

EXHIBIT A



- ◆ Goodyear Site
- ◆ Macy Carmel Site
- ◆ Lincoln Street Corner
- ◆ Lincoln Street Frontage Site
- ◆ Carousel Park Site
- ◆ Wine & Eaton Streets Parking Site



EXHIBIT A

GOODYEAR SITE

LRSN 2002982 – S. King Street

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, and owned by the City of Hampton, Virginia containing 47,403 square feet \pm (1.0882 acres \pm) and located generally north of Settler's Landing Road, west of Wine Street, east of South King's Way and south of the property now or formerly owned by Crestar Bank, the property now or formerly AMJE Realty, L.C. and the property now or formerly owned by John T. Atkinson, and more particularly shown on the plat entitled, "Plat Showing Property Belonging to the City of Hampton", prepared by James F. Whitley, P.E., City Engineer, dated February 16, 2005, which said plat is recorded in Miscellaneous Plat Book 2, at page 112.

LRSN 2002883 – 32 E. Queens Way

All that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in the City of Hampton, Virginia, containing 6,406 square feet, more or less, and being shown on that certain plat entitled, 'Plat Showing a Portion of the Property of the City of Hampton, East Queen Street, City of Hampton, Virginia", which plat is dated March 6, 1978, and signed by City Engineer – J. L. Womack, Jr., P.E.; a copy of which is recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 526, at page 533, to which reference is hereby made for a more particular description.

LRSN 2002881 – 34 E. Queens Way

All that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in the City of Hampton, Virginia, and known, numbered and designated as Parcel "B", AREA = 4,690 sq. ft., as shown on that certain plat entitled "PLAT SHOWING PARCELS "A" AND "B" CITY OF HAMPTON, VIRGINIA, 34 E. QUEEN'S WAY", which plat is dated December 11, 1978, revised January 23, 1979, and signed by City Engineer-J.L. Womack, Jr., P.E., which plat is attached to that certain deed recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 621 (erroneously referred to in prior deeds as Map Book 621), at page 690.

LRSN 2002882 – 34 E. Queen Way

All those certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the City of Hampton, Virginia, and known, numbered and designated as Parcel "A", AREA = 5060 sq. ft., more or less on that certain plat entitled "PLAT SHOWING PARCELS "A" AND "B" CITY OF HAMPTON, VIRGINIA, 34 E. QUEEN'S WAY", which plat is dated December 11, 1978, revised January 23, 1979, and signed by City Engineer-J.L. Womack, Jr., P.E.,

which plat is recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 544 (erroneously referred to in prior deeds as Map Book 544), at page 344.

MACY CARMEL SITE

LRSN 2002977 – 136 Kings Way

All that certain piece, parcel or lot of land situate in the City of Hampton, Virginia fronting on Wine Street a distance of 25 feet more or less and bounded as follows:

On the North by the lands of the City of Hampton, Virginia, formerly Mike Constantino, et ux, John J. Wilson, et ux, and Taylor C. Wilson, et als; on the South by the land of the City of Hampton, Virginia, formerly Lewis G. Smith; on the East by Wine Street; on the West by the land of the City of Hampton, formerly Lewis G. Smith and Nannie Miles Kellam; being the same land conveyed to Reed S. Black by deed of Sidney J. Dudley, dated March 1, 1906, and recorded in Deed Book 45, page 603, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, and subsequently devised by the said Reed S. Black to Nannie A. Black, his wife, by his will dated July 20, 1921, and recorded in Will Book 5, page 255, in the Clerk's Office aforesaid.

LINCOLN STREET CORNER SITE

LRSN 2003041 – Lincoln Street

All that certain lot, piece or parcel of land designated as "Additional Land 0.718 Ac", as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF SYMS-EATON, INC. TO BE CONVEYED TO THE CITY OF HAMPTON CONTAINING 31,271 S.F. 0.718 AC." dated August 9, 2007 and made by Michael Surveying & Mapping, P.C., attached to that certain deed between Syms-Eaton, Inc. and the City of Hampton, Virginia, recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, as Instrument Number 070021604, at page 478.

WINE/EATON STREETS PARKING SITE

LRSN 2003047 – Wine Street

All those certain lots being shown and designated on a certain plat entitled, "Plat of Property To Be Conveyed To City of Hampton, Virginia", dated November 5, 1976, and prepared by the City of Hampton Department of Public Works Engr., R. Wayne Johnson, P.E., C.L.S. – City Engr., a copy of which plat is recorded in Plat Book 7, at Page 18, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, the following property more particularly described to-wit:

All that certain property beginning at the intersection of the northerly line of West Pembroke Avenue with the westerly line of North Armistead Avenue; thence, easterly along the northerly line of Pembroke Avenue approximately 2319 feet to the extended easterly property line of Parcel 1 in Block 1; thence, southerly across Pembroke Avenue and along said property line and the easterly property lines of Parcels 3, 4, 5, 6, 7, and 8 in Block 1 extended approximately 612 feet to the southerly line of Syms Street; thence, easterly along said southerly line of Syms Street approximately 21 feet to the easterly property line of Parcel 1 in Block 10; thence, southerly along said property line approximately 250 feet to the northerly property line of Parcel 4 in Block 10; thence, easterly along said property line extended approximately 150 feet to the easterly line of Washington Street; thence southerly along said easterly line extended approximately 100 feet to point on the western shore line of the Hampton River; thence, easterly, southerly and westerly, along said shore line approximately 1195 feet to the westerly property line of Parcel 6 in Block 21; thence, southerly along said westerly property line extended approximately 350 feet to a point; thence, southwesterly along the extended southeasterly property lines of Parcels 5 and 4 in Block 30 approximately 700 feet to the southerly property line of Parcel 3 in Block 30; thence, southwesterly, northwesterly and westerly along said southerly property line approximately 160 feet to the westerly property line of said Parcel; thence, northerly along said westerly property line approximately 205 feet to the northerly property line of said Parcel; thence, easterly along said northerly line approximately 79 feet to the easterly line of said Parcel; thence, southerly along said easterly property line approximately 42 feet to the extended northwesterly property line of Parcel 4, in Block 30; thence, northeasterly along said property line approximately 219 feet to the westerly property line of Parcel 2 in Block 30; thence, northerly along said westerly property line approximately 227 feet to the southerly line of East Queen Street; thence, westerly along the southerly line of East Queen Street approximately 212 feet to the easterly property line of the United States Post Office; thence, southerly along said property line approximately 128 feet to the southerly property line of said property; thence westerly along the southerly line of said property extended approximately 165 feet across Banks Lane to the easterly property line of Parcel 2 in Block 23; thence, southerly along said property line approximately 147 feet to the southerly property line of said property; thence, westerly along the southerly property line of said property approximately 109 feet to the easterly line of South Wine Street; thence, northerly along said line of South Wine Street approximately 63 feet to a point; thence, westerly across Wine Street approximately 54 feet to a point within the Wine Street R.O.W.; thence, northerly approximately 7 feet to the extended southerly property line of Parcel 1 in Block 24; thence, westerly along said property line of Parcel 1 in Block 24 and the southerly property line of Parcel 12 in Block 24 approximately 130 feet to westerly line of Parcel 12 in Block 24; thence, northerly along the westerly property line of Parcel 12 in Block 24 approximately 43 feet to the southerly property line of Parcel 11 in Block 24; thence, westerly along said property line approximately 156 feet to the easterly line of South King Street; thence, southerly along said line of South King Street approximately 139 feet to the northerly line of Bridge Street; thence, westerly across South King Street and along the Northerly line of Bridge

Street approximately 310 feet to the northeasterly line of South Court Street; thence, southwesterly across South Court Street and along the northeasterly line of Collier Street approximately 85 feet to the extended westerly line of Bridge Street; thence, southerly along said line of Bridge Street approximately 383 feet to the southerly property line of Parcel 2 in Block 29; thence, northwesterly along the southwesterly property line of said property extended across the inlet of the Hampton River approximately 440 feet to the intersection of the southerly line of Melrose Avenue and said inlet; thence, northwesterly along said line of Melrose Avenue approximately 346 feet to the extended centerline of Rowe Lane; thence, westerly along said line of Melrose Avenue approximately 636 feet to the westerly line of South Armistead Avenue; thence, northerly along said line of South Armistead Avenue approximately 1248 feet to the southerly line of West Lincoln Street; thence, westerly along said line of West Lincoln Street approximately 43 feet to the extended westerly line of North Armistead Avenue; thence, northerly across West Lincoln Street and along the westerly line of Armistead Avenue approximately 774 feet to the point of beginning.

Except all those parcels in the abovedescribed area identified as Parcel No. 1 through Parcel No. 51, in pages 3 through 5 of that certain deed between the Hampton Redevelopment and Housing Authority and the City of Hampton, Virginia, dated November 5, 1976 and recorded November 12, 1976 in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia in Deed Book 497, at page 259.

LINCOLN STREET FRONTAGE SITE

LRSN 2003243 – Lincoln Street

Parcel I – All that certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, State of Virginia, on the South side of Lincoln Street; and fronting on the said Lincoln Street Sixty Feet, more or less (60'±) and running back therefrom between parallel lines a distance of One Hundred Twenty-Five Feet, more or less (125' ±) to the property owned by St. John's Protestant Episcopal Church and being bounded as follows: On the North by the said Lincoln Street; on the South by the property now or formerly owned by St. John's Church; on the East by the property now or formerly owned by Chenault; and on the West by the property now or formerly owned by Banks.

Parcel II – All that certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, State of Virginia, on the South side of Lincoln Street; and fronting on the said Lincoln Street Thirty-Eight Feet, more or less (38' ±) and running back therefrom between parallel lines a distance of One Hundred Twenty Feet, more or less (120'±) to the property owned by St. John's Protestant Episcopal Church and being bounded as follows: On the North by the said Lincoln Street; on the South by the property now or formerly owned by St. John's Church; on the East by

the property now or formerly owned by Banks; and on the West by the property now or formerly owned by Sivers.

Parcel III – All that certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, State of Virginia, on the South side of Lincoln Street; and fronting on the said Lincoln Street Twenty-Seven and One Half Feet, more or less (27.5'±) and running back therefrom between parallel lines a distance of One Hundred Twenty-One Feet, more or less (121'±) to the property owned by St. John's Protestant Episcopal Church and being bounded as follows: On the North by the said Lincoln Street; on the South by the property now or formerly owned by St. John's Church; on the East by the property now or formerly owned by Jenkins; and on the West by the property now or formerly owned by Alston.

CAROUSEL PARK SITE

LRSN 2002990 – 602 Settlers Landing Road

All that certain lot or parcel of land, with improvements thereon and appurtenances thereto belonging, lying and being in the City of Hampton, Virginia and shown on that plat entitled, "PLAT SHOWING PROPERTY BELONGING TO THE CITY OF HAMPTON KNOWN AS THE "CAROUSEL SITE" LOCATED AT SETTLERS LANDING ROAD AND NORTH KING STREET HAMPTON, VA.", made by James F. Whitley, Engineer of the City of Hampton, dated December 7, 2005 and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 050033249, at page 0001.