

VIRGINIA CONFLICT OF INTEREST AND ETHICS ADVISORY COUNCIL



DISCLOSURE OF REAL ESTATE HOLDINGS

Pursuant to subsection G of § 2.2-3115, in each county and city and in towns with populations in excess of 3,500, members of planning commissions and boards of zoning appeals, real estate assessors, and all county, city, and town managers or executive officers shall file this form as a condition to assuming office, and then annually while serving as an officer.

The filing deadline is February 1 for the prior calendar year. Statements may not be dated or submitted prior to January 1.

You must file this form with the clerk of the appropriate local governing body.

You may provide any additional comments you wish to include with this disclosure at the end of the form. Please note that any such comments are a part of your filing and will be available to the public. You may not add attachments as a substitute for properly filling out any part of this form.

REPORT TO THE BEST OF INFORMATION AND BELIEF Information required on this Disclosure must be provided on the basis of the best knowledge, information, and belief of the individual filing the Disclosure as of the date of this report.

As a condition for assuming an office, this form constitutes a report of real estate holdings at the time of filing.

You must sign and date this form upon completion.

This Disclosure of Real Estate Holdings is open for public inspection, as required by § 2.2-3115.

Name: Marcus Oats

Address: 205 Ireland Dr Fredericksburg VA 22406

Please check one: ☒ Officeholder ☐ Employee

Title of Office
or Position
Held: Planning Commissioner

FOR OFFICE USE ONLY

Date Received: 1/29/2026

RECEIVED

Received By: [Signature]

Virginia Conflict of Interest and Ethics Advisory Council

DISCLOSURE OF REAL ESTATE HOLDINGS

List all real estate in which you hold an interest. List only that real estate that is located in the county, city, or town in which you are elected, appointed, or employed.

Real Estate Holdings	
Location or Address	Description
205 Ireland Dr Fredericksburg VA 22406	Residence

List each business in which you own an interest or from which you receive income that has a primary purpose of owning, developing, or deriving compensation through the sale, exchange, or development of real estate in the county, city, or town in which you are elected, appointed, or employed.

Dealings in Real Estate	
Name of Corporation/Partnership Business Association	Address
Five Four, INC	205 Ireland Dr Fredericksburg VA 22406

I do solemnly swear that the information provided on this disclosure is complete, correct, and true.



Signature

1-29-2026

Date

Additional Information

You may provide any additional information you wish to be included with your Disclosure of Real Estate Holdings on this page. Please note any information you provide on this page will become part of your Disclosure of Real Estate Holdings and will be open to the public. You MAY NOT add attachments as a substitute for properly filling out any part of this form.

