



Application for
Use Permit

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

OFFICE USE ONLY
Date Received:

RECEIVED

OCT 07 2016

PLANNING DEPT.

Case Number: UP 17-00001

1. PROPERTY INFORMATION

Address or Location 3000 Allsindy Way, Hampton, VA 23666 (old Macy's)
 LRSN 13002082 Zoning District C-2 w/ Coliseum Central overlay (O-CC)
 Current Land Use retail
 Proposed Land Use hotel

The proposed use will be in: an existing building a new addition a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name Peninsula Main VA, LLC
 Address 16600 North Dallas Pkwy, Suite 300 City Dallas State TX Zip 75248
 Phone _____ Email _____

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name _____
 Address _____ City _____ State _____ Zip _____
 Phone _____ Email _____

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name Matt Hooker
 Address 16600 North Dallas Pkwy, #300 City _____ State TX Zip 75248
 Phone 903 930 7168 Email mhooker@a2corporation.com

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Peninsula Mark VA, LLC

Signed by:

Name (printed) Zaffar Tadjari, Its (title) Manager

~~MAN~~ Signature [Signature] Date 9/20/18

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

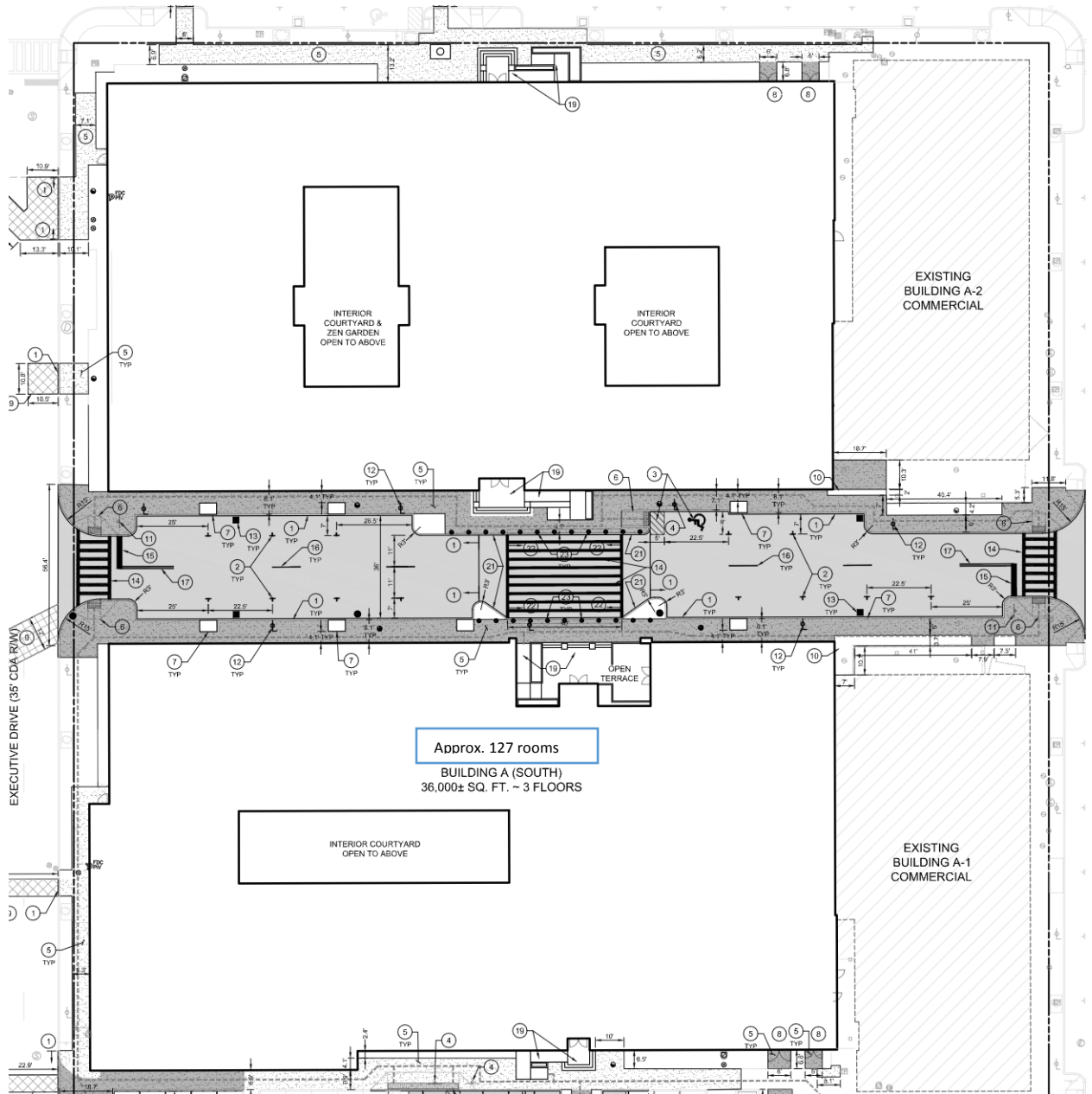
OFFICE USE ONLY		
<input checked="" type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Supplemental Form (if required)
<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)

Narrative Statement

- Square Footage – Approximately 95,000 built with three stories
- Number of Dwellings – 125 to 130 units
- Number of Employees – will vary depending on the season, but will be approx. 27 – detailed breakdown of the estimate is below:

Managers(Salaried)	# of Associates	Full-time or Part-time
General Manager	1	Full-time
Director of Sales	1	Full-time
Front Office Manager	1	Full-time
Executive Housekeeper	1	Full-time
Maintenance Manager	1	Full-time
Associates		
Front desk associates	4	Full-time
Room Cleaners	10	Full-time
Night Auditors	2	Full-time
House person	2	Full-time
Breakfast Host/Attendant	2	Full-time
Sales Manager	1	Full-time
Maintenance Tech.	1	Full-time
Total	27	

- Operational Details – 24/7 365 as required by the Franchise.
- Parking – Peninsula Town Center is served by common area parking lots with over 4,500 spaces. The Hotel will use these parking spaces. We will be extending merchant lane and will be adding approximately 20 spaces of on-street parking. The picture below gives a better idea of how the street will split the two buildings (see the gray area), parking will be on the street level. The traffic illustration gives the parking counts in the immediate area of the Hotel.



- Circulation of traffic – In order to get to the Hotel, people will use the following entrances: Kilgore from Mercury, Von Schilling & Merchant Lane from Coliseum, and Executive from Cunningham. Please note that Merchant Lane will be extended so it connects with Executive.
- Details of Business – The Macy’s building will be split down the middle with Merchant Lane going through the building (please see below). For a detailed layout of the Hotel, please see attached. Peninsula Main VA, LLC or an affiliate will own and operate the Hotel. The pool will be located inside the building along with the standard hotel amenities like a fitness center, lounge, business center, meeting rooms, and café space. There will be a section on the roof for gatherings, and there will be two interior courtyards. There will be one courtyard on the ground floor, one courtyard/garden on the second floor and there will be a roof top terrace on the third floor. Please see the attached plan. All exterior landscaping will be consistent with the existing landscape at PTC.

- The Hotel will have the following amenities:
 - Fitness Center
 - Business Area/Lounge
 - Café
 - Meeting Room
 - Pool
 - Roof Deck Lounge
 - Interior Courtyards
- Impact
 - This Hotel will have a great Impact on the City of Hampton, and coincides with the Cities desire to bring more Hotels to the area. There is Currently a need for over 300 units and with the news of the Hyatt development there is still a need of approx. 150 units. This will help fulfill that void. Another beneficial impact is the expansion of Merchant Lane. This will help bring more visibility and traffic flow into the shopping center. This overall development was designed for this use, this is just a new location so there will be no issues with water, sewer, or utility services.

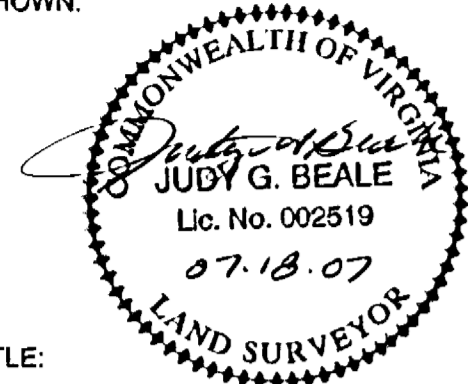


Traffic Flow

Parking Spaces Available

I, JUDY G. BEALE, VIRGINIA LICENSED LAND SURVEYOR, #002519, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, AT THE DIRECTION OF THE OWNERS, AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY THE DEEDS DESCRIBED BELOW, AND THAT STEEL PINS, AS SPECIFIED BY THE SUBDIVISION REGULATIONS OF THE CITY OF HAMPTON, VIRGINIA, ARE ACTUALLY IN PLACE AT POINTS MARKED THUS "•", AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN.

SIGNED:



SOURCE OF TITLE:

THE PROPERTY SHOWN WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO PENINSULA TOWN CENTER, LLC FROM PENINSULA TC HOLDING CO, LLC, IN DEED RECORDED AS INSTRUMENT NUMBER 070003240, DATED JANUARY 31, 2007, AND TO J.C. PENNEY PROPERTIES, INC. FROM WILLIAM SHAW AND JACQUELINE SHAW, JEROME SHAW AND JOYCE SHAW, MORTON OLSHAN, ARTHUR M. FISCHER AND CEIL FISCHER, IN DEED BOOK 438 AT PAGE 871, DATED DECEMBER 30, 1970, ALL OF WHICH ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA.

PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND "PLAT OF PENINSULA TOWN CENTER, BEING PROPERTY OF PENINSULA TOWN CENTER, LLC (INSTR. NO. 070003240), AND J.C. PENNEY PROPERTIES, INC. (D.B. 438 PG. 871), COLISEUM DRIVE & WEST MERCURY BLVD., HAMPTON, VIRGINIA" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

PENINSULA TOWN CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
 BY: PENINSULA TC HOLDING CO, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
 ITS SOLE MEMBER
 BY: HAMPTON MLO ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
 ITS MANAGING MEMBER

BY: Morton L. Olshan DATE: 7/19/07
 MORTON L. OLSHAN, ITS MANAGER

HSBC REALTY CREDIT CORPORATION
 BY: James W. DeBoer DATE: 7/25/07
 JAMES W. DEBOER, TRUSTEE

J.C. PENNEY PROPERTIES, INC.
 BY: Paul W. ... DATE: 7/24/07

STATE OF VIRGINIA
 CITY OF Hampton, TO WIT:

I, Lawrence G. Cunningham, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT MORTON L. OLSHAN, MANAGER OF HAMPTON MLO ASSOCIATES, LLC, WHO IS THE MANAGING MEMBER OF PENINSULA TC HOLDING CO, LLC, THE SOLE MEMBER OF PENINSULA TOWN CENTER, LLC, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF July, 2007.

NOTARY PUBLIC Lawrence G. Cunningham

MY COMMISSION EXPIRES MAY 31, 2008



STATE OF Virginia
 CITY OF Richmond, TO WIT:

I, Terri L. Hart, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT JAMES W. DEBOER, TRUSTEE FOR HSBC REALTY CREDIT CORPORATION, TRUSTEE FOR PENINSULA TOWN CENTER, LLC, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 25th DAY OF July, 2007.

NOTARY PUBLIC Terri L. Hart #259203

MY COMMISSION EXPIRES 1-31-2010

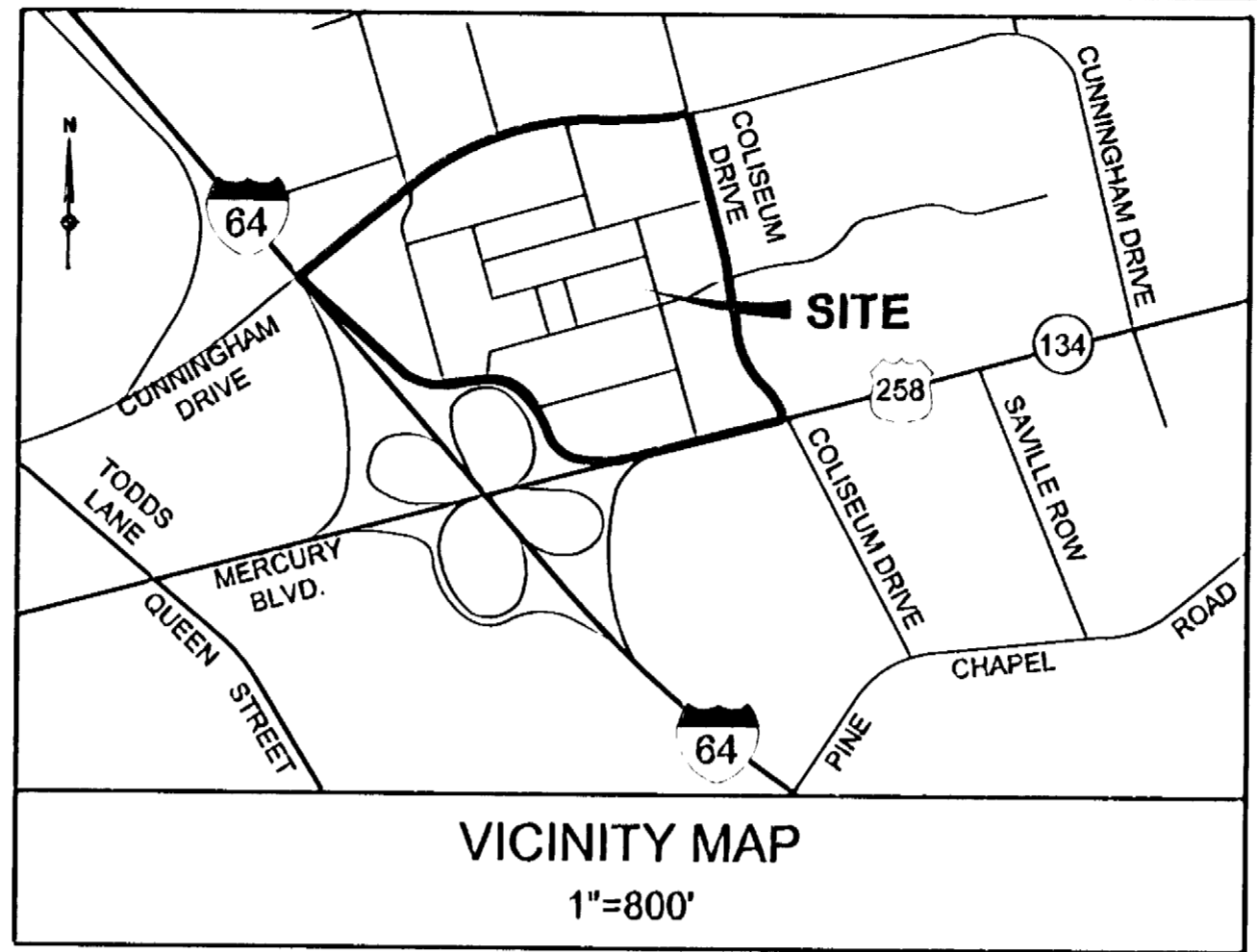
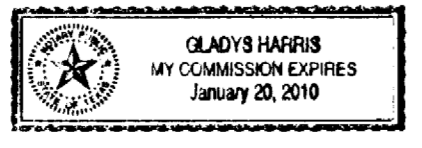
STATE OF TEXAS
 CITY OF Plano, TO WIT:

I, Gladys Harris, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT Paul W. ... OF J.C. PENNEY PROPERTIES, INC., HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 24th DAY OF July, 2007.

NOTARY PUBLIC Gladys Harris

MY COMMISSION EXPIRES 1/20/2010



VICINITY MAP
 1"=800'

AREA TABLE		
BLOCK	SQ. FT.	AC.
1	401,668	9.221
2	233,438	5.359
3	305,061	7.003
4	9,412	0.218
5	21,041	0.483
6	305,588	7.015
7	91,877	2.109
8	102,264	2.348
9	31,892	0.732
10	104,085	2.389
11	137,541	3.158
12	27,897	0.840
13	273,080	6.269
14	258,403	5.888
15	28,551	0.655
16	333,871	7.660
17	34,888	0.801
PRIVATE ROAD	SQ. FT.	AC.
EXECUTIVE DRIVE	58,977	1.308
ALLAMBY WAY	34,868	0.801
CARY STREET	29,216	0.671
KILGORE AVENUE	98,150	2.253
DOWNEY GREEN	40,201	0.923
MERCHANT LANE	64,732	1.486
McMENAMIN STREET	39,319	0.903
VON SCHILLING DRIVE	75,960	1.744
HOLT AVENUE	50,779	1.168
CDA PARCEL	SQ. FT.	AC.
CDA PARCEL 1	94,430	2.168
CDA PARCEL 2	14,554	0.334
CDA PARCEL 3	22,334	0.513
PUBLIC ROAD	SQ. FT.	AC.
CUNNINGHAM DED.	21,055	0.483
COLISEUM DED.	11,479	0.263
TOTAL	3,352,403	78.981

EXISTING PARCEL TABLE	
PARCEL	EXISTING PARCEL ID
PARCEL A	07F0010000000A
PARCEL B	07F0010000000APC2
PARCEL C	07F00100000000B
LOT-1	07F00100000001
LOT-2	07F00100000002
LOT-2 LEASEHOLD	07F0010000002LH
LOT-3	07F00100000003
LOT-4	07F001000000040
LOT-5	07F00100000005
LOT-6	07F00100000006
LOT-7	07F00100000007
LOT-8	07F00100000008
LOT-9	07F00100000009
LOT-9A	07F0010000009A

PLAT OF
PENINSULA TOWN CENTER
 BEING PROPERTY OF
PENINSULA TOWN CENTER, LLC
 (INSTR. NO. 070003240), AND
J.C. PENNEY PROPERTIES, INC.
 (D.B. 438 PG. 871)
 COLISEUM DRIVE & WEST MERCURY BLVD.
 HAMPTON, VIRGINIA

DATE: 12-21-06 SHEET: 1 OF 5 SCALE: 1"=800'



WOOLPERT, INC.
 415 PORT CENTRE PARKWAY
 SUITE 101
 PORTSMOUTH, VA 23704-4924
 TEL: 757-399-6882 FAX: 757-399-6869

APPROVED:
Jan W. ... 7/26/07
 CITY MANAGER DATE

PROPERTY OWNERS OF EXISTING PARCELS:

PENINSULA TOWN CENTER, LLC
 C/O MALL PROPERTIES, INC.
 654 MADISON AVENUE
 12th FLOOR
 NEW YORK, NY 10021-8404
 LOTS 2, 2-LEASEHOLD, 3, 4, 5, 7, 8, 9, 9A & 10 AND PARCELS A, B & C
 INSTRUMENT NUMBER 070003240

J.C. PENNEY PROPERTIES, INC.
 6501 LEGACY DRIVE
 PLANO, TX 75024-3698
 LOTS 1 AND 6
 D.B. 438 PG. 871

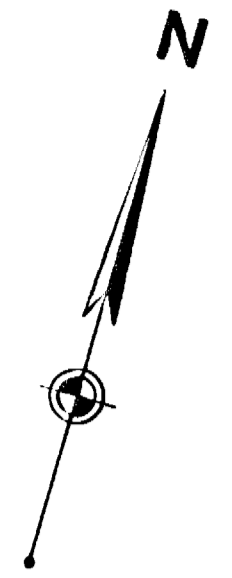
NOTES:

- HORIZONTAL DATUM IS BASED UPON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(93), CITY OF HAMPTON CONTROL NETWORK.
- IT IS THE INTENT OF THIS PLAT OF SUBDIVISION TO VACATE THE INTERIOR PARCEL LINES AND EASEMENTS TO MAKE WAY FOR THE REDEVELOPMENT OF THE ENTIRE SITE. PRIVATE EASEMENTS WILL HAVE TO BE VACATED BY THEIR RESPECTIVE OWNERS.
- THE PROPERTY DESCRIBED ON THIS PLAT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE C OF THE FLOOD INSURANCE RATE MAPS IDENTIFIED AS COMMUNITY PANEL No. 515527-0012D, BEARING AN EFFECTIVE DATE OF JULY 18, 1987 & PANEL No. 515527-0008D, BEARING AN EFFECTIVE DATE OF JULY 18, 1987.
- A PRIVATE CROSS RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF THE OWNERS, TENANTS AND CUSTOMERS IS HEREBY ESTABLISHED OVER THE LIMITS OF THE CDA PRIVATE RIGHTS OF WAY DEFINED HEREON AND AS LABELED DOWNEY GREEN, MERCHANT LANE, McMENAMIN STREET, VON SCHILLING DRIVE, HOLT AVENUE, EXECUTIVE DRIVE, ALLAMBY WAY, CARY STREET, KILGORE AVENUE, CLAIBORNE SQUARE EAST AND CLAIBORNE SQUARE WEST.
- A CROSS RECIPROCAL UTILITY EASEMENT FOR STORM DRAINAGE AND SANITARY SEWER, WITHIN THE PRIVATE CDA RIGHTS OF WAY, IS HEREBY DEDICATED TO THE CITY OF HAMPTON, VIRGINIA. PROPOSED WATERLINE EASEMENTS WILL BE DEFINED AND DEDICATED TO NEWPORT NEWS WATERWORKS.
- SOIL CHARACTERISTICS OF THE SITE SHOWN HEREON IS "URBAN LAND".
- A PRIVATE CDA CROSS RECIPROCAL PEDESTRIAN INGRESS/EGRESS EASEMENT SIX (6') FEET IN WIDTH FROM THE BACK OF ALL PRIVATE RIGHTS OF WAY IS HEREBY ESTABLISHED.
- THIS PLAN DOES NOT CURRENTLY REFLECT THE TRAFFIC RECOMMENDATIONS WHICH ARE STILL UNDER REVIEW AT THIS TIME.
- 87.50' x 168.33' PROPOSED CDA PARCEL 2, AREA = 14,554 SQ. FT. OR 0.334 AC.
- 134.27' x 168.33' PROPOSED CDA PARCEL 3, AREA = 22,334 SQ. FT. OR 0.513 AC.
- ALL OTHER UTILITIES NOT OTHERWISE NOTED WILL BE PRIVATE.
- PROPERTY WILL BE ACQUIRED BY THE COMMUNITY DEVELOPMENT AUTHORITY, IF NEED BE, AS IS AGREED UPON BY THE LANDOWNER, UPON REVIEW AND RECOMMENDATION OF THE PLANNING DIRECTOR AND THE TRAFFIC ENGINEER FOR THE PURPOSES OF PROVIDING TURN LANES, SIDEWALKS, AND STREETSCAPING.
- RIGHT OF WAY ACQUISITIONS CONTINGENT UPON APPROVAL OF THE PLANNING DIRECTOR AND CITY TRAFFIC ENGINEER.
- THE OVERALL AREA ENCOMPASSED WITHIN THIS SUBDIVISION = 3,352,403 SQ. FT. OR 78.981 AC.
- EASEMENTS SHOWN HEREON AS C&P EASEMENT REFER TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY EASEMENTS.
- HARTFORD ROAD, AS SHOWN HEREON IS A PRIVATE CROSS RECIPROCAL INGRESS/EGRESS EASEMENT AND PUBLIC UTILITY EASEMENT.
- EXISTING STRUCTURES WITHIN THIS SITE ARE TO BE REMOVED (STRUCTURES WITHIN PROPOSED BLOCK 12, PROPOSED BLOCK 15 AND PROPOSED BLOCK 17 ARE TO REMAIN).
- TILE NO. AND CBPD NO. 3G (OUT).
- VARIANCE CASE NUMBER 07-43, GRANTED MAY 7, 2007.

SEE SHEET 5 OF 5 FOR CURVE AND LINE DATA TABLES

REV. 7/11/07: OWNER AND SIGNATURE INFO
 REV. 6/11/07: PER CITY & OWNER COMMENTS
 REV. 3/19/07: PER CITY COMMENTS

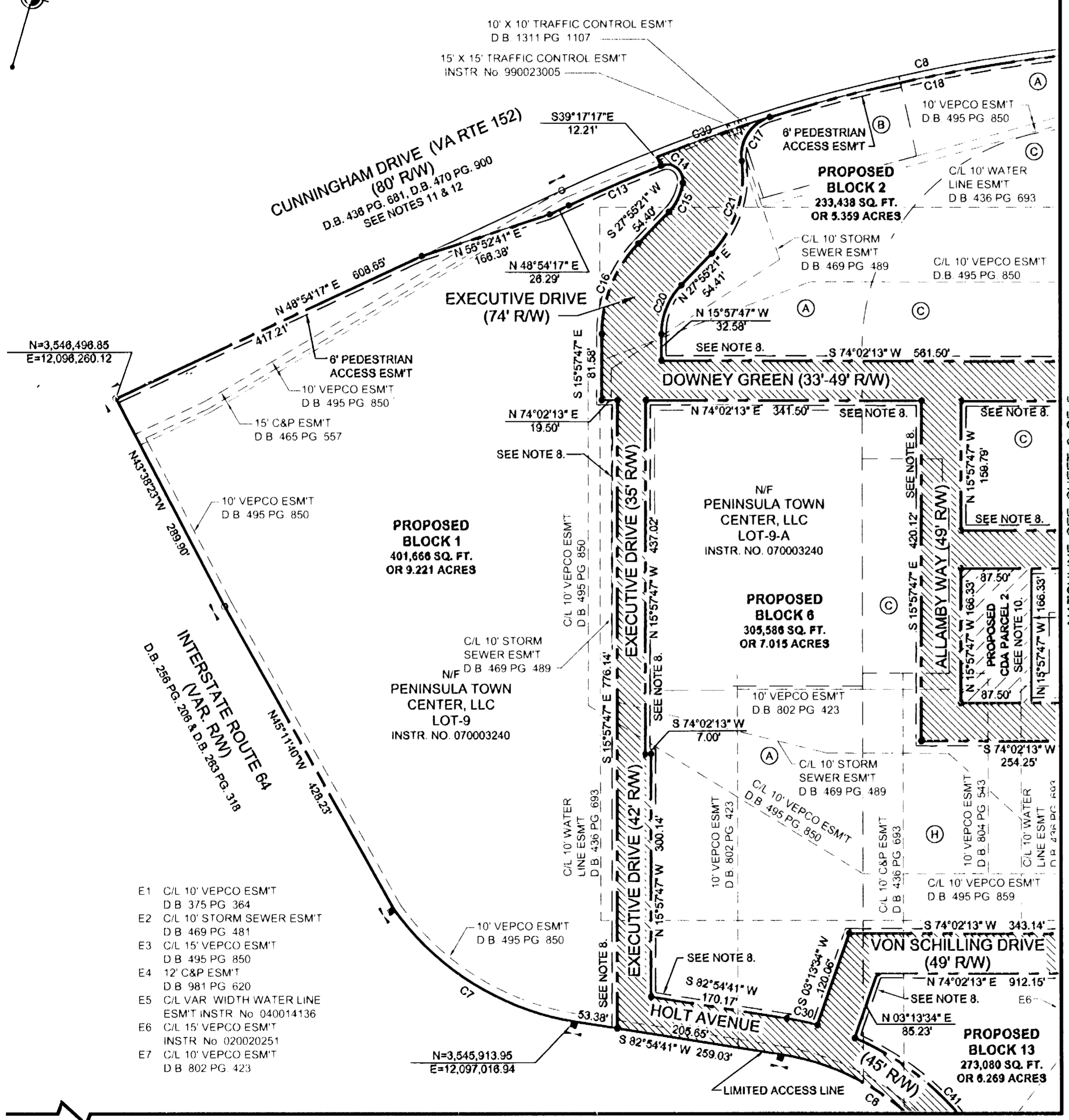
DRAWN: RDA	CHECKED: JGB	JOB NO.: 64768.07	FILE NO.: 64768 Plat Ph1.dwg
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PLAT
OF
PENINSULA TOWN CENTER
BEING PROPERTY OF
PENINSULA TOWN CENTER, LLC
(INSTR. NO. 070003240), AND
J.C. PENNEY PROPERTIES, INC.
(D.B. 436 PG. 671)
COLISEUM DRIVE & WEST MERCURY BLVD.
HAMPTON, VIRGINIA

DATE: 12-21-06 SHEET: 2 OF 5 SCALE: 1"=100'

WOOLPERT, INC.
415 PORT CENTRE PARKWAY
SUITE 101
PORTSMOUTH, VA 23704-4924
TEL: 757-399-6882 FAX: 757-399-6869



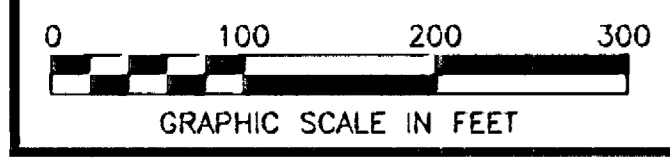
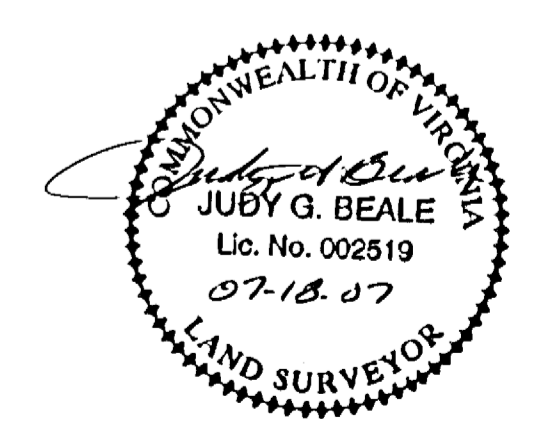
- (A) N/F PENINSULA TOWN CENTER, LLC LOT-9 INSTR. NO. 070003240
- (B) N/F PENINSULA TOWN CENTER, LLC PARCEL C INSTR. NO. 070003240
- (C) N/F PENINSULA TOWN CENTER, LLC LOT-4 INSTR. NO. 070003240
- (D) N/F PENINSULA TOWN CENTER, LLC LOT-8 INSTR. NO. 070003240
- (E) N/F PENINSULA TOWN CENTER, LLC LOT-5 INSTR. NO. 070003240
- (F) N/F PENINSULA TOWN CENTER, LLC LOT-7 INSTR. NO. 070003240
- (G) N/F J.C. PENNEY PROPERTIES, INC. LOT-6 D.B. 436 PG. 671
- (H) N/F J.C. PENNEY PROPERTIES, INC. LOT - 1 D.B. 436 PG. 671
- (I) N/F PENINSULA TOWN CENTER, LLC PARCEL B INSTR. NO. 070003240
- (J) N/F PENINSULA TOWN CENTER, LLC PARCEL A INSTR. NO. 070003240
- (K) N/F PENINSULA TOWN CENTER, LLC LOT-2 INSTR. NO. 070003240
- (L) N/F PENINSULA TOWN CENTER, LLC Lot-2 Leasehold INSTR. NO. 070003240
- (M) N/F PENINSULA TOWN CENTER, LLC LOT-3 INSTR. NO. 070003240
- (N) N/F PENINSULA TOWN CENTER, LLC LOT 10 INSTR. NO. 070003240

LEGEND

○ IRON PIN (FOUND)	○ IRON PIPE (FOUND)
● IRON PIN (SET)	⊗ PK NAIL (FOUND)
■ RIGHT-OF-WAY MON. (FOUND)	● PK NAIL (SET)
⊙ IRON PIN W/ CAP (FOUND)	⊕ DRILL HOLE (FOUND)

LINETYPE LEGEND

— — — — —	PROPOSED RIGHT OF WAY LINE
— — — — —	EXISTING RIGHT OF WAY LINE
— — — — —	PROPOSED PARCEL LINE
— — — — —	PROPOSED CDA PARCEL LINE
— — — — —	PROPOSED EASEMENT LINE
— — — — —	EXISTING EASEMENT LINE



MATCHLINE SEE SHEET 4 OF 5

MATCHLINE SEE SHEET 3 OF 5

SEE SHEET 1 OF 5 FOR NOTES, CERTIFICATIONS & AREA TABLE
SEE SHEET 5 OF 5 FOR CURVE AND LINE DATA TABLES

REV. 7/11/07: OWNER AND SIGNATURE INFO REV. 6/11/07: PER CITY & OWNER COMMENTS REV. 3/19/07: PER CITY COMMENTS	DRAWN: RDA	CHECKED: JGB	JOB NO.: 64768.07	FILE NO.: 64768 Plat Ph1.dwg
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CUNNINGHAM DRIVE (VA RTE 152)
(80' R/W)
 D.B. 436 PG. 681, D.B. 470 PG. 900
 SEE NOTES 11 & 12

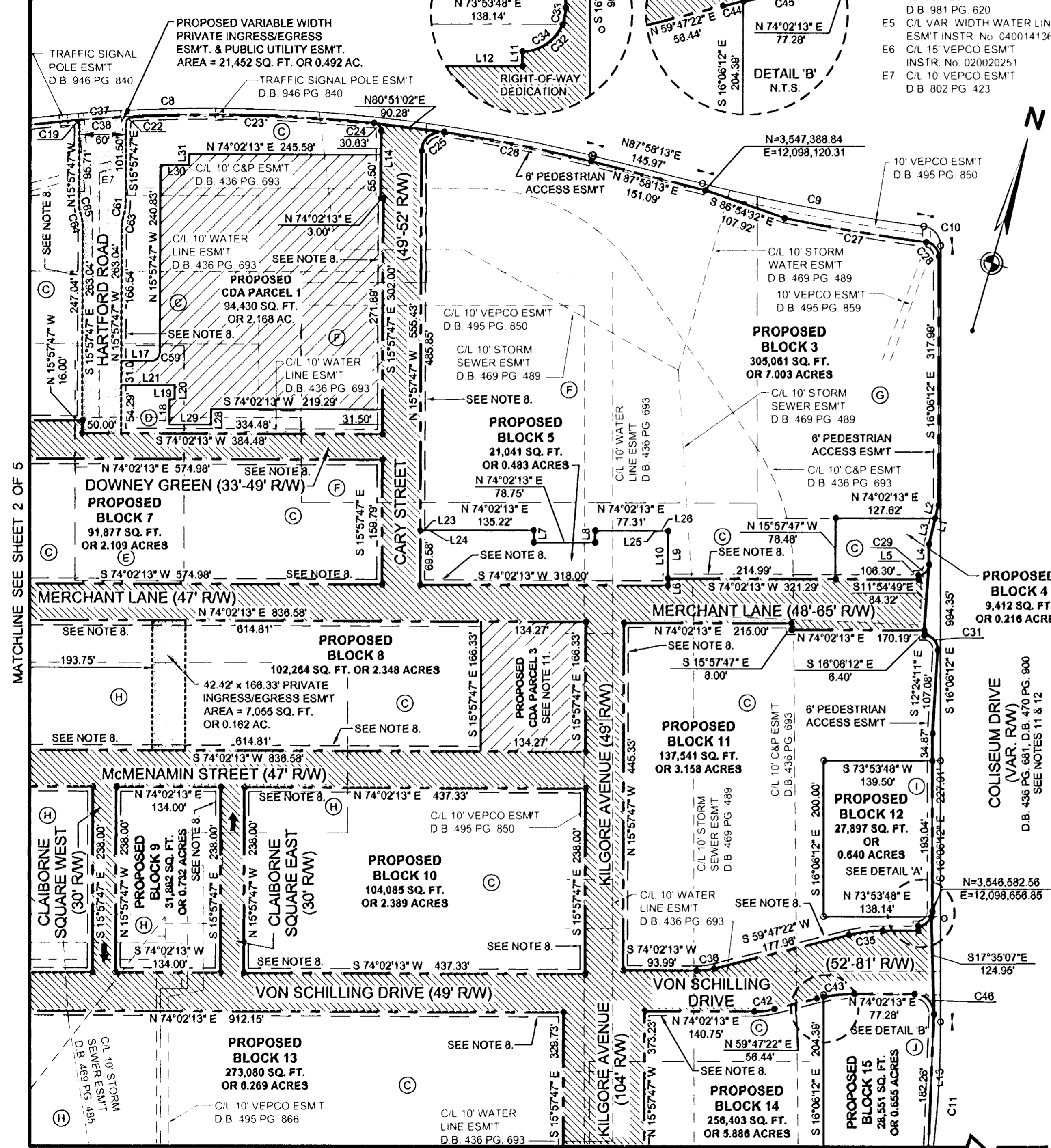
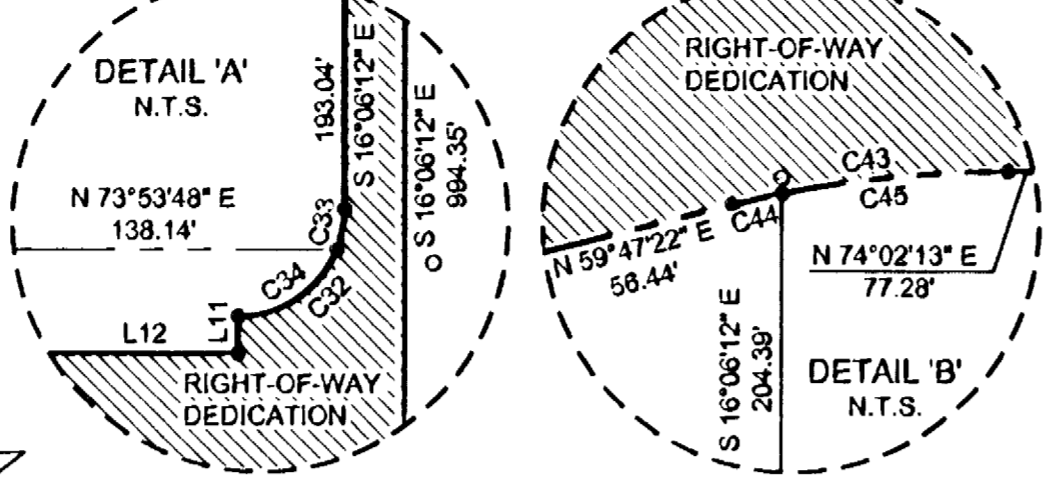
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DATE: 12-21-06 SHEET: 3 OF 5 SCALE: 1"=100'



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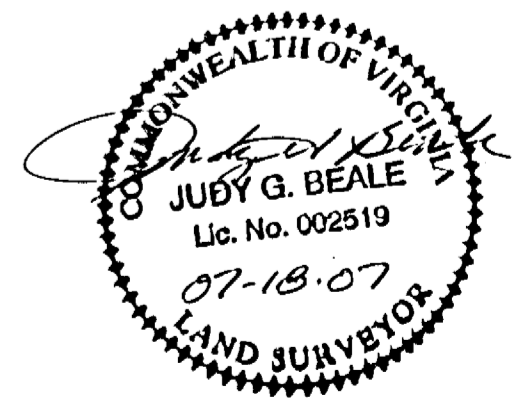
- E1 C/L 10' VEPCO ESMT
D.B. 375 PG. 364
- E2 C/L 10' STORM SEWER ESMT
D.B. 469 PG. 481
- E3 C/L 15' VEPCO ESMT
D.B. 495 PG. 850
- E4 12' C&P ESMT
D.B. 981 PG. 620
- E5 C/L VAR WIDTH WATER LINE
ESMT INSTR. No. 040014136
- E6 C/L 15' VEPCO ESMT
INSTR. No. 020020251
- E7 C/L 10' VEPCO ESMT
D.B. 802 PG. 423



- (A) PENINSULA TOWN CENTER, LLC
LOT-9
INSTR. NO. 070003240
- (B) PENINSULA TOWN CENTER, LLC
PARCEL C
INSTR. NO. 070003240
- (C) PENINSULA TOWN CENTER, LLC
LOT-4
INSTR. NO. 070003240
- (D) PENINSULA TOWN CENTER, LLC
LOT-8
INSTR. NO. 070003240
- (E) PENINSULA TOWN CENTER, LLC
LOT-5
INSTR. NO. 070003240
- (F) PENINSULA TOWN CENTER, LLC
LOT-7
INSTR. NO. 070003240
- (G) J.C. PENNEY PROPERTIES, INC.
LOT-6
D.B. 436 PG. 671
- (H) J.C. PENNEY PROPERTIES, INC.
LOT - 1
D.B. 436 PG. 671
- (I) PENINSULA TOWN CENTER, LLC
PARCEL B
INSTR. NO. 070003240
- (J) PENINSULA TOWN CENTER, LLC
PARCEL A
INSTR. NO. 070003240
- (K) PENINSULA TOWN CENTER, LLC
LOT-2
INSTR. NO. 070003240
- (L) PENINSULA TOWN CENTER, LLC
Lot-2 Leasehold
INSTR. NO. 070003240
- (M) PENINSULA TOWN CENTER, LLC
LOT-3
INSTR. NO. 070003240
- (N) PENINSULA TOWN CENTER, LLC
LOT 10
INSTR. NO. 070003240

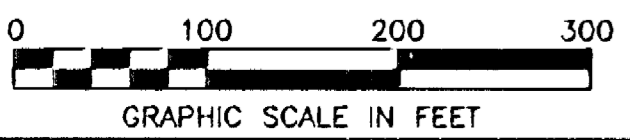
- LEGEND**
- IRON PIN (FOUND)
 - IRON PIN (SET)
 - RIGHT-OF-WAY MON. (FOUND)
 - ⊗ IRON PIN W/ CAP (FOUND)
 - IRON PIPE (FOUND)
 - ⊕ PK NAIL (FOUND)
 - PK NAIL (SET)
 - ⊕ DRILL HOLE (FOUND)

- LINETYPE LEGEND**
- PROPOSED RIGHT OF WAY LINE
 - EXISTING RIGHT OF WAY LINE
 - PROPOSED PARCEL LINE
 - PROPOSED CDA PARCEL LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE



MATCHLINE SEE SHEET 2 OF 5

MATCHLINE SEE SHEET 4 OF 5



SEE SHEET 1 OF 5 FOR NOTES, CERTIFICATIONS & AREA TABLE
 SEE SHEET 5 OF 5 FOR CURVE AND LINE DATA TABLES

REV. 7/11/07: OWNER AND SIGNATURE INFO
 REV. 8/11/07: PER CITY & OWNER COMMENTS
 REV. 3/19/07: PER CITY COMMENTS

DRAWN: RDA	CHECKED: JGB	JOB NO.: 64768.07	FILE NO.: 64768 Plat Ph1.dwg
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- | | |
|--|---|
| (A) PENINSULA TOWN CENTER, LLC
LOT-9
INSTR. NO. 070003240 | (H) J.C. PENNEY PROPERTIES, INC.
LOT - 1
D.B. 436 PG. 671 |
| (B) PENINSULA TOWN CENTER, LLC
PARCEL C
INSTR. NO. 070003240 | (I) PENINSULA TOWN CENTER, LLC
PARCEL B
INSTR. NO. 070003240 |
| (C) PENINSULA TOWN CENTER, LLC
LOT-4
INSTR. NO. 070003240 | (J) PENINSULA TOWN CENTER, LLC
PARCEL A
INSTR. NO. 070003240 |
| (D) PENINSULA TOWN CENTER, LLC
LOT-8
INSTR. NO. 070003240 | (K) PENINSULA TOWN CENTER, LLC
LOT-2
INSTR. NO. 070003240 |
| (E) PENINSULA TOWN CENTER, LLC
LOT-5
INSTR. NO. 070003240 | (L) PENINSULA TOWN CENTER, LLC
Lot-2 Leasehold
INSTR. NO. 070003240 |
| (F) PENINSULA TOWN CENTER, LLC
LOT-7
INSTR. NO. 070003240 | (M) PENINSULA TOWN CENTER, LLC
LOT-3
INSTR. NO. 070003240 |
| (G) J.C. PENNEY PROPERTIES, INC.
LOT-6
D.B. 436 PG. 671 | (N) PENINSULA TOWN CENTER, LLC
LOT 10
INSTR. NO. 070003240 |

LEGEND

- | | |
|-----------------------------|----------------------|
| ○ IRON PIN (FOUND) | ○ IRON PIPE (FOUND) |
| ● IRON PIN (SET) | ⊗ PK NAIL (FOUND) |
| ■ RIGHT-OF-WAY MON. (FOUND) | ● PK NAIL (SET) |
| ⊗ IRON PIN W/ CAP (FOUND) | ⊗ DRILL HOLE (FOUND) |

LINETYPE LEGEND

- | | |
|-----|----------------------------|
| --- | PROPOSED RIGHT OF WAY LINE |
| --- | EXISTING RIGHT OF WAY LINE |
| --- | PROPOSED PARCEL LINE |
| --- | PROPOSED CDA PARCEL LINE |
| --- | PROPOSED EASEMENT LINE |
| --- | EXISTING EASEMENT LINE |

PLAT
OF
PENINSULA TOWN CENTER
BEING PROPERTY OF
PENINSULA TOWN CENTER, LLC
(INSTR. NO. 070003240), AND
J.C. PENNEY PROPERTIES, INC.
(D.B. 436 PG. 671)
COLISEUM DRIVE & WEST MERCURY BLVD.
HAMPTON, VIRGINIA

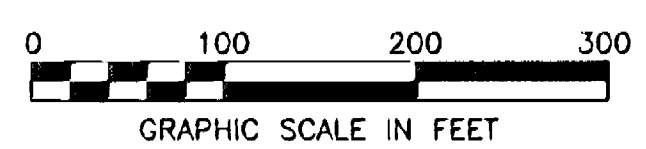
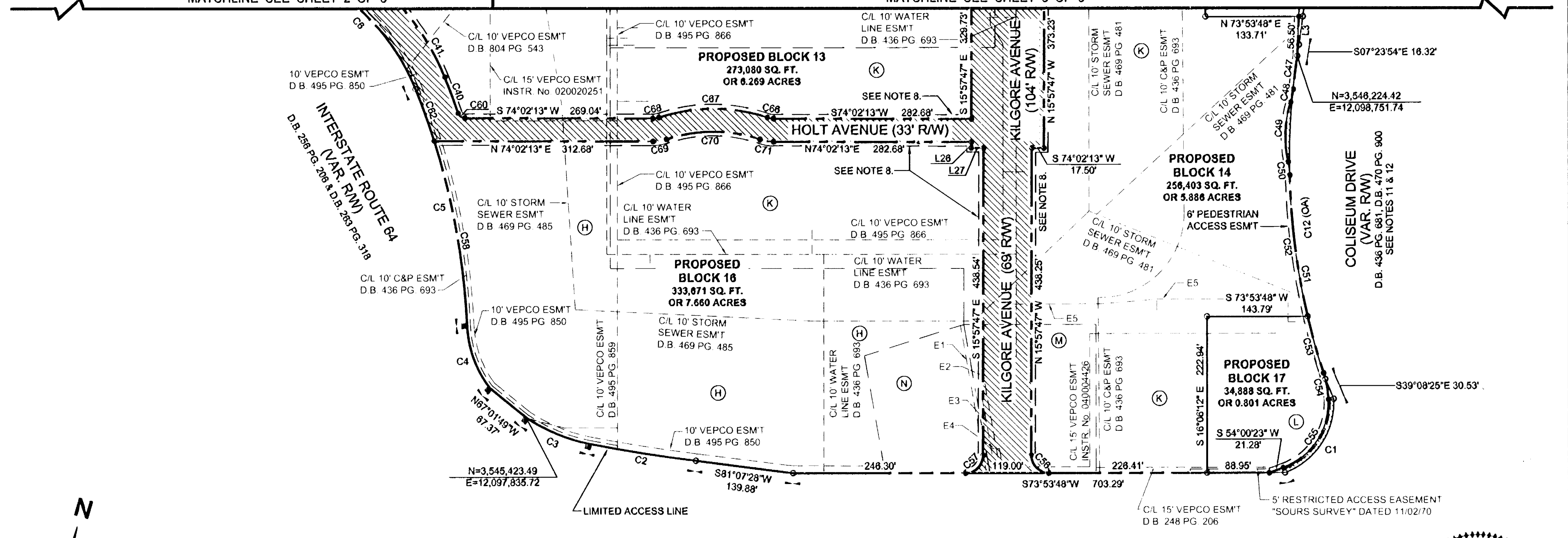
DATE: 12-21-08 SHEET: 4 OF 5 SCALE: 1"=100'



WOOLPERT, INC.
415 PORT CENTRE PARKWAY
SUITE 101
PORTSMOUTH, VA 23704-4924
TEL: 757-399-6882 FAX: 757-399-6869

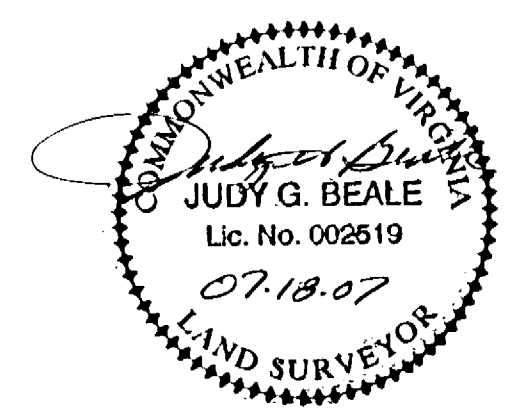
MATCHLINE SEE SHEET 2 OF 5

MATCHLINE SEE SHEET 3 OF 5



- E1 C/L 10' VEPCO ESM'T D.B. 375 PG. 364
- E2 C/L 10' STORM SEWER ESM'T D.B. 469 PG. 481
- E3 C/L 15' VEPCO ESM'T D.B. 495 PG. 850
- E4 12' C&P ESM'T D.B. 981 PG. 620
- E5 C/L VAR WIDTH WATER LINE ESM'T INSTR. No. 040014136
- E6 C/L 15' VEPCO ESM'T INSTR. No. 020020251
- E7 C/L 10' VEPCO ESM'T D.B. 802 PG. 423

WEST MERCURY BOULEVARD (ROUTE 258)
(180' & VAR. R/W)
D.B. 436 PG. 681
SEE NOTES 11 & 12



SEE SHEET 1 OF 5 FOR NOTES, CERTIFICATIONS & AREA TABLE
SEE SHEET 5 OF 5 FOR CURVE AND LINE DATA TABLES

REV. 7/11/07: OWNER AND SIGNATURE INFO
REV. 6/11/07: PER CITY & OWNER COMMENTS
REV. 3/19/07: PER CITY COMMENTS


DRAWN: RDA	CHECKED: JGB	JOB NO.:	FILE NO.:
		64768.07	64768 Plat Ph1.dwg

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
C1	105.70'	135.27'	73°19'28"	120.23'	N 17°20'39" E
C2	2313.19'	155.01'	03°50'22"	154.98'	N 82°58'53" E
C3	247.25'	97.16'	22°30'52"	98.53'	S 83°44'42" E
C4	158.21'	98.53'	34°57'33"	95.04'	S 36°03'17" E
C5	1025.93'	348.99'	19°22'43"	345.34'	N 28°21'50" W
C6	307.10'	318.38'	59°01'40"	302.58'	N 87°34'29" W
C7	338.80'	269.87'	45°38'19"	262.79'	S 74°15'08" E
C8	2010.37'	1370.71'	39°03'56"	1344.32'	S 68°28'15" W
C9	2551.92'	289.09'	06°29'26"	288.93'	N 84°43'30" E
C10	25.00'	35.96'	82°25'01"	32.94'	N 57°18'43" W
C11	1408.39'	213.87'	08°42'18"	213.47'	N 11°45'03" W
C12	980.93'	468.91'	27°16'19"	462.51'	S 21°02'04" E
C13	1990.17'	124.00'	03°34'11"	123.98'	S 50°41'23" W
C14	20.00'	41.45'	118°44'24"	34.42'	N 68°09'20" W
C15	83.00'	40.37'	36°42'53"	39.68'	N 09°34'19" E
C16	182.00'	124.08'	43°53'08"	121.07'	S 05°58'47" W
C17	50.00'	70.41'	80°41'11"	64.74'	S 16°21'50" W
C18	2002.37'	415.63'	11°53'34"	414.88'	N 82°39'13" E
C19	10.00'	18.83'	95°17'33"	14.78'	N 83°38'33" W
C20	88.00'	87.40'	43°53'08"	65.77'	S 05°58'47" W
C21	137.00'	124.10'	51°54'06"	119.90'	N 01°58'18" E
C22	10.00'	15.19'	87°00'51"	13.77'	S 27°32'39" W
C23	2002.37'	303.39'	08°40'52"	303.10'	N 75°32'08" E
C24	10.00'	14.69'	84°09'39"	13.40'	S 58°02'36" E
C25	25.00'	42.94'	98°25'21"	37.86'	S 33°14'53" W
C26	2002.87'	192.64'	06°30'39"	192.57'	S 85°12'53" W
C27	2571.52'	184.15'	04°08'11"	184.11'	N 83°24'32" E
C28	18.50'	26.65'	82°32'21"	24.41'	N 57°22'23" W
C29	13.50'	21.21'	90°00'00"	19.09'	N 28°53'48" E
C30	352.10'	38.88'	06°19'37"	38.86'	S 88°04'29" W
C31	18.00'	29.05'	92°27'22"	28.00'	N 58°37'52" W
C32	18.50'	29.06'	90°00'00"	26.16'	N 28°53'48" E
C33	18.50'	7.14'	22°06'45"	7.10'	N 05°02'50" W
C34	18.50'	21.92'	87°53'15"	20.66'	N 39°57'10" E
C35	175.50'	43.84'	14°14'51"	43.53'	S 68°54'47" W
C36	94.50'	23.50'	14°14'51"	23.44'	N 68°54'47" E
C37	2002.37'	809.71'	23°10'08"	804.20'	N 68°17'30" E
C38	2002.37'	80.81'	02°18'24"	80.81'	N 69°53'52" E
C39	2002.37'	148.30'	04°14'36"	148.28'	S 54°35'08" W
C40	1070.93'	54.82'	02°55'58"	54.81'	N 36°35'13" W
C41	352.10'	274.82'	44°43'15"	287.90'	N 60°25'17" W
C42	105.00'	28.11'	14°14'51"	28.04'	N 68°54'47" E
C43	194.50'	48.37'	14°14'51"	48.24'	S 68°54'47" W
C44	194.50'	8.93'	02°37'52"	8.93'	S 81°08'18" W
C45	194.50'	39.43'	11°36'59"	39.37'	S 68°13'43" W
C46	25.00'	40.20'	92°08'11"	36.01'	N 59°53'41" W
C47	980.93'	47.80'	02°47'31"	47.80'	S 08°47'40" E
C48	100.00'	19.05'	10°54'46"	19.02'	N 04°44'03" W
C49	170.25'	88.19'	29°00'18"	85.27'	S 13°46'48" E
C50	100.00'	19.05'	10°54'46"	19.02'	N 22°49'34" W
C51	980.93'	287.21'	16°46'32"	288.18'	S 25°45'21" E
C52	980.93'	203.10'	11°51'47"	202.74'	S 23°18'05" E
C53	980.93'	84.11'	04°54'45"	84.08'	S 31°41'21" E
C54	150.00'	38.27'	14°37'06"	38.17'	N 26°50'10" W
C55	98.00'	124.97'	73°03'58"	118.68'	N 17°28'24" E
C56	25.00'	39.33'	90°08'25"	35.40'	S 81°02'00" E
C57	25.00'	39.21'	89°51'35"	35.31'	N 28°58'00" E
C58	1025.93'	268.18'	14°58'38"	267.42'	N 28°09'47" W
C59	12.50'	19.84'	90°00'00"	17.68'	S 29°02'13" W
C60	10.00'	12.36'	70°50'33"	11.59'	N 70°32'30" W
C61	69.91'	28.60'	21°48'06"	28.44'	S 05°03'44" E
C62	1025.93'	78.81'	04°24'05"	78.79'	N 35°51'09" W
C63	69.91'	28.60'	21°48'06"	28.44'	S 05°03'44" E
C64	69.91'	28.60'	21°48'06"	28.44'	N 28°51'49" W
C65	69.91'	28.60'	21°48'06"	28.44'	N 28°51'49" W
C66	27.00'	8.80'	18°39'51"	8.76'	S 83°22'09" W
C67	241.83'	157.55'	37°19'42"	154.78'	S 74°02'13" W
C68	27.00'	8.80'	18°39'51"	8.76'	S 64°42'17" W
C69	60.00'	19.55'	18°39'51"	19.46'	N 64°42'17" E
C70	208.83'	138.05'	37°19'42"	133.66'	N 74°02'13" E
C71	60.00'	19.55'	18°39'51"	19.46'	N 83°22'09" E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°28'04"E	51.96'
L2	S02°28'04"E	17.96'
L3	S02°28'04"E	34.00'
L4	S16°08'12"E	28.31'
L5	S16°08'12"E	5.58'
L6	S15°57'47"E	9.00'
L7	S15°57'47"E	15.33'
L8	N15°57'47"W	15.33'
L9	S15°57'47"E	60.58'
L10	S15°57'47"E	69.58'
L11	S16°08'12"E	6.39'
L12	S74°02'13"W	45.37'
L13	S13°41'35"E	238.75'
L14	N15°57'47"W	88.13'
L15	S74°02'13"W	10.00'
L16	S15°57'47"E	104.36'
L17	N74°02'13"E	38.81'
L18	N15°57'47"W	32.17'
L19	N74°02'13"E	6.65'
L20	N15°57'47"W	18.00'
L21	N74°02'13"E	68.50'
L22	N74°02'13"E	10.32'
L23	N15°57'47"W	0.42'
L24	S15°57'47"E	0.42'
L25	N74°02'13"E	16.40'
L26	S15°57'47"E	8.50'
L27	N74°02'13"E	17.50'
L28	S15°57'47"E	20.17'
L29	S74°02'13"W	53.33'
L30	N74°02'13"E	36.58'
L31	N15°57'47"W	13.87'

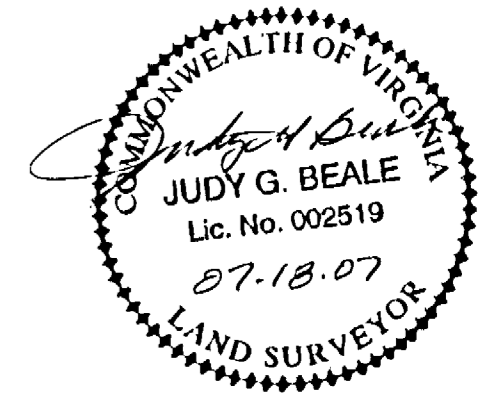
PLAT
OF
PENINSULA TOWN CENTER
BEING PROPERTY OF
PENINSULA TOWN CENTER, LLC
(INSTR. NO. 070003240), AND
J.C. PENNEY PROPERTIES, INC.
(D.B. 438 PG. 871)
COLISEUM DRIVE & WEST MERCURY BLVD.
HAMPTON, VIRGINIA

DATE: 12-21-06 SHEET: 5 OF 5 SCALE: 1"=100'

 **WOOLPERT, INC.**
415 PORT CENTRE PARKWAY
SUITE 101
PORTSMOUTH, VA 23704-4924
TEL: 757-399-8882 FAX: 757-399-8869

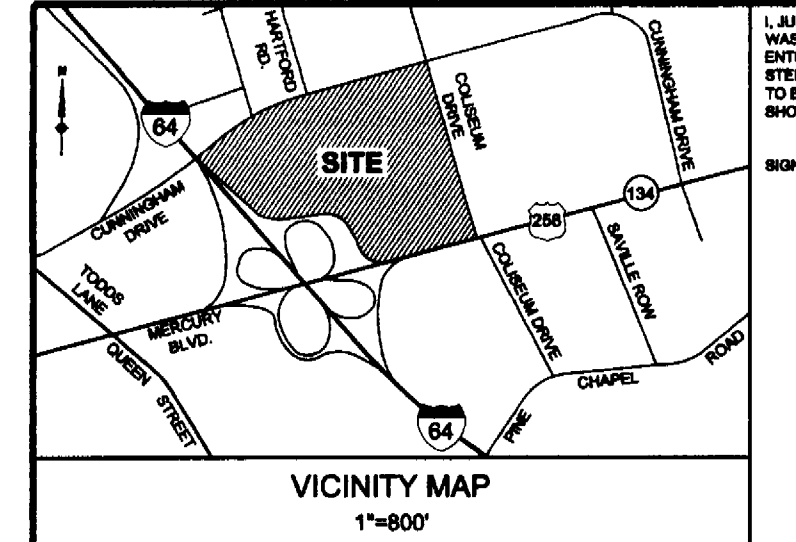
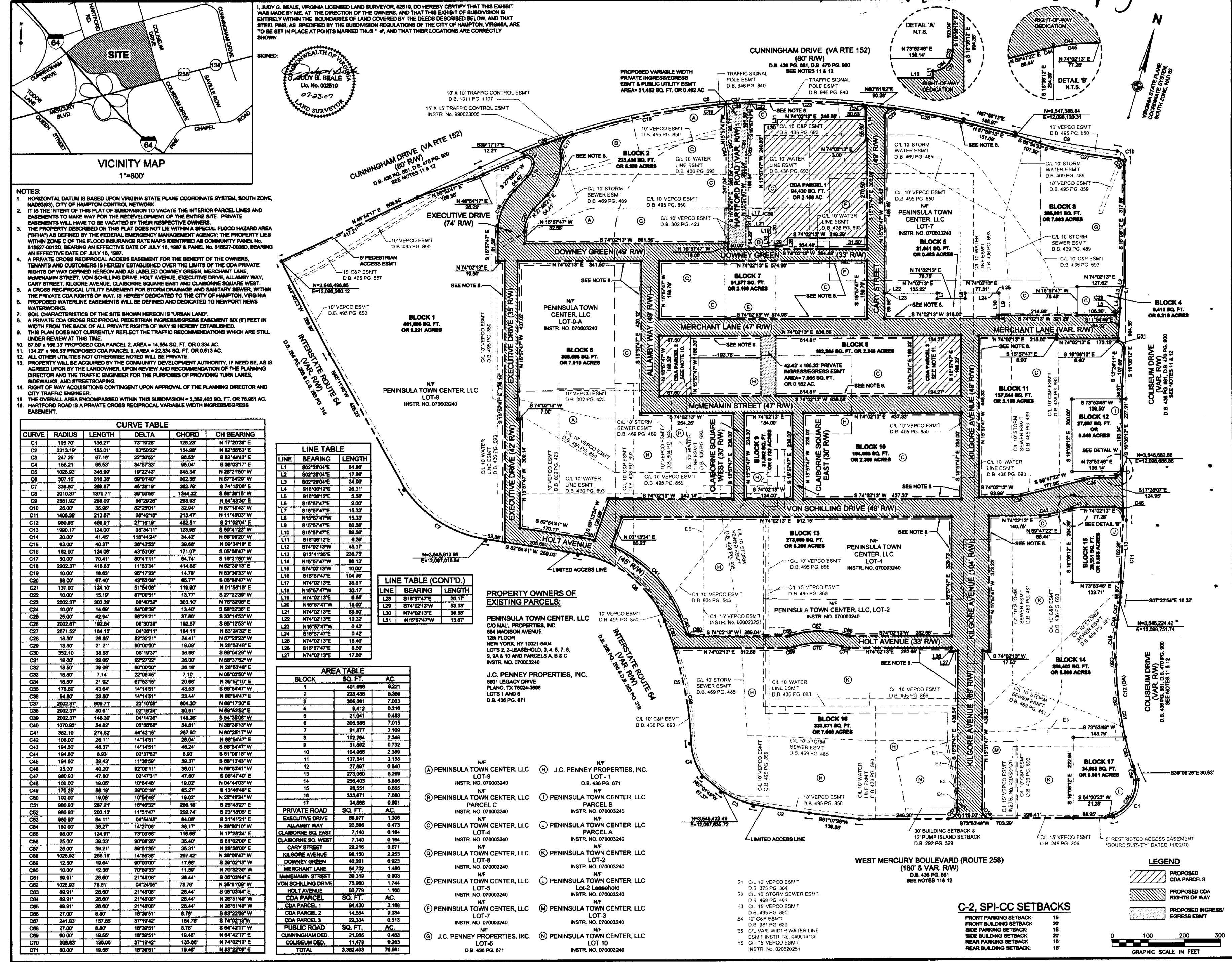
In the Clerk's Office of the Circuit Court of the City of Hampton, Virginia July 30th A.D. 2007 at 12:40 P.M. The foregoing instrument was this day presented in office and upon certificate thereto annexed, admitted to record as the law directs.

Tested by Minda Batchelor Smith, Clerk
By Melinda Z. Massey
Dep. Clerk



SEE SHEET 1 OF 5 FOR NOTES, CERTIFICATIONS & AREA TABLE

REV. 7/11/07: OWNER AND SIGNATURE INFO	DRAWN: RDA	CHECKED: JGB	JOB NO.: 84768.07	FILE NO.: 84768 Plat Ph1.dwg
REV. 6/11/07: PER CITY & OWNER COMMENTS				
REV. 3/19/07: PER CITY COMMENTS				



NOTES: 1. HORIZONTAL DATUM IS BASED UPON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE... 2. IT IS THE INTENT OF THIS PLAT TO VACATE THE INTERIOR PARCEL LINES AND EASEMENTS TO MAKE WAY FOR THE REDEVELOPMENT OF THE ENTIRE SITE...

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD, CH BEARING. Includes data for curves C1 through C21.

LINE TABLE with columns: LINE, BEARING, LENGTH. Includes data for lines L1 through L27.

AREA TABLE with columns: BLOCK, SQ. FT., AC. Includes data for blocks 1 through 17 and various roads.

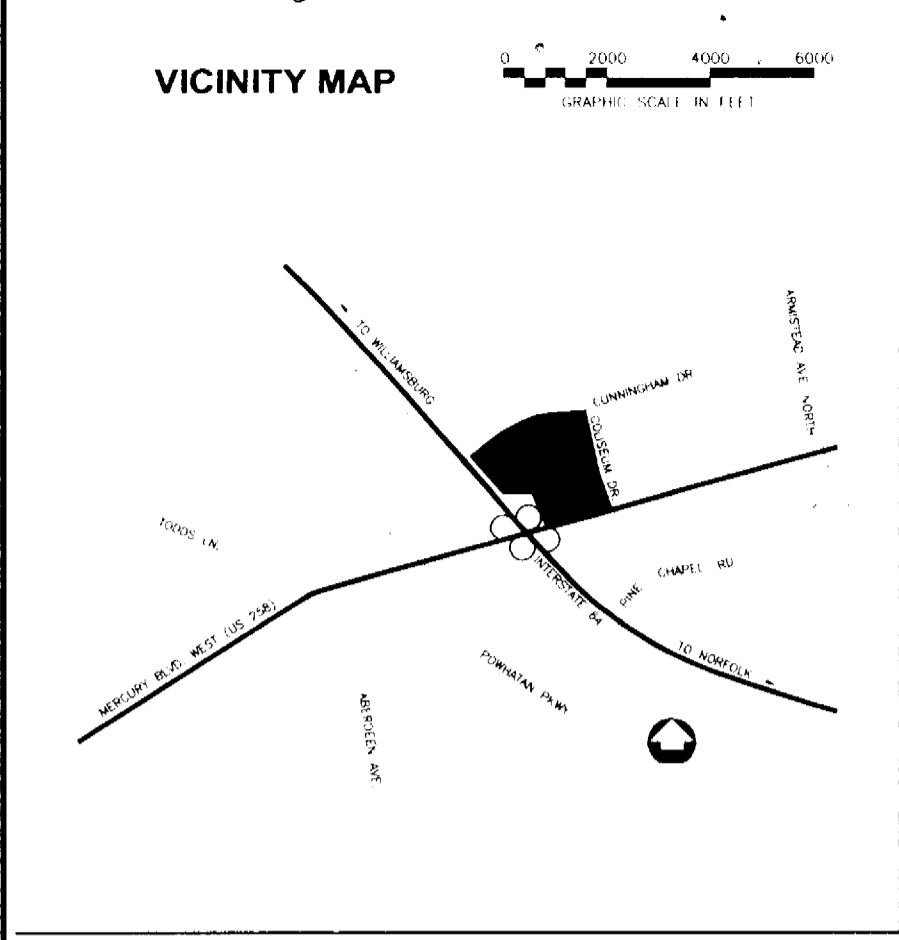
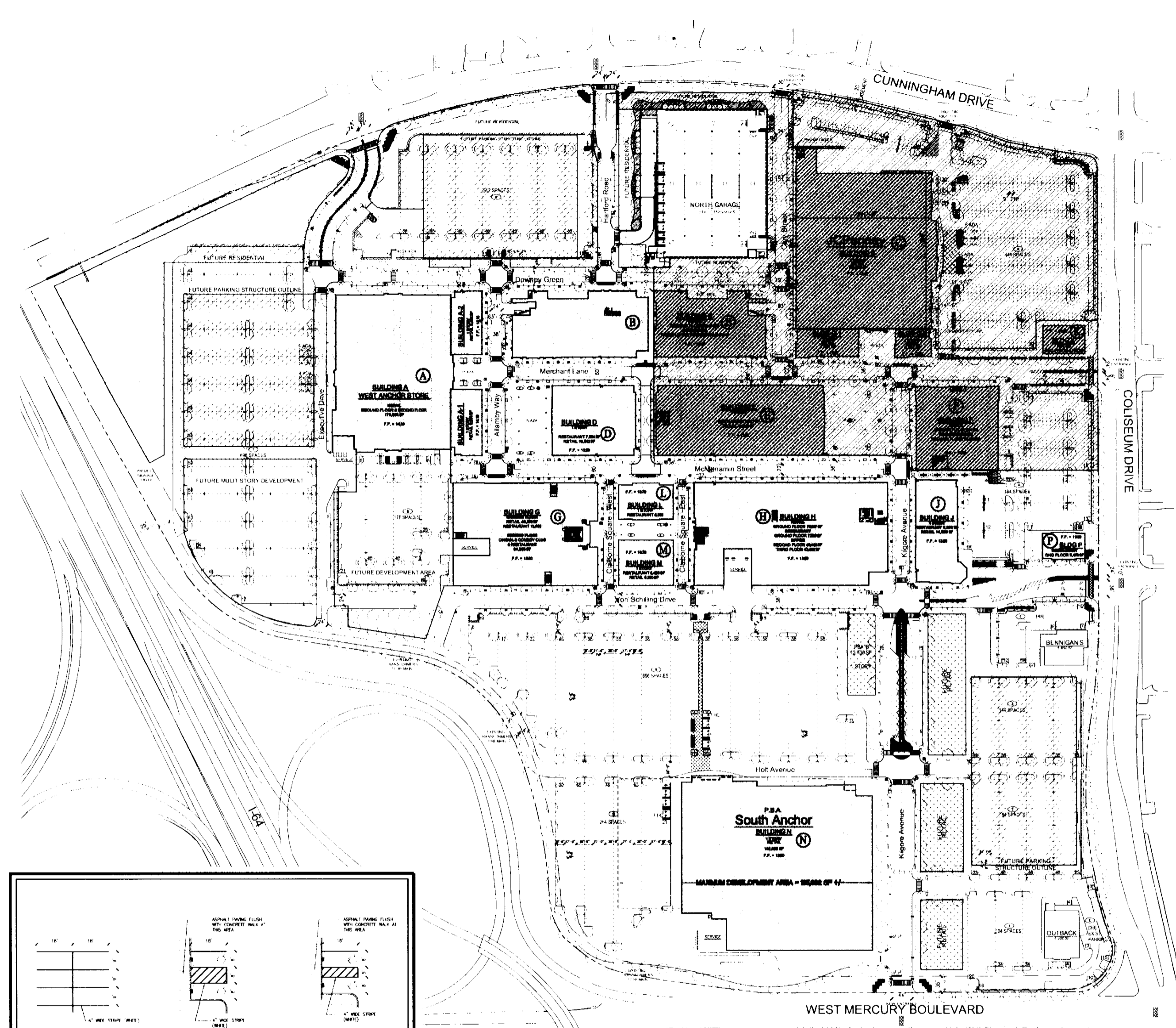
PROPERTY OWNERS OF EXISTING PARCELS: PENINSULA TOWN CENTER, LLC; J.C. PENNEY PROPERTIES, INC.; PENINSULA TOWN CENTER, LLC; PENINSULA TOWN CENTER, LLC; PENINSULA TOWN CENTER, LLC; PENINSULA TOWN CENTER, LLC; J.C. PENNEY PROPERTIES, INC.; PENINSULA TOWN CENTER, LLC.

Project information: PROJECT NO. 070003240, DATE 10/31/08, SCALE 1"=100', DES. JMA, DR. JMA, CDR. JMA. Includes Woolpert logo and contact info.

In the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, this 4th day of October, A.D. 2011, at 11:30 A.M. This foregoing instrument was this day presented in office and upon examination thereof annexed, admitted to record as the law directs.

By: [Signature] Dep. Clerk

EXHIBIT 'B-1' SHOWING PENINSULA TOWN CENTER (INSTR. NO. 070003240, D.B. 436 PG. 671) HAMPTON, VIRGINIA. SHEET NO. 1 OF 1.



ULI REDUCTION FACTORS

REDUCTION FACTOR	RETAIL	RESTAURANT	OFFICE	THEATER	HEALTH CLUB	PLACE OF ASSEM ENTERTAINMENT
VACANCY	2%	0%	9%	10%	2%	2%
NON-AUTO TRANSPORTATION	4%	4%	4%	4%	10%	10%
CAPTIVE MARKET ALLOWANCE	18%	15%	15%	15%	18%	18%
TOTAL REDUCTION ALLOWED	24%	19%	28%	29%	30%	30%

PARKING TOTALS		PARKING DATA	
104 SPACES	ANCHOR STORES	104 124 SF	0
184 SPACES	OFFICE (1000)	7500 SF	0
144 SPACES	OFFICE (100)	4200 SF	0
184 SPACES	TOTAL SF	42204 SF	0
444 SPACES	TOTAL ALLOWED PARKING	87,254 SF (77% CAPACITY)	1,606 SPACES
342 SPACES	EXISTING NEW FREE STANDING RESTAURANTS	0	1,294 SPACES
696 SPACES	BLDG P	5,475 SF	0
176 SPACES	RETAIL	8,900 SF	0
696 SPACES	ENTERTAINMENT	8,900 SF	0
264 SPACES	OFFICE	15,275 SF	0
752 SPACES	OFFICE	30,725 SF	0
383 SPACES	ENTERTAINMENT	47,500 SF	0
87 SPACES	RESIDENTIAL	107,500 SF	0
	RESIDENTIAL	16 UNITS	0
	RESIDENTIAL	90 SPACES	0
	RESIDENTIAL	140 SPACES	0
	RESIDENTIAL	10 SPACES	0
TOTAL PROVIDED SPACES: 4,456	TOTAL CALCULATED (REQUIRED) SPACES: 4,225		

OVERALL PARKING RATIO FOR ENTIRE SITE: 3.80 SPACES / 1000 SF

SITE DATA

TOTAL SITE AREA: 76,961 ACRES

BUILDINGS	RESTAURANT	OFFICE	RESIDENTIAL	RETAIL	GIA	GBA
BUILDING A (MACYS)				175,800 SF	175,800 SF	175,800 SF
BUILDING A-1/A-2	6,194 SF			113,396 SF	12,500 SF	19,491 SF
BUILDING B	2,037 SF		146,820 SF	60,457 SF	206,214 SF	259,218 SF
BUILDING C (JCPENNEY)				104,124 SF	104,124 SF	104,124 SF
BUILDING C-1/C-2				12,235 SF	12,235 SF	13,343 SF
BUILDING D	7,554 SF			18,842 SF	26,396 SF	28,600 SF
BUILDING E	6,801 SF			44,943 SF	51,744 SF	56,365 SF
BUILDING F		28,278 SF		31,364 SF	59,592 SF	65,820 SF
BUILDING G	30,853 SF		47,508 SF (THEATRE)	48,070 SF	126,431 SF	139,260 SF
BUILDING H	7,540 SF	86,866 SF		75,847 SF	170,363 SF	190,115 SF
BUILDING I	6,296 SF			14,869 SF	21,165 SF	21,473 SF
BUILDING J				5,782 SF	5,782 SF	5,782 SF
BUILDING K				8,938 SF	8,938 SF	9,360 SF
BUILDING L				5,499 SF	5,499 SF	5,499 SF
BUILDING M				6,060 SF	11,579 SF	12,000 SF
BUILDING N (TARGET)				142,465 SF	142,865 SF	142,865 SF
OUTBACK	6,200 SF			10,700 SF	10,700 SF	10,700 SF
BLINNIGANS	6,652 SF			6,200 SF	6,200 SF	6,200 SF
BLOG T	5,475 SF			6,850 SF	6,850 SF	6,850 SF
TOTALS	190,121 SF	115,114 SF	146,820 SF	476,329 SF	1,172,854 SF	1,276,051 SF

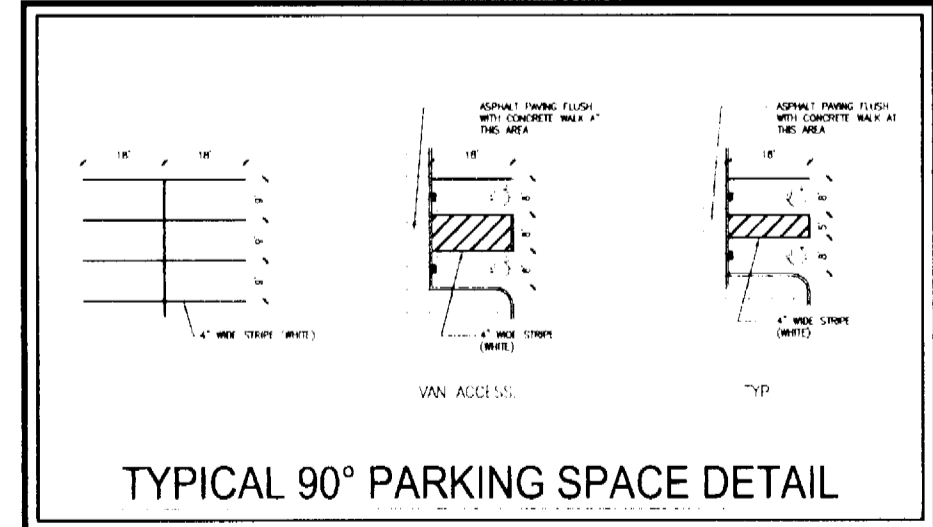


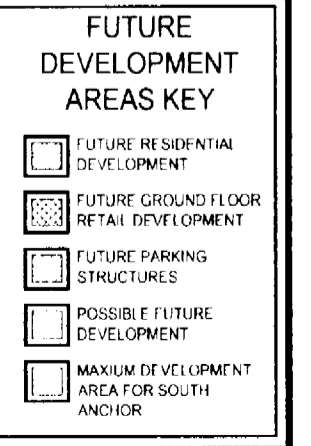
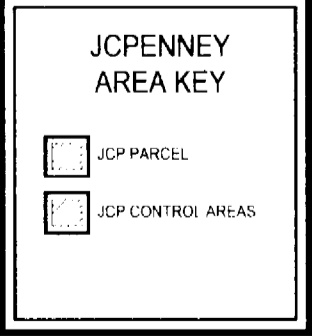
EXHIBIT 'B' TO EASEMENT & OPERATING AGREEMENT

COMPANY _____ COMPANY _____

COMPANY _____ COMPANY _____

NOTE: THE EXISTING FLY-OVER IS BEING REMOVED AS PART OF THIS DEVELOPMENT. MODIFICATIONS WILL BE MADE TO WEST MERCURY BLVD AND COLISEUM DRIVE. THE DESIGN OF THIS WORK IS CURRENTLY BEING STUDIED.

site plan



PENINSULA TOWN CENTER

STEINER

JCPenney EXHIBIT B

SCALE 1" = 100'-0"

AUGUST 23, 2007

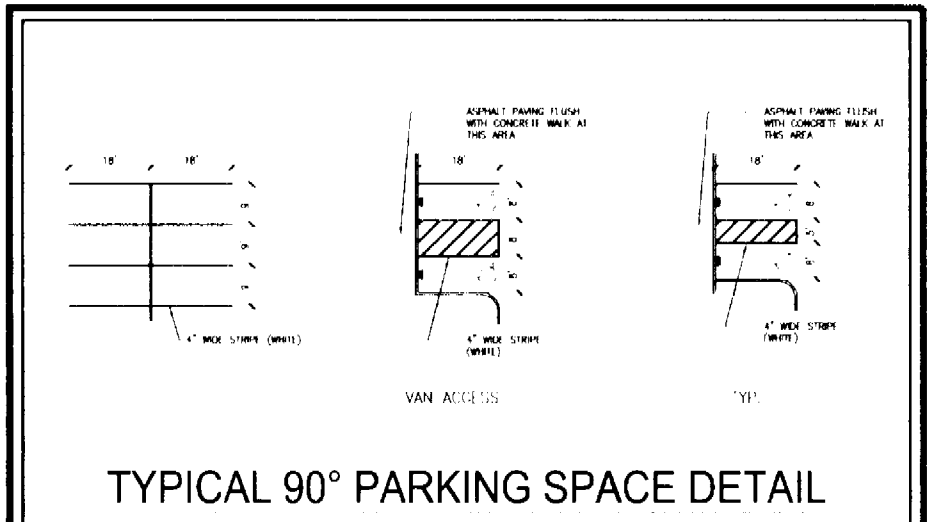
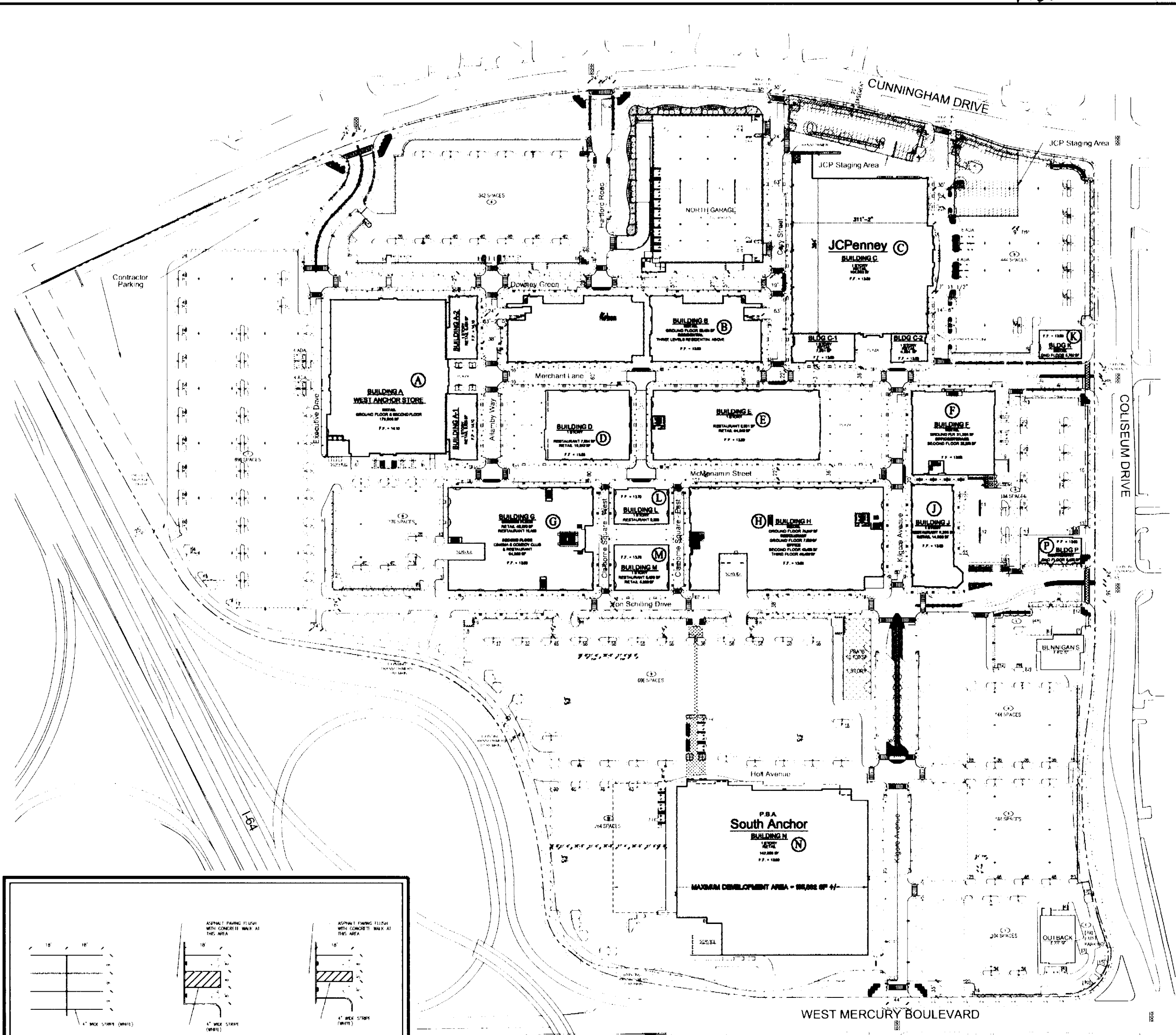
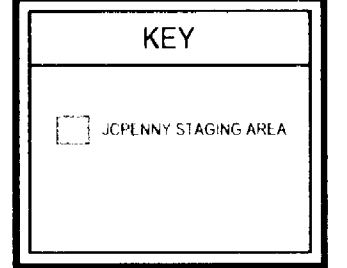


EXHIBIT 'B' TO EASEMENT & OPERATING AGREEMENT

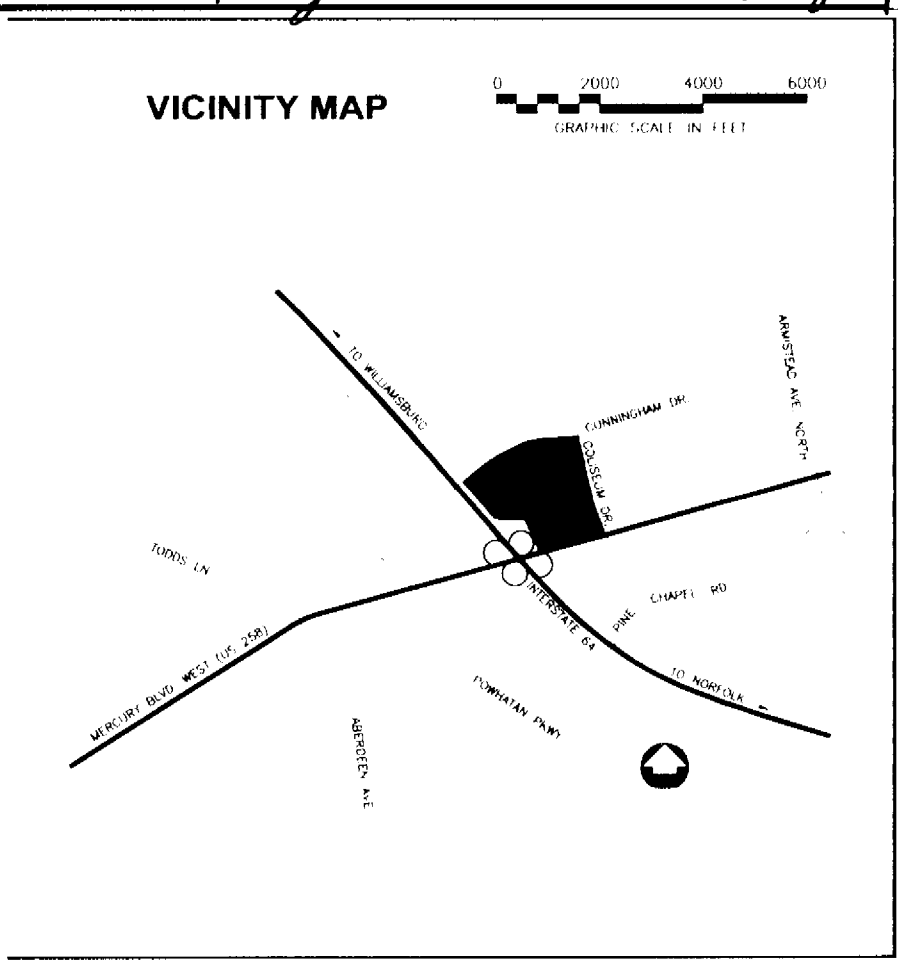
COMPANY _____ COMPANY _____

COMPANY _____ COMPANY _____

JCPenney Staging Area Plan



NOTE: THE EXISTING FLY OVER IS BEING REMOVED AS PART OF THIS DEVELOPMENT. MODIFICATIONS WILL BE MADE TO WEST MERCURY BLVD AND COLISEUM DRIVE. THE DESIGN OF THIS WORK IS CURRENTLY BEING STUDIED.



ULI REDUCTION FACTORS

REDUCTION FACTOR	RETAIL	RESTAURANT	OFFICE	THEATER	HEALTH CLUB	PLACE OF ASSEM ENTERTAINMENT
VACANCY	2%	0%	0%	10%	2%	2%
NON AUTO TRANSPORTATION	4%	4%	4%	4%	10%	10%
CAPTIVE MARKET ALLOWANCE	18%	15%	15%	15%	18%	18%
TOTAL REDUCTION ALLOWED	24%	19%	28%	29%	30%	30%

PARKING TOTALS		PARKING DATA	
()	104 SPACES	ANCHOR STORES	
()	184 SPACES	MACYS (25,000)	11 104,124 SF
()	144 SPACES	MACYS (25,000)	11 75,900 SF
()	184 SPACES	TOTAL	11 180,024 SF
()	444 SPACES	TOTAL ANCHOR PARKING	11 1,606 SPACES
()	347 SPACES	TOTAL VLINE RETAIL	11 140,865 SF
()	696 SPACES	PARKING @ 300 SF = 1,311,240 REDUCTION	11 1,294 SPACES
()	174 SPACES	EXISTING NEIGHBORHOOD RESTAURANTS	
()	696 SPACES	BENNY'S	11 4,411 SF
()	264 SPACES	OUTBACK	11 4,740 SF
()	750 SPACES	TOTAL SF 225,000 @ 40% NEIGHBORHOOD FACTOR	11 91,500 SF
()	383 SPACES	TOTAL SF 225,000 @ 20% NEIGHBORHOOD FACTOR	11 45,750 SF
()	87 SPACES	PARKING @ 750 SF = 1,237,500 REDUCTION	11 1,140 SPACES
		EXISTING NEIGHBORHOOD OFFICES	
		TOTAL OFFICE (175,000 SF) @ 20% NEIGHBORHOOD FACTOR	11 35,000 SF
		PARKING @ 300 SF = 525,000 REDUCTION	11 525 SPACES
		ENTERTAINMENT	
		ENTERTAINMENT (1,000 SEATS)	11 47,500 SF
		PARKING @ 750 SF = 1,237,500 REDUCTION	11 1,140 SPACES
		NO APARTMENTS	
		ONE BEDROOM & 1 1/2 BATH APARTMENTS	11 90 UNITS
		TWO & THREE BEDROOM APARTMENTS	11 30 UNITS
		PARKING @ 750 SF @ 10% NEIGHBORHOOD FACTOR	11 90 SPACES
		PARKING @ 750 SF @ 20% NEIGHBORHOOD FACTOR	11 45 SPACES
		EXTRA SPACES TO COVER POSSIBLE DESIGN CHANGES	11 10 SPACES
		TOTAL PROVIDED SPACES	4,456
		TOTAL CALCULATED (REQUIRED) SPACES	4,225

OVERALL PARKING RATIO FOR ENTIRE SITE: 3.80 SPACES / 1000 SF

SITE DATA

TOTAL SITE AREA: 76.961 ACRES

BUILDINGS	RESTAURANT	OFFICE	RESIDENTIAL	RETAIL	GLA	GBA
BUILDING A (MACYS)				175,900 SF	175,900 SF	175,900 SF
BUILDING A'1' A'2'				17,500 SF	17,500 SF	19,491 SF
BUILDING B			146,820 SF	80,453 SF	209,374 SF	259,218 SF
BUILDING C (JCPENNEY)				104,124 SF	104,124 SF	104,124 SF
BUILDING C'1' C'2'				12,735 SF	12,735 SF	13,343 SF
BUILDING D	7,554 SF			18,842 SF	26,396 SF	28,060 SF
BUILDING E	6,802 SF			44,943 SF	51,744 SF	56,365 SF
BUILDING F		28,228 SF		31,364 SF	59,592 SF	65,820 SF
BUILDING G			87,508 SF (THEATRE)	48,070 SF	126,431 SF	139,260 SF
BUILDING H		86,866 SF		79,941 SF	170,363 SF	190,115 SF
BUILDING I				14,888 SF	21,155 SF	21,473 SF
BUILDING J				5,782 SF	5,782 SF	5,782 SF
BUILDING K				6,918 SF	8,538 SF	9,360 SF
BUILDING L				6,080 SF	11,579 SF	12,900 SF
BUILDING M				142,865 SF	142,865 SF	142,865 SF
BUILDING N (TARGET)				10,700 SF	10,700 SF	10,700 SF
PBA 'B'	6,200 SF			6,200 SF	6,200 SF	6,200 SF
OUTBACK	6,842 SF			6,850 SF	6,850 SF	6,850 SF
BENNY'S	5,475 SF			5,475 SF	5,475 SF	5,475 SF
TOTALS	100,117 SF	115,114 SF	146,820 SF	476,327 SF	511,728 SF	512,716 SF

PENINSULA TOWN CENTER

DESIGNED BY: STEINER

SCALE: 1" = 100'-0"

AUGUST 2, 2007

JCPenney EXHIBIT B-2

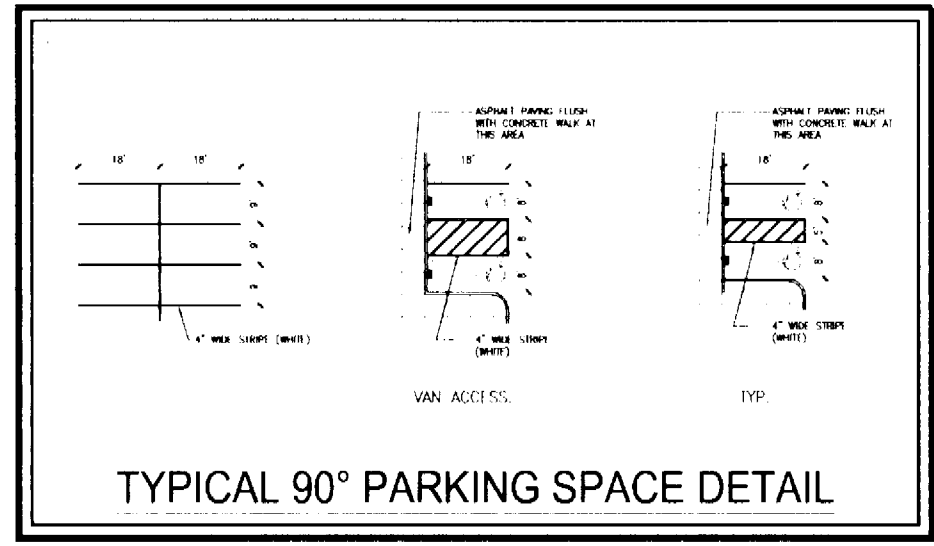
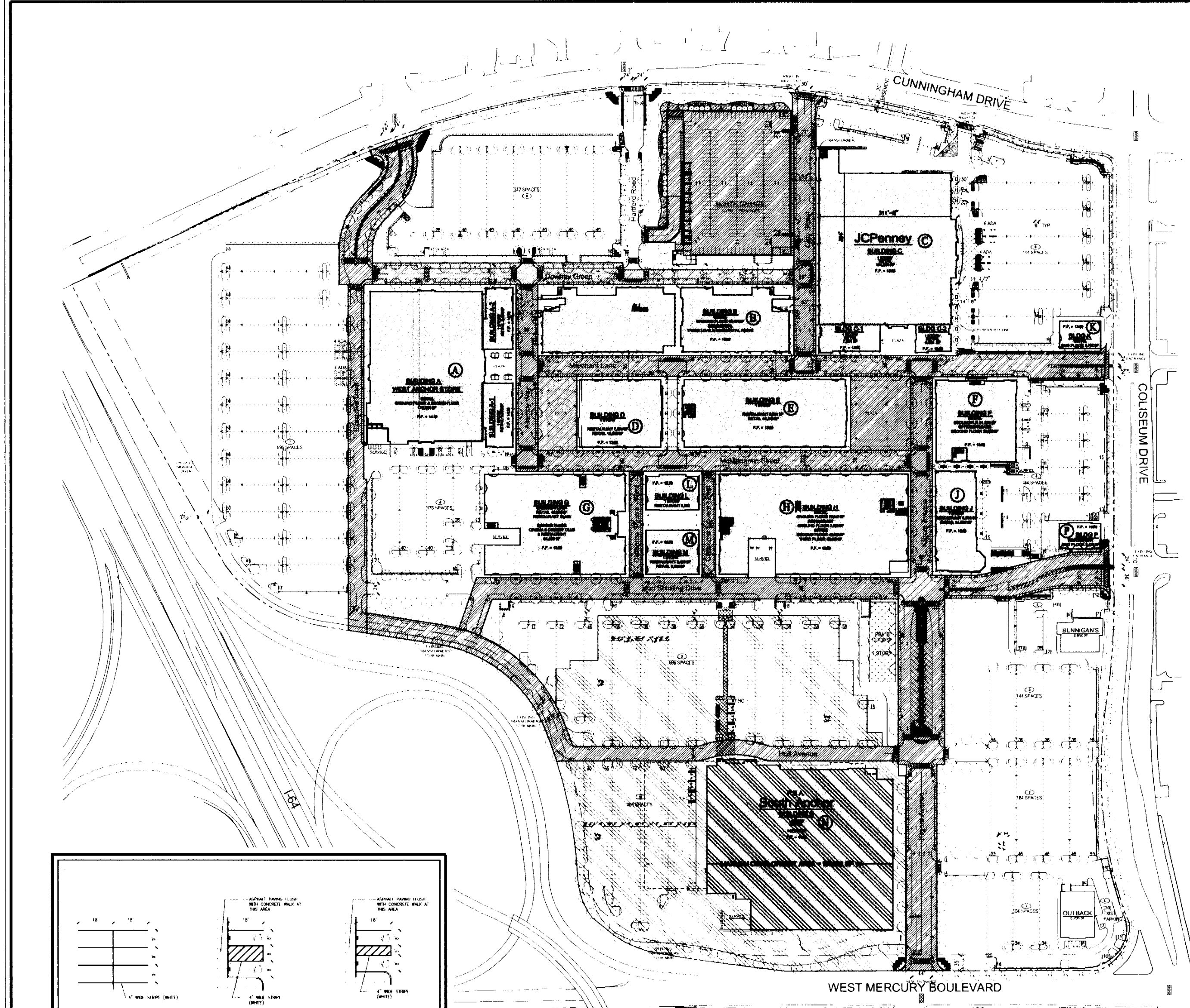
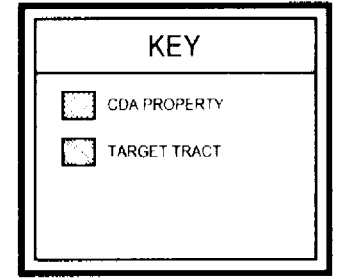


EXHIBIT 'B' TO EASEMENT & OPERATING AGREEMENT

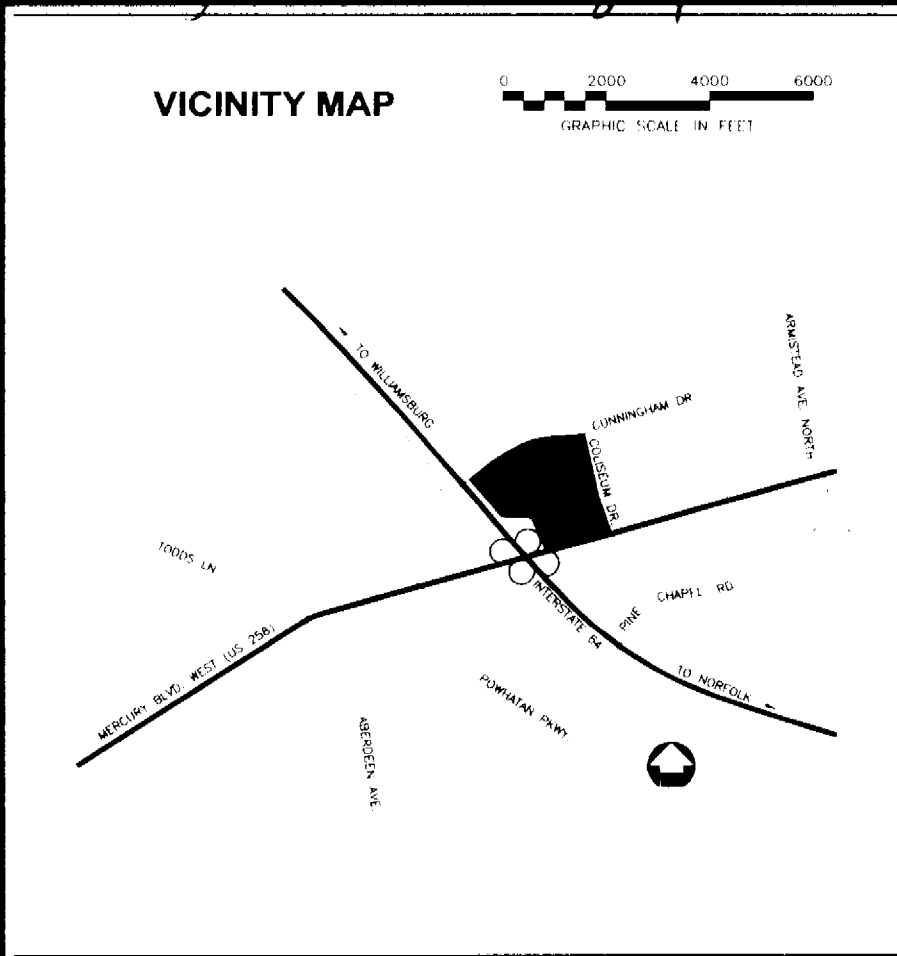
COMPANY: _____ COMPANY: _____

COMPANY: _____ COMPANY: _____

site plan
1" = 100' 0"



NOTE:
THE EXISTING FLY OVER IS BEING REMOVED AS PART OF THIS DEVELOPMENT. MODIFICATIONS WILL BE MARK TO WEST MERCURY BLVD AND COLISEUM DRIVE - THE DESIGN OF THIS WORK IS CURRENTLY BEING STUDIED.



ULI REDUCTION FACTORS

REDUCTION FACTOR	RETAIL RESTAURANT	OFFICE	THEATER	HEALTH CLUB	PLACE OF ASSEM ENTERTAINMENT
VACANCY	2%	0%	9%	10%	2%
NON AUTO TRANSPORTATION	4%	4%	4%	4%	10%
GAFFNEY MARKET ALLOWANCE	18%	15%	15%	15%	18%
TOTAL REDUCTION ALLOWED	24%	19%	28%	29%	30%

PARKING TOTALS		PARKING DATA	
1	104 SPACES	IN-COURT	6
2	184 SPACES	JCPENNEY (65000)	6
3	144 SPACES	MACYS (65000)	6
4	184 SPACES	TARGET (65000)	6
5	444 SPACES	TOTAL A, J, P	6
6	347 SPACES	TOTAL A, J, P + 2% ULI REDUCTION	6
7	696 SPACES	TOTAL A, J, P + 2% ULI REDUCTION	6
8	176 SPACES	TOTAL A, J, P + 2% ULI REDUCTION	6
9	696 SPACES	TOTAL A, J, P + 2% ULI REDUCTION	6
10	264 SPACES	TOTAL A, J, P + 2% ULI REDUCTION	6
11 (GARAGE)	752 SPACES	TOTAL A, J, P + 2% ULI REDUCTION	6
12 (STREET)	383 SPACES	TOTAL A, J, P + 2% ULI REDUCTION	6
13 (EXISTING)	87 SPACES	TOTAL A, J, P + 2% ULI REDUCTION	6
TOTAL PROVIDED SPACES 4,456		TOTAL CALCULATED (REQUIRED) SPACES 4,225	

OVERALL PARKING RATIO FOR ENTIRE SITE: 3.80 SPACES / 1000 SF

SITE DATA

TOTAL SITE AREA: 76,961 ACRES

BUILDINGS	RESTAURANT	OFFICE	RESIDENTIAL	RETAIL	GLA	GRA
BUILDING A (MACYS)				175,605 SF	175,605 SF	175,605 SF
BUILDING A-T/A-Z	5,104 SF			13,396 SF	17,500 SF	19,491 SF
BUILDING B	2,037 SF		146,820 SF	60,457 SF	209,314 SF	259,718 SF
BUILDING C (JCPENNEY)				104,124 SF	104,124 SF	104,124 SF
BUILDING D				12,235 SF	12,235 SF	13,343 SF
BUILDING E	7,554 SF			18,542 SF	26,096 SF	28,060 SF
BUILDING F	6,807 SF			44,943 SF	51,744 SF	56,365 SF
BUILDING G		28,228 SF		31,364 SF	59,592 SF	65,820 SF
BUILDING H	30,853 SF			47,508 SF (THEATER)	126,431 SF	138,260 SF
BUILDING I	7,530 SF	86,866 SF		75,947 SF	170,363 SF	195,115 SF
BUILDING J	6,296 SF			14,869 SF	21,165 SF	21,473 SF
BUILDING K				5,782 SF	5,782 SF	5,782 SF
BUILDING L	8,938 SF			8,938 SF	8,938 SF	9,360 SF
BUILDING M	5,499 SF			6,080 SF	11,579 SF	12,000 SF
BUILDING N (TARGET)				142,865 SF	142,865 SF	142,865 SF
PBA-T				10,700 SF	10,700 SF	10,700 SF
COURTYARD	6,200 SF			6,200 SF	6,200 SF	6,200 SF
BLDG-T	6,350 SF			6,350 SF	6,350 SF	6,350 SF
BLDG-T	5,475 SF			5,475 SF	5,475 SF	5,475 SF
TOTALS	100,137 SF	115,114 SF	146,820 SF	+763,279 SF	+1,172,858 SF	+1,276,057 SF

PENINSULA TOWN CENTER

STEINER

JCPenney EXHIBIT B-3

SCALE 1" = 100'-0"

AUGUST 17, 2007



775 Yard Street, Suite 325
Columbus, Ohio 43212
P 614.764.0407
F 614.764.0237
www.ma-architects.com

SITE OF EXISTING MACYS

Hotel at Peninsula Town Center

3000 ALLIAN WAY | HAMPTON, VIRGINIA 23666 |

STATUS: **PRELIMINARY**
NOT FOR CONSTRUCTION

REVISION:

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 2016.147
DRAWN BY: AP / JL
DATE: 10 FEBRUARY 2017
SHEET TITLE: HOTEL FIRST FLOOR PLAN
SHEET NUMBER: A2.1

ma architects

GENERAL FLOOR PLAN NOTES

- REFER TO WALL TYPE SCHEDULE ON SHEET A0.2 FOR WALL TYPES NOTED THIS.
- DOORS SHOWN IN A CORNER SHALL HAVE THE INSIDE FACE OF THE JAMB 3-1/2" FROM THE NEAREST WALL FINISH. DOORS SHOWN IN THE MIDDLE OF A WALL SHALL BE CENTERED BETWEEN THE CORNERS. SEE PLAN DIMENSIONS FOR THE LOCATION OF THE INSIDE FACE OF THE JAMB AT UNIT PLANS AND ALL OTHER LOCATIONS.
- ROOM NUMBERS USED HERE ARE FOR THE PURPOSES OF THIS PROJECT. VERIFY ANY FINAL ROOM NUMBERING SYSTEM WITH THE OWNER PRIOR TO MAKING FINAL MARKS OR SCHEDULES RELATED TO ROOM NUMBERS.
- PATCH AND REPAIR ANY SURFACE OR OTHER ITEM DAMAGED BY OR INVOLVED IN CONSTRUCTION ACTIVITIES TO "AS NEW". REFER TO ENGINEERING DRAWINGS FOR P.M.I.E. WORK THAT MAY REQUIRE PATCHING BY GENERAL TRADES CONTRACTOR.
- ALL WINDOW OPENINGS ARE TO THE ROUGH OPENING. WINDOW MFR TO ACCOUNT FOR SHM SPACE.
- COORDINATE ALL EQUIPMENT LOCATIONS AND MILLWORK DRAWINGS WITH INTERIOR DESIGN DRAWINGS AND VENDOR SUPPLIED DRAWINGS.
- ALL OUTSIDE CORNERS IN PUBLIC AREAS SHALL RECEIVE CORNER GUARDS.
- REFER TO ELECTRICAL DRAWINGS FOR ADA COMMUNICATION FEATURE REQUIREMENTS. REFER TO OVERALL FLOOR PLAN FOR LOCATIONS.

**1ST FLOOR:
~36,545**

**MAIN
ENTRANCE**

CAFE

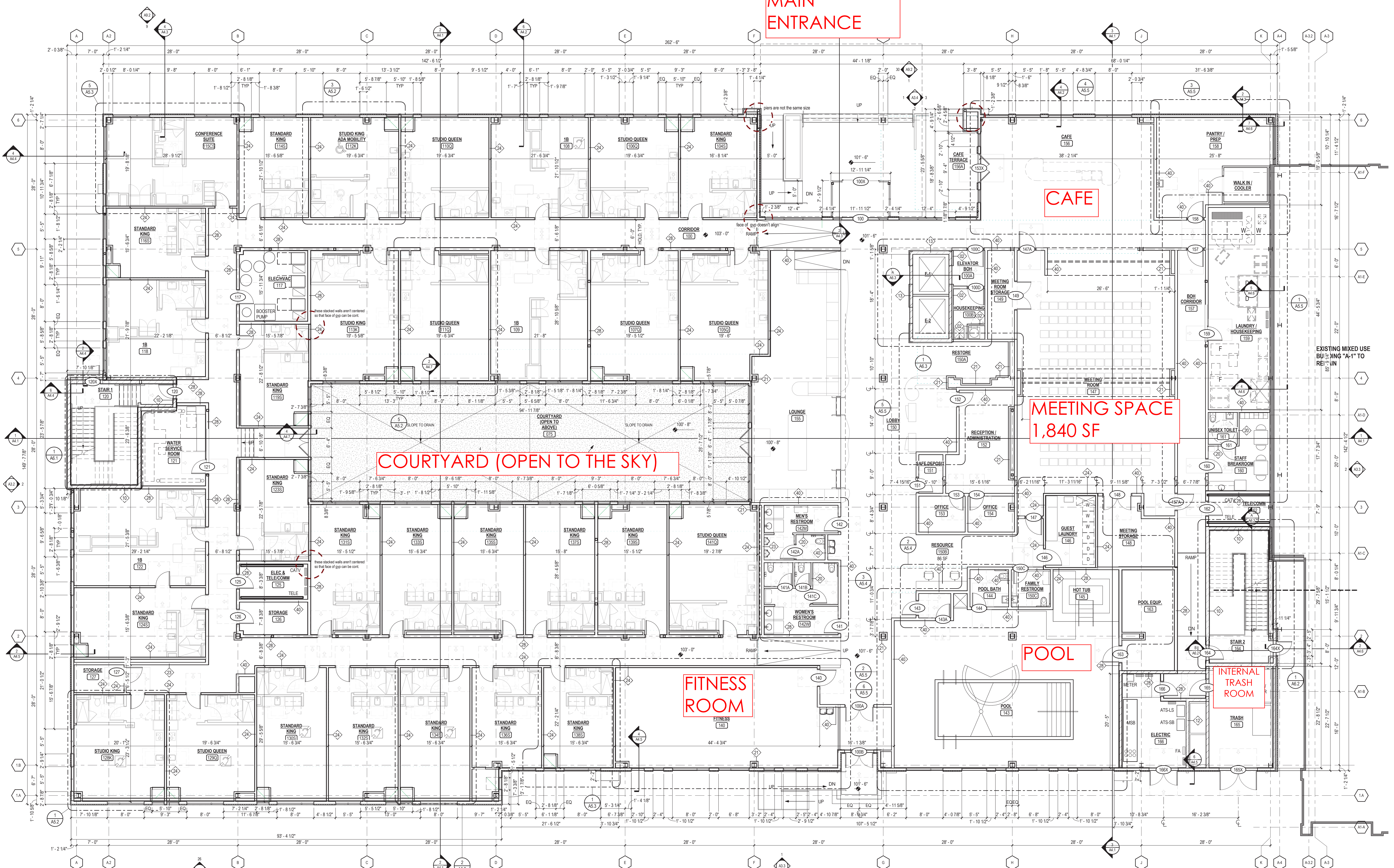
**MEETING SPACE
1,840 SF**

COURTYARD (OPEN TO THE SKY)

**FITNESS
ROOM**

POOL

**INTERNAL
TRASH ROOM**



1 first floor plan
A2.1 1/8" = 1'-0"

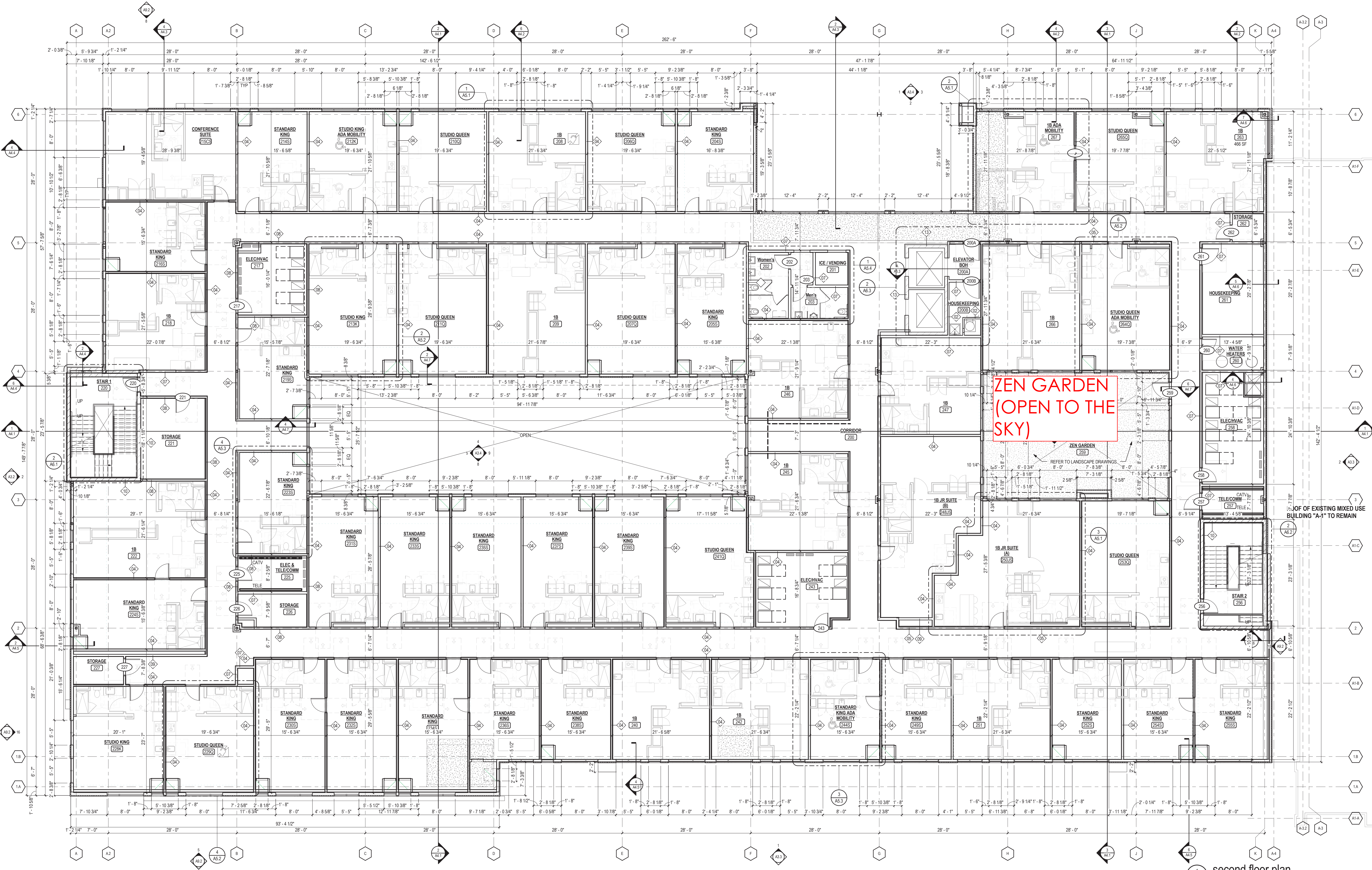
**2ND FLOOR:
~32,940**

GENERAL FLOOR PLAN NOTES

- A. REFER TO WALL TYPE SCHEDULE ON SHEET A0.2 FOR WALL TYPES NOTED THIS.
- B. DOORS SHOWN IN A CORNER SHALL HAVE THE INSIDE FACE OF THE JAMB 3-1/2" FROM THE NEAREST WALL FINISH. DOORS SHOWN IN THE MIDDLE OF A WALL SHALL BE CENTERED BETWEEN THE CORNERS. SEE PLAN DIMENSIONS FOR THE LOCATION OF THE INSIDE FACE OF THE JAMB AT UNIT PLANS AND ALL OTHER LOCATIONS.
- C. ROOM NUMBERS USED HERE ARE FOR THE PURPOSES OF THIS PROJECT. VERIFY ANY FINAL ROOM NUMBERING SYSTEM WITH THE OWNER PRIOR TO MAKING FINAL MARKS OR SCHEDULES RELATED TO ROOM NUMBERS.
- D. PATCH AND REPAIR ANY SURFACE OR OTHER ITEM DAMAGED BY OR INVOLVED IN CONSTRUCTION ACTIVITIES TO "AS NEW". REFER TO ENGINEERING DRAWINGS FOR P.M.I.E. WORK THAT MAY REQUIRE PATCHING BY GENERAL TRADES CONTRACTOR.
- E. ALL WINDOW OPENINGS ARE TO THE ROUGH OPENING. WINDOW MFR TO ACCOUNT FOR SHIM SPACE.
- F. COORDINATE ALL EQUIPMENT LOCATIONS AND MILLWORK DRAWINGS WITH INTERIOR DESIGN DRAWINGS AND VENDOR SUPPLIED DRAWINGS.
- G. ALL OUTSIDE CORNERS IN PUBLIC AREAS SHALL RECEIVE CORNER GUARDS.
- H. REFER TO ELECTRICAL DRAWINGS FOR ADA COMMUNICATION FEATURE REQUIREMENTS. REFER TO OVERALL FLOOR PLAN FOR LOCATIONS.



775 Yard Street, Suite 325
Columbus, Ohio 43212
P 614.764.0407
F 614.764.0237
www.ma-architects.com



**ZEN GARDEN
(OPEN TO THE SKY)**

Hotel at Peninsula Town Center

SITE OF EXISTING MACYS

3000 ALLIANCE WAY | HAMPTON, VIRGINIA 23666 |

STATUS:
**PRELIMINARY
NOT FOR CONSTRUCTION**

REVISION:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:
2016.147
DRAWN BY:
AP / JL
DATE:
10 FEBRUARY 2017
SHEET TITLE:
HOTEL SECOND FLOOR PLAN
SHEET NUMBER:
A2.2

ma architects

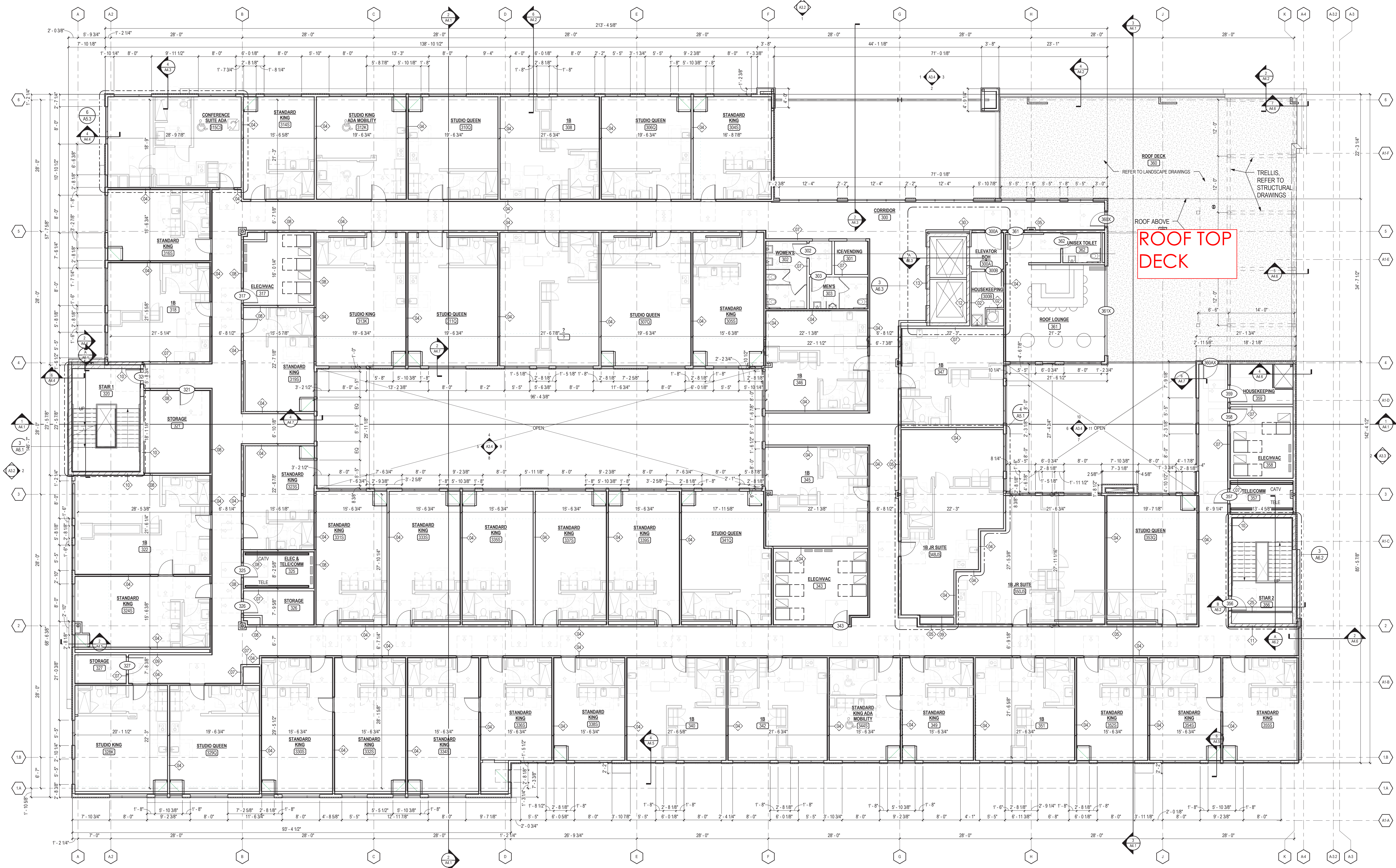
1 second floor plan
A2.2 1/8" = 1'-0"

**3RD FLOOR:
~31,805**

GENERAL FLOOR PLAN NOTES

- A. REFER TO WALL TYPE SCHEDULE ON SHEET A0.2 FOR WALL TYPES NOTED THIS.
- B. DOORS SHOWN IN A CORNER SHALL HAVE THE INSIDE FACE OF THE JAMB 3-1/2" FROM THE NEAREST WALL FINISH. DOORS SHOWN IN THE MIDDLE OF A WALL SHALL BE CENTERED BETWEEN THE CORNERS. SEE PLAN DIMENSIONS FOR THE LOCATION OF THE INSIDE FACE OF THE JAMB AT UNIT PLANS AND ALL OTHER LOCATIONS.
- C. ROOM NUMBERS USED HERE ARE FOR THE PURPOSES OF THIS PROJECT. VERIFY ANY FINAL ROOM NUMBERING SYSTEM WITH THE OWNER PRIOR TO MAKING FINAL MARKS OR SCHEDULES RELATED TO ROOM NUMBERS.
- D. PATCH AND REPAIR ANY SURFACE OR OTHER ITEM DAMAGED BY OR INVOLVED IN CONSTRUCTION ACTIVITIES TO "AS NEW". REFER TO ENGINEERING DRAWINGS FOR P.I.M.E. WORK THAT MAY REQUIRE PATCHING BY GENERAL TRADES CONTRACTOR.
- E. ALL WINDOW OPENINGS ARE TO THE ROUGH OPENING. WINDOW MFR TO ACCOUNT FOR SHM SPACE.
- F. COORDINATE ALL EQUIPMENT LOCATIONS AND MILLWORK DRAWINGS WITH INTERIOR DESIGN DRAWINGS AND VENDOR SUPPLIED DRAWINGS.
- G. ALL OUTSIDE CORNERS IN PUBLIC AREAS SHALL RECEIVE CORNER GUARDS.
- H. REFER TO ELECTRICAL DRAWINGS FOR ADA COMMUNICATION FEATURE REQUIREMENTS. REFER TO OVERALL FLOOR PLAN FOR LOCATIONS.

SITE OF EXISTING MACYS



ROOF TOP DECK

Hotel at Peninsula Town Center

3000 ALLIANCE WAY | HAMPTON, VIRGINIA 23666 |

STATUS:

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:
2016.147
DRAWN BY:
AP / JL
DATE:
10 FEBRUARY 2017
SHEET TITLE:
HOTEL THIRD FLOOR PLAN
SHEET NUMBER: