

April 28, 2023

Via email pdf

Hon. Cheran Cordell Ivery
City Attorney for the City of Hampton
22 Lincoln Street
8th Floor
Hampton, VA 23669
Attn: Bonnie Brown
bonnie.brown@hampton.gov

**RE: Title Certification and Lien Disclosure
Petition for Rezoning and Proffer - LRSN: 6001003**

Dear Ms. Ivery:

I am an attorney representing Delorean Power LLC in connection with the above-referenced rezoning application and proffer for the property located at 3201 Commander Shepard Blvd, Hampton, Virginia (the "Property"). In accordance with Section 14-24(5) of the Zoning Ordinance, I am writing to provide a certification as to the title of the Property.

I have reviewed the Title Commitment of Kensington Vanguard National Land Services, LLC, Title Number 5139483-S-VA-CP-TBS, dated April 7, 2023 (the "Title Commitment"). I have also reviewed the deeds, easements, and other recorded instruments provided therein.

Accordingly, I hereby certify, based on the deeds and other instruments provided in the Title Commitment, as follows:

1. Current title to the Property is vested in Linde Inc., formerly known as Praxair, Inc., successor in interest to Union Carbide Industrial.
2. The Property was conveyed to Union Carbide Industrial Gases Inc., by special warranty deed from Union Carbide Corporation, dated January 1, 1989 and recorded January 27, 1989 in the Clerk's Office, Circuit Court, City of Hampton, Virginia in Deed Book 940, Page 689.

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3. Union Carbide Industrial Gases Inc. was merged into and with Praxair, Inc. and, by Assumed Name Certificate recorded August 21, 2019 as Instrument 190000325, trades as Linde, Inc.

4. The Property description is as provided in Schedule C of the Title Commitment, such description incorporated herein by this reference.

5. I further certify that the following is a list of deed restrictions or covenants of record, title defects, deeds of trust, liens, or encumbrances affecting, or potentially affecting, any portion of the Property proposed to be rezoned:

a. Easement of restriction including approach glide surface granted to the United States of America by instrument recorded June 11, 1957 in Deed Book 261, Page 135.

b. Easement to construct and operate an electric substation granted to Virginia Electric and Power Company by Agreement recorded April 30, 1982 in Deed Book 618, Page 241.

c. Terms, conditions, easements, right of repurchase and restrictions set forth in Deed recorded in Deed Book 579, Page 232 including, inter alia, Special Protective Provisions and Covenants for Heavy Manufacturing Land.

d. Utility easements to Virginia Electric and Power Company.

Please do not hesitate to contact me should you require further information in the processing of this matter. Thank you.

Matthew L. Gooch, Esq.
REISINGERGOOCH, PLC
1108 E. Main St., Suite 1002
Richmond, Virginia 23219