

**Summary Overview**  
**Property Owned by**  
**The Industrial Development Authority of the City of Hampton, Virginia**  
**Based on the City Assessor's Lisitings as of September 16, 2009**

DESCRIPTION	ACREAGE	PURCHASE PRICE	ASSESSED VALUE		
			LAND	BUILDING	TOTAL
Boo Williams Sportsplex	10.11	\$ -	\$ 592,300	\$ 301,500	\$ 893,800
Copeland Industrial Park	1.26	\$ -	\$ 75,600	\$ 66,100	\$ 141,700
Coliseum Central	10.60	\$ -	\$ 4,617,400	\$ -	\$ 4,617,400
Hampton Roads Center Central Campus	54.56	\$ -	\$ 8,266,600	\$ 10,264,400	\$ 18,531,000
Hampton Roads Center North Campus	377.96	\$ 2,343,056	\$ 11,562,300	\$ -	\$ 11,562,300
Hampton Roads Center South Campus	10.44	\$ -	\$ 2,050,400	\$ -	\$ 2,050,400
Langley Research & Development Park	63.24	\$ 22,500	\$ 6,224,700	\$ -	\$ 6,224,700
Power Plant	60.67	\$ 6,324,861	\$ 1,613,300	\$ -	\$ 1,613,300
Westpark	7.35	\$ -	\$ 305,900	\$ -	\$ 305,900
<b>TOTALS</b>	<b>596.20</b>	<b>\$ 8,690,417</b>	<b>\$ 35,308,500</b>	<b>\$ 10,632,000</b>	<b>\$ 45,940,500</b>

**Note:** In some instances the purchase price indicates no cost. This reflects property that was transferred to the IDA by either the City or the Regional Redevelopment and Housing Authority or another entity at no cost to the IDA.

**Summary Overview**  
**Property Leased by IDA**

Description		LRSN	Location	Land Assmt. 2009	Imp. Assmt. 2009	Total Assmt. 2009	Assessors Acreage
Boo Williams Sportsplex	a	13002046	5 ARMISTEAD POINTE PKWY	592,300	301,500	893,800	10.11
Hamptons Golf Clubhouse	b	7001858	320 BUTLER FARM RD A	306,000	1,184,300	1,490,300	1.93
Peninsula Workforce Dev. Ctr.	c	7001872	600 BUTLER FARM RD	3,670,900	9,080,100	12,751,000	30.04
Power Plant	d	3004808	2001 W MERCURY BLVD	5,700	0	5,700	57.42
Verizon	e	7001858	320 BUTLER FARM RD A	306,000	1,184,300	1,490,300	0.11
<b>Totals</b>				<b>\$ 4,880,900</b>	<b>\$ 11,750,200</b>	<b>\$ 16,631,100</b>	<b>99.62</b>

**Notes**

- a) Boo Williams Sportsplex LLC, 50 year ground lease with four 10 year renewal options and one 9 year renewal option (expires July 2106).
- b) The IDA leased the land for the construction of the Hamptons Golf Course Clubhouse, lease expires in 2015 and ownership reverts to City.
- c) The IDA provided 20 year land and bond financing for the construction of the PWDC. Payments will be completed July 2021 and the property will be conveyed to the Commonwealth of VA.
- d) Hampton Roads Associates, LLC., ground Lease for 99 years (expires August 2101).
- e) Verizon, 20 year ground lease with four 5 year renewal options (expires November 2035).

**Summary Overview**  
**Wetlands and Conservation Area Impact on Business Park Property**

Location		LRSN	Impact Description	Impact Acreage	Assessors Acreage	Remaining Acreage
HRC Central Campus	a	7001860	Wetlands	13.46	17.46	4.00
HRC North Campus	b	13002430	Conservation Area	113.77	331.81	218.04
Langley R&D Park	c	6000989	Conservation Area	5.03	8.03	3.00
<b>Totals</b>				<b>132.26</b>	<b>357.30</b>	<b>225.04</b>

**Notes**

- a) The property in HRC Central abuts the Hamptons Golf Course and although there are four acres of uplands, they are scattered in this area.
- b) Army Corp wetlands permit required the establishment of 94 acres of conservation area and 23 acres of new wetlands. Permit expires June 12, 2012.
- c) Army Corp. wetlands permit required the establishment of 5.03 acres of conservation area. Permit expires December 31, 2010.

**Property Ownership Listing**  
**The Industrial Development Authority of the City of Hampton, Virginia**  
**Based on Assessor's Listings as of September 16, 2009**

LRSN	Property	Owner	Transfer Date	Purchase Price	Grantor	Land Assmt. 2009	Imp. Assmt. 2009	Total Assmt. 2009	Assessors Acreage	GIS Acreage	Notes
<b>BOO WILLIAMS SPORTSPLEX</b>											
13002046	5 ARMISTEAD POINTE PKWY	IDA	5/18/2009	0	INDUSTRIAL DEV AUTHORITY	592,300	301,500	893,800	10.11	10.10	Land Lease to Boo Williams for Sportsplex.
<b>COPELAND INDUSTRIAL PARK</b>											
1000107	COPELAND DR	IDA	12/1/1989	0	REGIONAL REDEV & HOUSING AUTH	37,500	66,100	103,600	0.29	0.00	Newport News Pump Station located in front of 5000 Cityline Road.
13000345	BRIARFIELD RD	IDA	9/13/2002	0	HAMPTON CITY OF	38,100	0	38,100	0.97	0.60	Stormwater detention pond located adjacent to Howmet property.
	<b>Subtotal</b>			0		75,600	66,100	141,700	1.26	0.60	
<b>COLISEUM CENTRAL</b>											
13001177	COLISEUM DR	IDA	1/13/2005	0	HAMPTON CITY OF	4,617,400	0	4,617,400	10.60	10.63	Cordish Option Property next to H2O.
<b>HAMPTON ROADS CENTER CENTRAL CAMPUS</b>											
7001872	600 BUTLER FARM RD	IDA	6/5/2000	0	COMMONWEALTH VA COMM COLLEGES	3,670,900	9,080,100	12,751,000	30.04	30.07	Peninsula Workforce Dev. Center to be conveyed to the Commonwealth of Virginia in July 2021 after retirement of the bonds used to construct the facility.
7001858	320 BUTLER FARM RD A	IDA	5/1/1986	0	INDUSTRIAL DEV AUTHORITY THE	306,000	1,184,300	1,490,300	1.93	1.75	Golf Course club house - leased property by IDA.
7001860	BUTLER FARM RD	IDA	5/1/1986	0	INDUSTRIAL DEV AUTHORITY THE	1,886,300	0	1,886,300	17.46	13.04	Property adjacent to golf course, mostly wetlands with 4 acres of uplands scattered
7001859	BUTLER FARM RD	IDA	5/1/1986	0	INDUSTRIAL DEV AUTHORITY THE	2,383,600	0	2,383,600	5.02	17.31	Land on top of bank along Billy Wood Canal.
13000334	BUTLER FARM RD	IDA	5/1/1986	0	GRANTOR	19,800	0	19,800	0.11	0.06	Verizon ground lease.
	<b>Subtotal</b>			\$0		\$8,266,600	\$10,264,400	\$18,531,000	54.56	62.24	
<b>HAMPTON ROADS CENTER NORTH CAMPUS</b>											
13001940	EXPLORATION WAY	IDA	8/1/1990	0	REGIONAL REDEV & HOUSING AUTH	834,100	0	834,100	12.36	12.40	
13002445	FLOYD THOMPSON BLVD	IDA				28,500	0	28,500	0.33	0.00	Portion of Exploration Way leading to NIA.
13001507	MAGRUDER BLVD	IDA	8/1/1990	0	REGIONAL REDEV & HOUSING AUTH	28,500	0	28,500	0.33	0.00	Two stormwater detention ponds located at the northeastern section of the park known as Lakes 10 & 11.
6000845	MAGRUDER BLVD	IDA	2/26/2009	2,093,056	HAMPTON INSTITUTE	537,300	0	537,300	18.69	18.59	Former HU property.
13002431	NORTH CAMPUS PKWY	IDA				6,600	0	6,600.00	0.16	3.06	Pump Station
6000842	OLD MALLORY RD	IDA	8/1/1990	0	INDUSTRIAL DEV AUTHORITY THE	260,800	0	260,800	9.07	3.35	Located adjacent to Conservation Easement in the western section of HRCN remaining portion of the constructed wetlands.
13002430	SEMPLE FARM RD	IDA	8/1/1990	0	INDUSTRIAL DEV AUTHORITY THE	9,693,300	0	9,693,300	331.81	3.06	Bulk of the HRCN Property and includes the 96 acre Conservation Easement and 20 acres of constructed wetlands.
13002443	SEMPLE FARM RD	IDA				6,600	0	6,600	0.16	3.06	
13000295	SEMPLE FARM RD	IDA	8/1/1990	0	REGIONAL REDEV & HOUSING AUTH	1,600	0	1,600	2.05	2.24	Drainage ditch in HRC North Campus.
6000840	SEMPLE FARM RD	IDA	5/15/2009	250,000	ROB LANG BUILDER INC	165,000	0	165,000	3.00	2.93	Former Rob Lang Property located in the northern section of the park.
	<b>Subtotal</b>			\$2,343,056		\$11,562,300	\$0	\$11,562,300	377.96	48.68	
<b>HAMPTON ROADS CENTER SOUTH CAMPUS</b>											
13000305	ENTERPRISE PKWY	IDA	1/1/1986	0	REGIONAL REDEV & HOUSING AUTH	2,050,400	0	2,050,400	10.44	10.46	Located southeast corner of the park adjacent to I-64 and Magruder Blvd.
	<b>Subtotal</b>			\$0		\$2,050,400	\$0	\$2,050,400	10.44	10.46	
<b>LANGLEY RESEARCH &amp; DEVELOPMENT PARK</b>											
6000989	BASIL SAWYER DR	IDA	1/1/1990	0	INDUSTRIAL DEV AUTHORITY THE	790,600	0	790,600	8.03	12.23	Located in the center of the park - Basal Sawyer/Research Drive, property impacted by 5 acres of wetlands which must be preserved.
6000979	N ARMISTEAD AVE	IDA	1/1/1990	0	INDUSTRIAL DEV AUTHORITY THE	202,700	0	202,700	2.78	2.11	Property adjacent to 35 Research Drive.
6000988	RESEARCH DR	IDA	1/1/1990	0	INDUSTRIAL DEV AUTHORITY THE	2,482,700	0	2,482,700	24.46	10.46	Property adjacent to 144 Research Drive with Magruder Blvd. frontage.
6000990	RESEARCH DR	IDA	1/1/1990	0	INDUSTRIAL DEV AUTHORITY THE	2,241,200	0	2,241,200	22.97	22.34	All the property located along the back of the park and separated by 63 Basal Sawyer.
6000996	RESEARCH DR	IDA	1/22/2002	22,500	WYLE LABORATORIES	507,500	0	507,500	5.00	5.21	Property adjacent to 34 Research Drive with Magruder Blvd. frontage.
	<b>Subtotal</b>			\$22,500		\$6,224,700	\$0	\$6,224,700	63.24	52.36	

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<b>POWER PLANT</b>											
3004859	PINE CHAPEL RD	IDA	7/11/2001	0	HAMPTON CITY OF	351,000	0	351,000	0.40	0.39	
3004860	11 PINE CHAPEL RD	IDA	7/11/2001	0	HAMPTON CITY OF	151,600	0	151,600	0.17	0.22	
3004843	3 C C SPAULDING DR	IDA	12/21/2001	289,135	SOUTHERLAND RALPH E ET UX	40,700	0	40,700	0.00	0.41	
3004836	4 C C SPAULDING DR	IDA	12/21/2001	287,745	DAVIS DOROTHY T	40,700	0	40,700	0.00	0.52	
3004837	6 C C SPAULDING DR	IDA	1/31/2002	276,630	MOORE RAMONA HAYES ETAL	40,700	0	40,700	0.00	0.29	
3004844	7 C C SPAULDING DR	IDA	1/25/2002	263,198	ELEY JOSEPH K	40,700	0	40,700	0.00	0.41	
3004845	9 C C SPAULDING DR	IDA	1/25/2002	257,641	SCOTT WILLIAM & J H LF EST ETA	40,700	0	40,700	0.00	0.36	
3004846	11 C C SPAULDING DR	IDA	12/21/2001	247,914	BORUM WILBERT T ET UX	40,700	0	40,700	0.00	0.28	
3004840	12 C C SPAULDING DR	IDA	12/21/2001	262,735	HARGRAVES BOBBY H ET UX	40,700	0	40,700	0.00	0.26	
3004841	14 C C SPAULDING DR	IDA	12/21/2001	306,040	HOLCOMB F & C R REV LIVING TR	40,700	0	40,700	0.00	0.26	
3004848	15 C C SPAULDING DR	IDA	12/21/2001	268,988	THREAT CARLTON L & IDA MAE	40,700	0	40,700	0.26	0.26	
3004856	17 C C SPAULDING DR	IDA	2/1/2002	292,608	LEBLANC LOIS M ETAL	40,700	0	40,700	0.00	0.26	
3004855	19 C C SPAULDING DR	IDA	12/21/2001	276,861	HINES THOMAS B TR	40,700	0	40,700	0.24	0.24	
3004849	20 C C SPAULDING DR	IDA	1/25/2002	46,280	WHITNEY GLORIA R	40,700	0	40,700	0.26	0.26	
3004854	21 C C SPAULDING DR	IDA	12/21/2001	282,188	MEADOWS MOSES L & LORETTA W	40,700	0	40,700	0.26	0.26	
3004850	22 C C SPAULDING DR	IDA	4/25/2000	324,334	BELGRAVE CLAUDE DONALD & FLORA	19,600	0	19,600	0.23	0.24	
3004853	23 C C SPAULDING DR	IDA	12/21/2001	250,693	PEOPLES JASPER J & BOBBIE J	40,700	0	40,700	0.32	0.32	
3004851	24 C C SPAULDING DR	IDA	12/18/2000	312,292	EVANS JAMES M & JACQUELYN B	9,800	0	9,800	0.11	0.11	
3004852	26 C C SPAULDING DR	IDA	4/25/2000	303,487	HARGRAVES BILLY & VILMA	19,600	0	19,600	0.16	0.16	
3004815	W QUEEN ST	IDA	8/10/2000	675,000	NDS DEVELOPMENT COMPANY	239,200	0	239,200	0.27	0.16	
3004816	W QUEEN ST	IDA	9/14/2000	0	UNITED STATES OF AMERICA	206,300	0	206,300	0.30	0.29	
3004829	1744 W QUEEN ST	IDA	12/21/2001	36,092	JORDAN NATHAN ET UX	40,700	0	40,700	0.26	0.27	
3004808	2001 W MERCURY BLVD	IDA	5/5/2000	1,065,000	WRIGHT C KENNETH	5,700	0	5,700	57.42	0.42	Property is land leased to various Hampton Roads Associate entities who developed the Power Plant.
	<b>Subtotal</b>			\$6,324,861		\$1,613,300	\$0	\$1,613,300	60.67	6.64	
<b>WESTPARK</b>											
5000004	BIG BETHEL RD	IDA	3/1/1996	0	INDUSTRIAL DEV AUTHORITY THE	305,900	0	305,900	7.35	7.35	Two stormwater detention ponds and City Pump Station.