

VIRGINIA:

In the Supreme Court of Virginia held at the Supreme Court Building in the City of Richmond on Thursday, the 12th day of March, 2026.

Present: All the Justices

496 ELDEN STREET, LLC,

APPELLANT,

against

Record No. 250143

Court of Appeals Nos. 0710-23-4 & 0734-23-4

COMMISSIONER OF HIGHWAYS,

APPELLEE.

UPON AN APPEAL FROM A
JUDGMENT RENDERED BY THE
COURT OF APPEALS OF VIRGINIA.

Upon consideration of the record, briefs, and argument of counsel, the Court is of the opinion that there is no reversible error in the judgment of the Court of Appeals. Accordingly, the Court affirms the judgment of the Court of Appeals for the reasons stated in *Comm'r of Highways v. 496 Elden St., LLC*, Record Nos. 0710-23-4, 0734-23-4, 2025 Va. App. LEXIS 25 (Jan. 21, 2025).

This order shall be certified to the Court of Appeals of Virginia and the Circuit Court of Fairfax County.

A Copy,

Teste:


Clerk