



Application for  
**Rezoning**

OFFICE USE ONLY  
Date Received:

**October 15, 2025**

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

Case Number: RZ **24 - 0526**

**1. PROPERTY INFORMATION**

Address or Location 3200 NEIL ARMSTRONG PKWY, Hampton, VA 23666

LRSN 6000997 Current Zoning District C-3 Conditional Proposed Zoning District LBP

Current Land Use Vacant

Proposed Land Use Office, Warehouse Space, Retail, Self-Storage, and Co-Working Office Space

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 Magruder Holdings, LLC

Address 3200 NEIL ARMSTRONG PKWY City Hampton State VA Zip 23666

Phone \_\_\_\_\_ Email \_\_\_\_\_

**3. APPLICANT INFORMATION (if different from owner)**

Applicant's Name Magruder Holdings, LLC

Address 3200 NEIL ARMSTRONG PKWY City Hampton State VA Zip 23666

Phone \_\_\_\_\_ Email \_\_\_\_\_

**4. APPLICANT AGENT INFORMATION (if different from applicant)**

Agent's Name Axis Global Enterprises Inc. dba Vierra Construction and Development

Address 1439 N. Great Neck Road City Virginia Beach State VA Zip 23454

Phone 7574702068 Email rvierra@vierragroupinc.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):

Magruder Holdings, LLC

Name of Legal Entity \_\_\_\_\_

Signed by:

Name (printed) Jim Crawford, Its (title) Member

Signature  Date 10/14/2024

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

Application Form

Narrative Statement

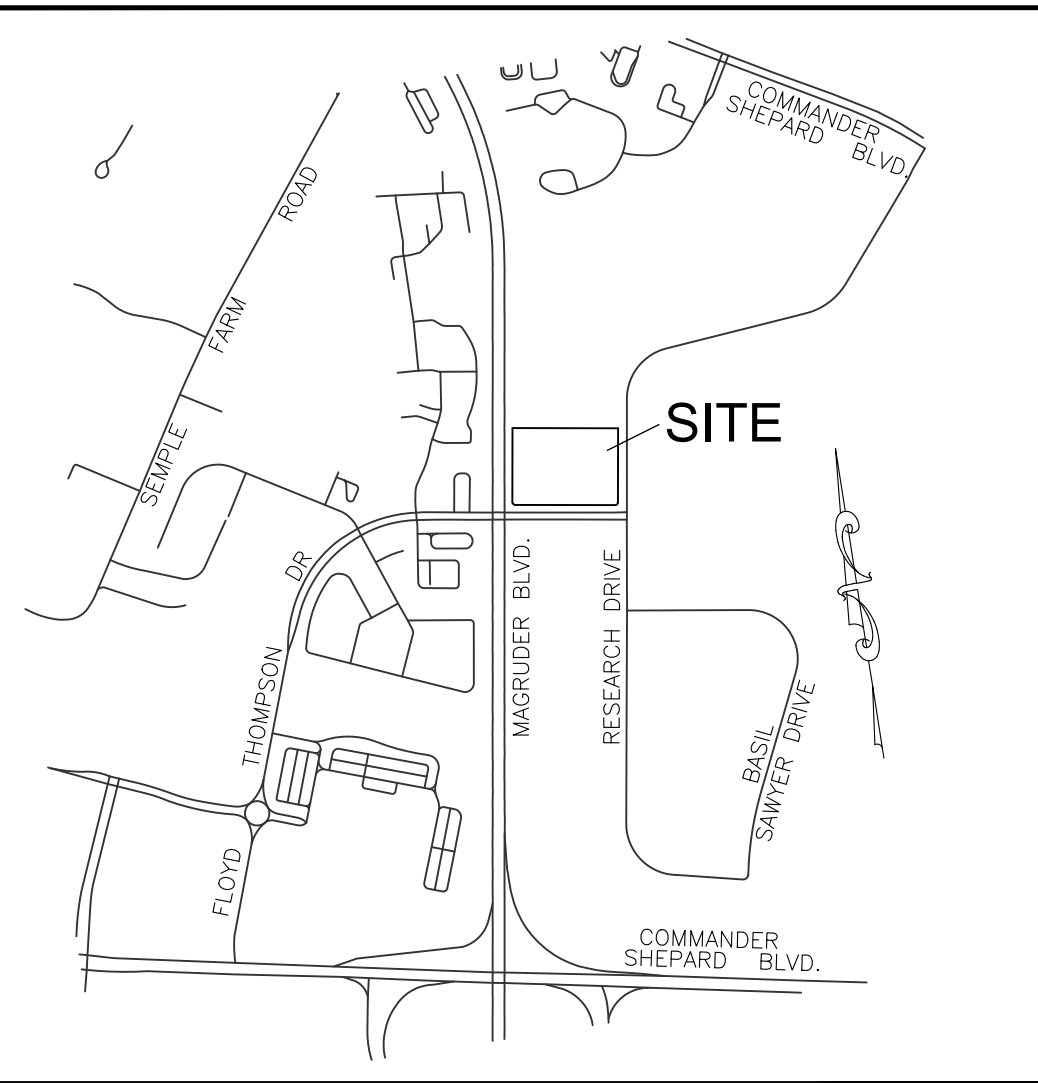
Proffer Statement

Application Fee

Survey Plat

Additional materials (if required)





**METES AND BOUNDS DESCRIPTION**

BEGINNING at an iron rod set on the east side of Magruder Boulevard 390.00 feet north of the intersection of Magruder Boulevard and Floyd Thompson Drive, said point being the POINT OF BEGINNING, thence S 80° 58' 37" E a distance of 550.00 feet to a point on the west side of Research Drive thence S 09° 01' 23" W a distance 385.00 feet to a point; thence with a 15 foot radius curve to the right and an arc length of 23.56 feet to a point on the northern side of Floyd Thompson Drive; thence N 80° 58' 37" W a distance of 525.00 feet to a point; thence N 35° 58' 37" W a distance of 14.14 feet to a point on the easterly right-of-way line of Magruder Boulevard, thence along said easterly right-of-way line of Magruder Boulevard N 09° 01' 23" E a distance of 390.00 feet to the POINT OF BEGINNING and containing 5.048 acres.

| CURVE TABLE |        |        |                |        |           |
|-------------|--------|--------|----------------|--------|-----------|
| CURVE       | LENGTH | RADIUS | CHORD BEARING  | CHORD  | DELTA     |
| C1          | 23.56' | 15.00' | S54°01'23.00"W | 21.21' | 09°00'00" |

**NOTES**

- The meridian source of this ALTA survey references D.B. 403, pg. 870
- This ALTA/NSPS land title survey was created using a title package issued 4/24/2019 and does not include any title matters after the date of the title package.
- There is no observable evidence of earth moving work, building construction or building additions within recent months.
- There are no evidence of changes in adjoining street right-of-way lines either completed or proposed.
- Underground utilities shown from visible surface evidence and record drawings.
- Parking striping shown from faint point marks and record drawings to indicate the amount of parking possible.
- Property has access to Floyd Thompson Drive and Research Drive, both public roads.

**FLOOD PLAIN**

This property appears to be located in Flood Zone X as shown on the National Flood Insurance Program flood insurance rate map for the City of Hampton, Virginia having Map Number: 5155270010H, Dated May 16, 2016.

**LEGAL DESCRIPTION**

ALL that certain lot, piece or parcel of land, with the improvements thereon and the appurtenances thereto belonging to and being in the City of Hampton, Virginia, and containing approximately five (5) acres, more or less, as shown on that certain "ALTA/ACSM LAND TITLE SURVEY OF WYLE LABORATORIES (DB 403, PG 862)" made by Miller-Stephenson & Associates, P.C., dated August 27, 1999, and being more particularly described as follows:

BEGINNING at a pin on the east side of Magruder Boulevard 390.00 feet from the intersection of Magruder Boulevard and Floyd Thomson Drive, thence S 80 degrees 58' 37" E a distance of 550.00 feet to a point on the west side of Research Drive thence S 09 degrees 01' 23" W a distance 385.00 feet of a point; thence with a 15 foot radius curve to the right and an arc length of 23.56 feet to a point on the northern side of research drive; thence N 80 degrees 58' 37" W a distance of 525.00 feet to a point; thence N 35 degrees 58' 37" W a distance of 14.14 feet to a point on the easterly right-of-way line of Magruder Boulevard, thence along said easterly right-of-way line of Magruder Boulevard N 09 degrees 01' 23" E a distance of 390.00 feet to the point of beginning and containing 5.04 acres, more or less.

BEING the same real estate conveyed to EAGLE LAND, LLC, a Virginia limited liability company by Deed from Hampton-Magruder Properties, LLC, a Delaware corporation dated March 7, 2006, recorded March 16, 2006 in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument No. 060006884.

**SURVEYOR'S CERTIFICATE**

To: Magruder Holdings, LLC, a Virginia limited liability company; Atlantic Union Bank, its successors and/or assigns as their respective interests may appear; and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a)(c), 8, 9, 11, 13, 16 & 19 of Table A thereof. The fieldwork was completed on July 20, 2019.

Date of Plat or Map: 08/9/2019

**SCHEDULE B EXCEPTIONS**

Numbers correspond to Schedule B-II items Chicago Title Insurance Company Commitment Number: SHHR-010 Commitment Date: August 2, 2019, 8:00am

Note: The property surveyed and shown on this ALTA is the same as that shown on the commitment.

SCHEDULE B, PART II Exceptions  
The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

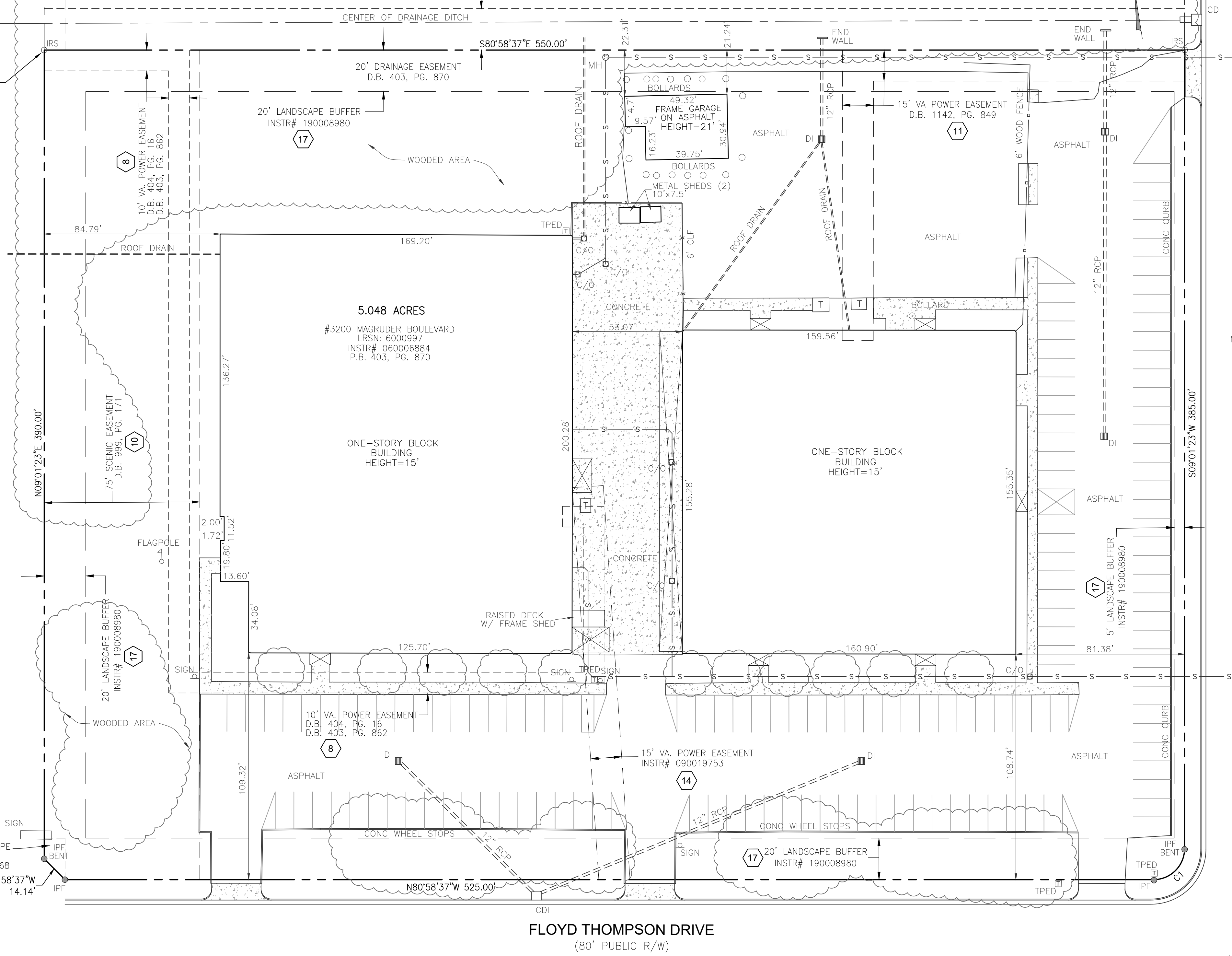
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (NOT A SURVEY MATTER)
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records. (NOT A SURVEY MATTER)
- Easements or claims of easements not shown by the public records. (NOT A SURVEY MATTER)
- Rights or claims of parties in possession not shown by the public records. (NOT A SURVEY MATTER)
- Taxes, storm water, utility, recycling and special assessments which become due and payable subsequent to the effective date hereof, liens, but not yet due and payable, and supplemental taxes which may come due and all taxes for subsequent years. (NOT A SURVEY MATTER)
- Intentionally deleted.
- Intentionally deleted.
- Easement: Granted unto Virginia Electric and Power Company dated January 26, 1968, recorded March 7, 1968, in Deed Book 404, Page 16. Grants easement for transmitting and distributing electric power and appurtenances thereto, at designated and undesignated locations, with rights of ingress, egress and clearance. Plat recorded therewith shows easement. (AS SHOWN ON SURVEY)
- Intentionally deleted.
- Easement: Granted unto Industrial Development Authority of the City of Hampton dated September 27, 1990, recorded March 7, 1991, in Deed Book 399, Page 171. Grants easement for landscaping, private road and appurtenances thereto, at 75' designated and undesignated locations, with rights of ingress, egress and clearance. Plat recorded therewith shows easement.
- Easement: Granted unto Virginia Electric and Power Company dated April 28, 1995, recorded June 15, 1995, in Deed Book 1142, Page 849. Grants easement for transmitting and distributing electric power and appurtenances thereto, at 15' designated and undesignated locations, with rights of ingress, egress and clearance. Plat recorded therewith shows easement. (AS SHOWN ON SURVEY)
- Intentionally deleted.
- Intentionally deleted.
- Easement: Granted unto Virginia Electric and Power Company dated November 6, 2009, recorded December 3, 2009, as Instrument No. 090019753. Grants easement for transmitting and distributing electric power and appurtenances thereto, at 15' designated and undesignated locations, with rights of ingress, egress and clearance. Plat recorded therewith shows easement. (AS SHOWN ON SURVEY)
- Intentionally deleted.
- Survey made by ATCS, dated August 9, 2019, entitled "ALTA/NSPS Land Title Survey #3200 Magruder Boulevard, 5.048 Acres, Location: Hampton, Virginia", shows the following:  
a. roof drains, bollards, sanitary sewer manholes and cleanouts  
b. drop inlets, asphalt, telephone pedestals, 12" RCPs, concrete curb and wheel stops  
c. 6' chain link and 6' wood fences do not conform to property lines. (EXCEPTION REFERENCES THIS SURVEY)
- Proffer Agreement by and between Eagle Land, LLC, The Economic Development Authority of the City of Hampton, Red Moon Partners, LLC and the City of Hampton, Virginia, dated July 10, 2019, and recorded July 12, 2019, as instrument No. 190008980. (AS SHOWN ON SURVEY)

**VICINITY MAP**  
SCALE: 1" = 1000'

- LEGEND**
- IRON ROD FOUND
  - IRON PIPE FOUND
  - IRON ROD SET
  - YARD DRAIN
  - CURB DRAIN INLET
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEANOUT
  - TELEPHONE PEDESTAL
  - TRANSFORMER
  - BOLLARD
  - STORM SEWER PIPE
  - SANITARY SEWER PIPE
  - FLAGPOLE
  - TREE LINE

**POINT OF BEGINNING**

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- YARD DRAIN
- CURB DRAIN INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- TELEPHONE PEDESTAL
- TRANSFORMER
- BOLLARD
- STORM SEWER PIPE
- SANITARY SEWER PIPE
- FLAGPOLE
- TREE LINE



RESEARCH DRIVE  
(60' PUBLIC R/W)

FLOYD THOMPSON DRIVE  
(80' PUBLIC R/W)



REVISION DESCRIPTION DATE

SUBMISSION NO. DATE

600 TOWN CENTER DRIVE SUITE 201  
NEWPORT NEWS, VIRGINIA 23606  
(757) 590-2876 FAX (757) 653-0276  
BLACKSBURG - NEWPORT NEWS  
RALEIGH - RICHMOND  
WWW.ATCSPLC.COM

**ATCS**

ALTA / NSPS LAND TITLE SURVEY

**#3200 MAGRUDER BOULEVARD**  
5.048 ACRES  
LOCATION:  
HAMPTON, VIRGINIA

AUTHOR: RAB  
CHECK: GCT  
PROJ#: 004080  
DATE: 08/9/2019  
SCALE: 1"=30'

SHEET  
**ALTA**  
SHEET: 1 OF 1



# **Rezoning and Use Permit Narrative for Adaptive Reuse of 3200 Neil Armstrong Blvd Property**

*Submitted by Magruder Holdings, LLC*

Magruder Holdings, LLC is pleased to submit this proposal for the adaptive reuse of the property located at 3200 Neil Armstrong Blvd within the Langley Research and Development Park. This project aims to transform an underutilized and aging site into a vibrant commercial space that will support small businesses, retail establishments, and defense-related business operations. Please refer to the site plan concept prepared by WPL on 2 December 2024 provided in Exhibit A for further details.

## **Current State (as of February 5, 2024)**

The project encompasses two main components:

### **1. Storage Facility 1, Co-Working Incubator Office Space, and Retail (Site B)**

- **Site Transformation:** Along Neil Armstrong Parkway, the existing 1960s-era, dilapidated office building will be replaced with a newly constructed facility of approximately 100,000 square feet. This new building will serve as a co-working incubator office space available for rent by small and startup businesses. In addition, it will incorporate retail elements and a climate-controlled storage facility. The design is based on the architectural elevation drawings prepared by RBA Architects (dated January 4, 2025), as shown in Exhibit B.
- **Co-Work, Retail and Storage Facility Details:** The Co-Work and Retail space (9,000 sq. ft, 1<sup>st</sup> floor) will be designed for the use of startups and small business operations to have a place to operate growing their companies. The retail space is speculative and will be built to suit the tenant. The climate-controlled storage facility will feature approximately 500+ units of various sizes that will be determined through the engineering phase and based on the market study. There will be approximately 30,000 sq.ft on the first floor which will have around 650sf for storage office area, 20,080 sf for storage area, and 3,000sf for speculative retail, and around 5,700 for co-work space. There will be approximately 30,000 sf for storage units on floors 2 and 4. The total would yield around 78,940 sf for storage units. While the final unit count is dependent on design considerations, the facility will comply with all parking requirements. This is primarily a load-in and load-out operation, The storage facility will employ 1-2 staff members and the entrance, which will be located at the rear of the building, will be marked by a storefront and canopy, there are no loading docks.
- **Operating Hours:** The co-working and storage facility will be available to clients 24 hours a day, seven days a week, 365 days a year. On-site staff will be available from around 8:00 AM to 5:00 PM, Monday through Saturday. Access to the facilities for clients and the co-workspace will be managed through a 24/7 access control system.

### **2. Threat Tec Center and Associated Retail Space (Site A)**

- **Renovation of an Existing Structure:** Building A, The other existing building (approximately 25,000 sq.ft located on Site A. Currently referred to as the Threat Tec Center, will undergo extensive renovation to transform the outdated warehouse and office building into a modern facility. Facing Floyd Thompson Drive, the front of the building will be developed to include retail elements, such as a potential microbrewery or craft spirits/wine shop, as well as businesses like physical therapy centers or similar services. The design for these renovations is based on architectural plans from Andre + Marquez Architects (dated October 10.2024) and shown in Exhibit B. The speculative retail area is around 11,000 square feet and the manufacturing area is approximately 13,700 square feet.
- **Expansion of Threat Tec Operations:** The rear portion of Building A will be dedicated to an expansion of Threat Tec’s operations, to include warehouse space and machining/manufacturing. Threat Tec is a defense contractor employing over 400 individuals.
- **Operating Hours:** The Threat Tec Center will operate as needed but primarily from 6:00 AM to 5:00 PM. The potential microbrewery once identified would typically operate from 11:00 AM to 2:00 AM, Monday through Sunday, with exact hours determined by the eventual tenant. Other retail spaces will generally operate from 8:00 AM to 5:00 PM, seven days a week. These retail spaces are speculative, and tenants have not yet been secured and subject to change.

## **Additional Features**

- **The area between the two (2) buildings is intended to be an outdoor common area for the visitors and tenants of the co-workspace, retails space and threat tec.**

## **Architectural Materials and Landscaping**

Both Site A and Site B Buildings will feature high-quality design and construction materials, including and not limited to structural brick, pre-cast concrete, cast stone, steel and aluminum exposed framing, glass (both vision and obscure), natural stone, or pre-engineered metal (primary materials); cementitious board, split-face block veneer or ground (smooth) face block, Corrugated metal, prefabricated/pre-engineered/panelized metal, and precast concrete may be considered as secondary materials; EFIS and vinyl (trim or accent) material, per the Copeland Industrial Park Design Guidelines. The materials may be modified. The concept renderings provided in Exhibit C are subject to final engineering and design, which will undergo city site plan and building plan review. Landscaping will be fully compliant with the applicable City of Hampton Landscape Guidelines as well as the Copeland Park Design Standards.

## **Rezoning and Economic Impact**

- **Rezoning Request:** The property, consisting of approximately 5.29± acres, is currently zoned C-3 Conditional. We are requesting a rezoning to the LBP District, along with associated use permits, to facilitate the proposed development.
- **Job Creation and Capital Investment:** The proposed project is expected to create 30 to 40+ full-time and part-time positions. These jobs will span technical and service roles,

with wages ranging from \$40,000 to \$100,000+ annually. In total, this adaptive reuse and renovation project represents an anticipated capital investment of approximately \$12,000,000.

This proposal aligns with the goals of revitalizing underutilized spaces, promoting economic growth through job creation, and supporting small business development. Magruder Holdings, LLC is committed to delivering a high-quality project that will contribute to the continued success of the Langley Research and Development Park and the surrounding community.

We look forward to working closely with all stakeholders to ensure the successful realization of this project.



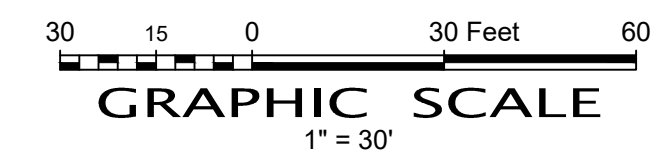
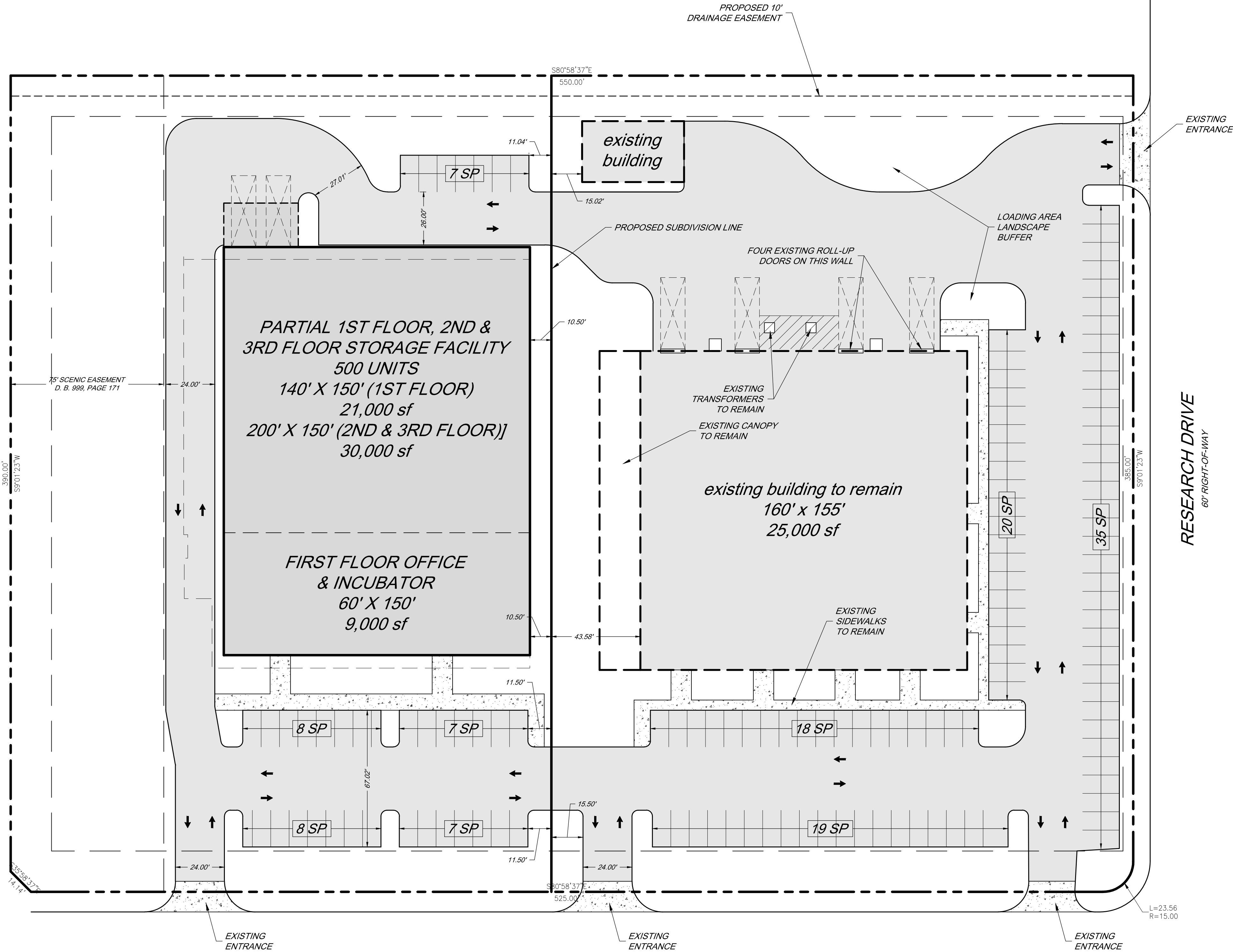
**SITE "B"**

**SITE "A"**

NEIL ARMSTRONG PARKWAY  
ROUTE 134  
VARIABLE-WIDTH RIGHT-OF-WAY

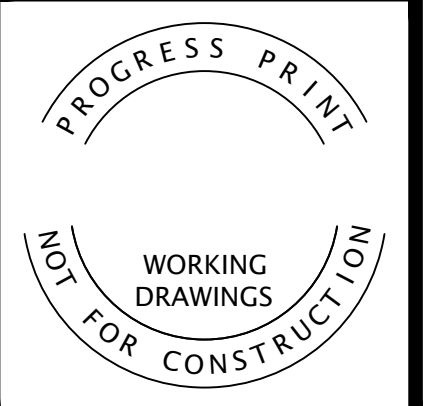
RESEARCH DRIVE  
60' RIGHT-OF-WAY

FLOYD THOMPSON DRIVE  
80' RIGHT-OF-WAY



**MAGRUDER RETAIL / STORAGE**  
3200 NEIL ARMSTRONG PARKWAY  
LANGLEY OFFICE PARK  
HAMPTON  
CONCEPT PLAN 023

| mark | date | by | description |
|------|------|----|-------------|
|      |      |    |             |
|      |      |    |             |
|      |      |    |             |



|                        |
|------------------------|
| Drawing Scale          |
| MEASURE MARK           |
| 1 INCH SCALE: 1"=30'   |
| 1/2 INCH SCALE: 1"=60' |

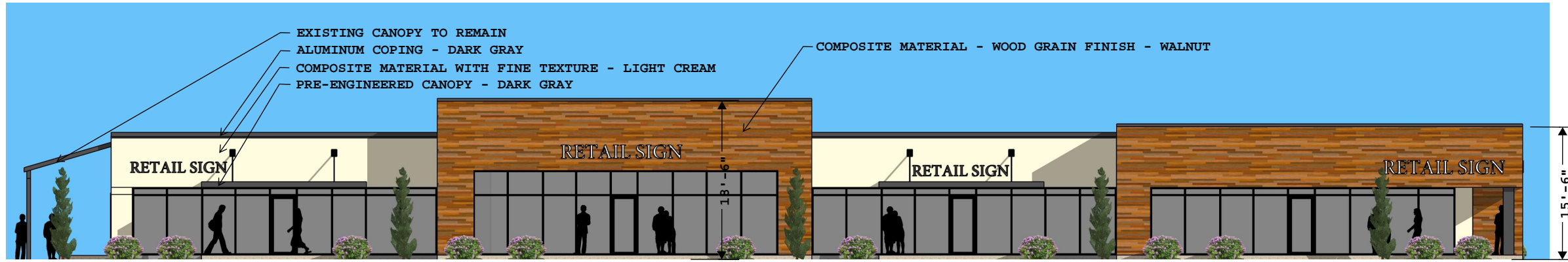
date: 12 / 02 / 2024  
file:  
tech: CAD  
proj.man.: BRAD MARTIN  
principal:  
plat ref.:  
job ref.:  
fb/pg:

proj. no. 222-0099

sheet 1 of ...

drawing no.

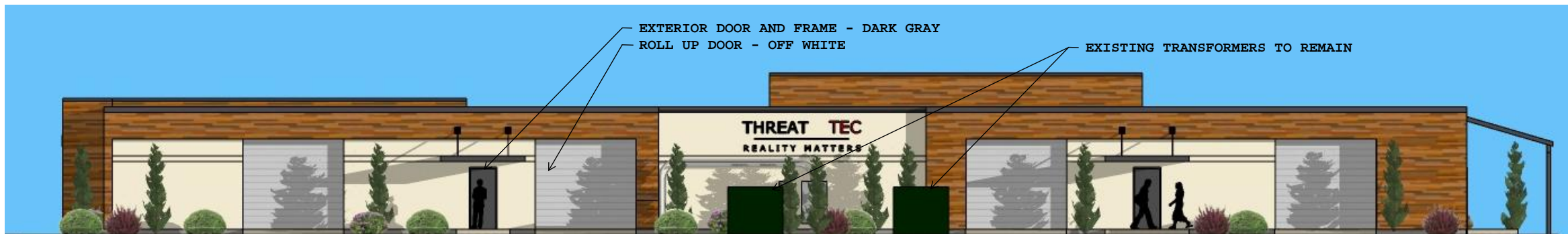
**CP-1**



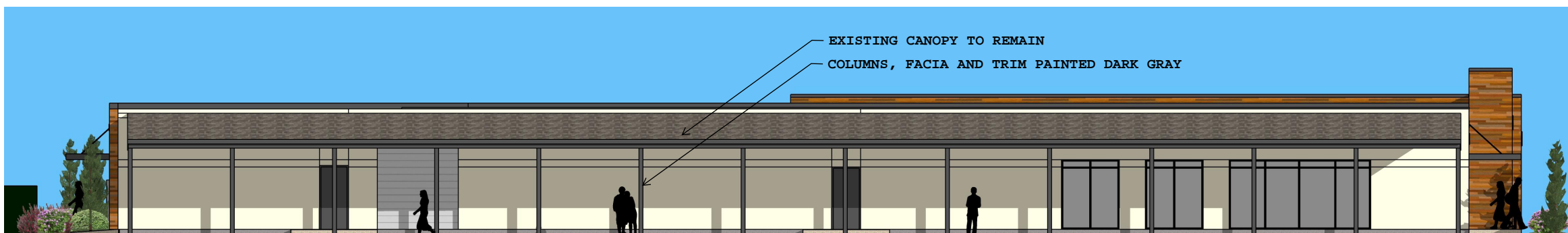
**SOUTH ELEVATION**



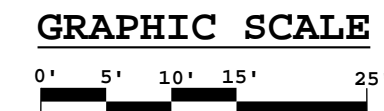
**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



**SITE A**  
**THREAT TEC, LLC**  
 HAMPTON, VIRGINIA



Site B - named "Research Dr. Storage and Retail Center"



Perspective View from South West



# Research Dr. Storage and Retail Center



1/4/2025

## Perspective View from North West

**R B A**  
THESE DRAWINGS CAN NOT BE USED, COPIED,  
TRACED OR REPRODUCED, IN WHOLE OR  
PART OR MANNER WHAT SO EVER WITHOUT  
PERMISSION FROM RBA ARCHITECTS



# Research Dr. Storage and Retail Center



1/4/2025

## Perspective View from South East

THESE DRAWINGS CAN NOT BE USED, COPIED,  
TRACED OR REPRODUCED, IN WHOLE OR  
PART OR MANNER WHATSOEVER WITHOUT  
PERMISSION FROM RBA ARCHITECTS



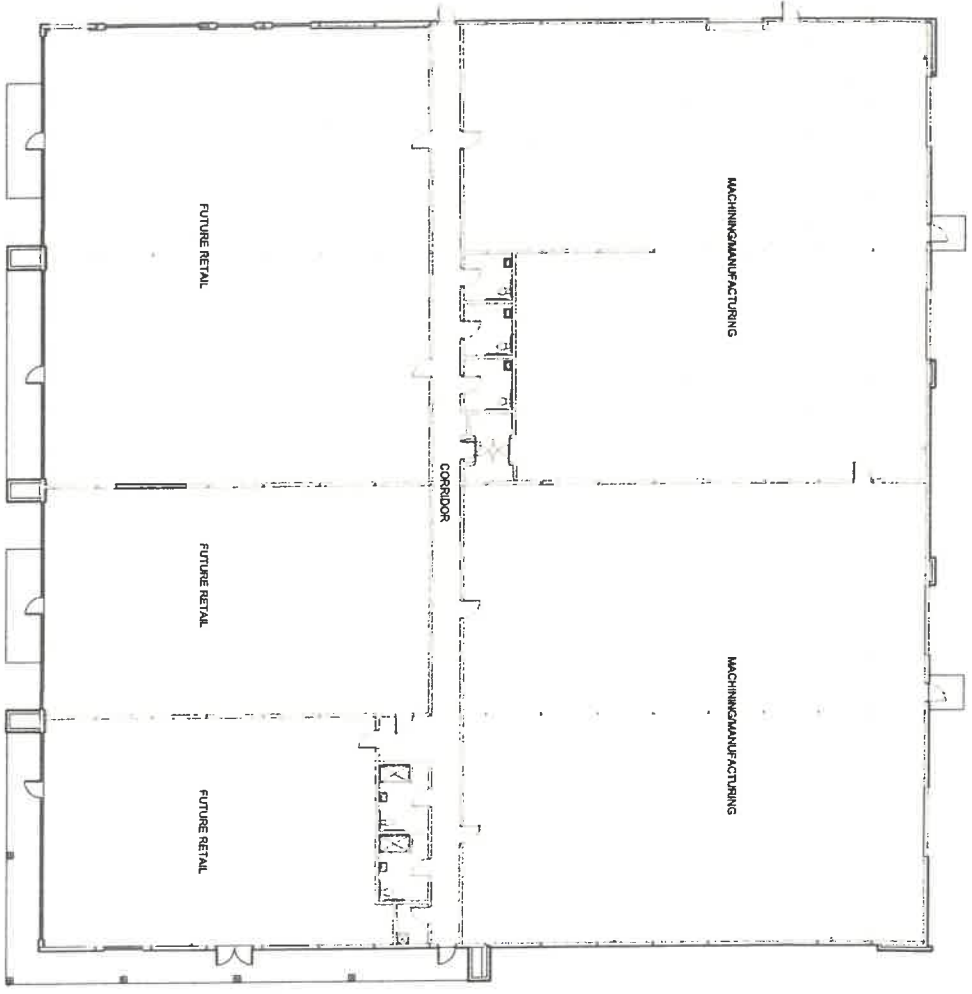
# Research Dr. Storage and Retail Center



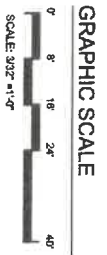
1/4/2025

## Perspective View from North East

EXHIBIT C



FLOOR PLAN  
3/32" = 1'-0"



THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS AND USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF ANDRE MARQUEZ ARCHITECTS, INC. IS STRICTLY PROHIBITED. © COPYRIGHT 2006-2008

|            |            |
|------------|------------|
| DATE:      | 10/10/2004 |
| SCALE:     | AS NOTED   |
| PROJ. NO.: | 22-C-04    |
| DRAWN:     | NM         |
| REVIEW:    | XX         |
| DATE:      | XX/XX/2004 |
| DWG NO.    | 1          |

**THREAT TEC, LLC**  
31 RESEARCH DRIVE, HAMPTON, VA  
FLOOR PLAN

|            |   |
|------------|---|
| REVISIONS: | Δ |
|            | Δ |
|            | Δ |
|            | Δ |
|            | Δ |
|            | Δ |
|            | Δ |
|            | Δ |

**ARCH**  
**ANDRE + MARQUEZ ARCHITECTS**  
501 GENTLE FORE, SUITE 201  
NORFOLK, VA 23502-4102  
Phone: (757) 238-1000  
Fax: (757) 238-1003  
www.andremarquizarch.com



CARNEY PATTERSON MEADE

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Carney Patterson Meade PLC  
12350 Jefferson Avenue, Suite 370  
Newport News, Virginia 23602  
[www.cpmlawplc.com](http://www.cpmlawplc.com)

October 18, 2024

Steven A. Meade, Esq.  
Direct (757) 223-4554  
Facsimile (757) 249-1627  
[smeade@cpmlawplc.com](mailto:smeade@cpmlawplc.com)

Mr. Ross Vierra  
Axis Global Enterprises, Inc.  
1439 N. Great Neck Road, Suite 100  
Virginia Beach, VA 23454

**Re: Magruder Holdings, LLC**

Dear Ross:

Enclosed please find the original Title Certification and Lien Disclosure dated October 18, 2024 for Magruder Holdings, LLC.

If you have questions, please call or e-mail me.

Sincerely,

CARNEY PATTERSON MEADE PLC

  
Steven A. Meade, Esq.

SAM:lpk



Tax ID No. 6000997

**TITLE CERTIFICATION AND LIEN DISCLOSURE**

The undersigned, as attorney for Magruder Holdings, LLC, the title owner of certain real property hereinafter described as Tax ID No. 6000997, provides this Title Certification and Lien Disclosure for the rezoning application of the property comprised of one parcel of land, containing approximately 5.0 acres (collectively, the “**Property**”).


The undersigned hereby certifies that title to the said Property, as of the date of this certification, is vested in **Magruder Holdings, LLC**. A legal description for the Property is attached hereto as **Exhibit A** and made a part hereof by this reference.

The Property was acquired by Magruder Holdings, LLC by instrument recorded in the Clerk’s Office of the Circuit Court for the City of Hampton, Virginia (the “**Clerk’s Office**”) on August 14, 2019, as Instrument Number 190010451.

As of the date of this certification, the deed restrictions or covenants of record, or encumbrances affecting, or potentially affecting, the Property are set forth on **Exhibit B**, which is attached hereto and made a part hereof by this reference.

CARNEY PATTERSON MEADE PLC

Dated: October 18, 2024

By:   
Steven A. Meade, Esq.  
12350 Jefferson Avenue, Suite 370  
Newport News, Virginia 23602  
(757) 223-4554  
[smeade@cpmlawplc.com](mailto:smeade@cpmlawplc.com)

**EXHIBIT A**  
**Legal Description**

All that certain lot, piece or parcel of land, with the improvements thereon and the appurtenances thereto belonging, lying and being in the City of Hampton, Virginia, and containing approximately five (5) acres, more or less, as shown on that certain "ALTA/ACSM LAND TITLE SURVEY OF WYLE LABORATORIES (DB 403, PG 862)" made by Miller-Stephenson & Associates, P.C., dated August 27, 1999, and more particularly described as follows:

BEGINNING at a pin on the east side of Magruder Boulevard 390.00 feet from the intersection of Magruder Boulevard and Floyd Thomson Drive, then S 80 degrees 58' 37" E a distance of 550.00 feet to a point on the west side of Research Drive thence S 09 degrees 01' 23" W a distance 385.00 feet of a point; thence with a 15 foot radius curve to the right and an arc length of 23.56 feet to a point on the northern side of Research Drive; thence N 80 degrees 58' 37" W a distance of 525.00 feet to a point; thence No. 35 degrees 58' 37" W a distance of 14.14 feet to a point on the easterly right-of-way line of Magruder Boulevard, thence along said easterly right-of-way-line of Magruder Boulevard N 09 degrees 01' 23" E a distance of 390.00 feet to the point of beginning and containing 5.04 acres, more or less.

Being the same real estate conveyed to Magruder Holdings, LLC, a Virginia limited liability company by Deed from Eagle Land, LLC, a Virginia limited liability company, dated August 9, 2019, recorded August 14, 2019, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument No. 190010451.

**EXHIBIT B**

The Property is subject to the following financing documents:

1. Additional Security Deed of Trust to Union Service Corporation, Trustee, recorded August 14, 2019, in the Clerk's Office as Instrument No. 190010452, to secure \$3,000,000.00 payable to Atlantic Union Bank.
2. Assignment of Rents to Atlantic Union Bank recorded August 14, 2019 in the Clerk's Office as Instrument No. 190010454.
3. Lease Subordination Agreement recorded August 14, 2019 in the Clerk's Office as Instrument No. 190010456.
4. UCC Financing Statement to Atlantic Union Bank, Secured Party, filed August 14, 2019 as File No. 190000125.
5. Modification and Increase Agreement among Atlantic Union Bank, Union Service Corporation, and Magruder Holding, LLC, recorded May 17, 2022 in the Clerk's Office as Instrument No. 220014117, to secure \$3,500,000.00 payable to Atlantic Union Bank.
6. Modification and Increase Agreement among Atlantic Union Bank, Union Service Corporation, and Magruder Holding, LLC, recorded November 17, 2022 in the Clerk's Office as Instrument No. 220018690, re-recorded November 30, 2022 in the Clerk's Office as Instrument No. 220018976 (to correct Borrower's / Grantor's name).

The Property is subject to the following:

7. Easement to Virginia Electric and Power Company recorded March 7, 1968 in the Clerk's Office in Deed Book 404, Page 16.
8. Easement to the Industrial Development Authority of the City of Hampton recorded March 7, 1991 in the Clerk's Office in Deed Book 999, Page 171 (superseded by 2006 Easement).
9. Easement to the Industrial Development Authority of the City of Hampton recorded August 3, 2006 in the Clerk's Office as Instrument No. 060020268.
10. Easement to Virginia Electric and Power Company recorded June 16, 1995 in the Clerk's Office in Deed Book 1142, Page 849.
11. Easement to Virginia Electric and Power Company recorded December 3, 2009 in the Clerk's Office as Instrument No. 090019753.



12. Items shown on Survey made by ATCS dated August 9, 2019 entitled  
“ALTA/NPS Land Title Survey #3200 Magruder Boulevard, Title  
5.048 Acres, Location: Hampton, Virginia”

that shows:

- (a) roof drains, bollards, sanitary sewer manholes and cleanouts
  - (b) drop inlets, asphalt, telephone pedestals, 12” RCPs, concrete curb and wheel stops
  - (c) 6’ chain link and 6’ wood fences that do not conform to property lines.
13. Proffer Agreement among Eagle Land, LLC, the Economic Development Authority of the City of Hampton, Red Moon Partners, LLC, and the City of Hampton, Virginia, dated July 10, 2019 and recorded July 12, 2019 in the Clerk’s Office as Instrument No. 190008980.
  14. Deed from The Regional Redevelopment and Housing Authority for Hampton and Newport News, Virginia, to Wyle Laboratories recorded in the Clerk’s Office in Deed Book 403, Page 862 (embedded covenants).