Department of Agriculture and bonded in favor of the State of West Virginia. The parties recognize Jay Goldman as the sole Broker/ Auctioneer in this agreement.
27. Governing Law - This Contract is executed in the State of West Virginia and shall be governed by, and interpreted in accordance with, the laws of the State of West Virginia.
28. Legal Notice - If a legal notice is required to be published, the Buyer agrees to extend the closing date to meet this requirement.
29. Furniture, Fixtures & Equipment - All furniture, fixtures, and equipment that are in the building as of the date of sale shall transfer from the Seller to the Buyer by this contract.

Executed in one or more counterparts any one of which shall constitute an original.

BUYER:

SELLER:

**LEWIS DANDRIDGE
ASSOCIATES, LLC**

By: _____

Herchiel Sims

Its: Managing Member

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to wit:

The foregoing instrument was acknowledged before me this 14th day of October,
2021, by _____.

My Commission expires _____.

Notary Public

[SEAL]

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to wit:

The foregoing instrument was acknowledged before me this 14th day of October,
2021, by _____.

My Commission expires _____.

Notary Public

[SEAL]

NOTICE OF AGENCY RELATIONSHIP

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When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- Must promptly present all written offers to the owner.
- Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) Jay Goldman/Todd Goldman, affiliated with

(firm name) Goldman Associates, Inc., is acting as agent of:

- The Seller, as listing agent or subagent. The Buyer, as the buyer's agent.
 Both the Seller and Buyer, with the full knowledge and consent of both parties.

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

Seller Lewis Dandridge Associates, LLC By: Herchiel Sims, Managing Member	Date	Buyer	Date
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

I hereby certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature _____

Date _____

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<www.wvrec.org>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.

Revised - 03/12/09
Goldman Assoc, 1014 Bridge Road Charleston, WV 25314
Phone: (304)343-5695

Fax:

Jay Goldman

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