CONFIDENTIAL

PRINCESS ANNE Landing

RFP #ED-25-04 FOR VBNGC

NOVEMBER 21, 2025

THE DRAGAS COMPANIES

Century GOLF PARTNERS

TIMOTHY LIDDY + ASSOCIATES

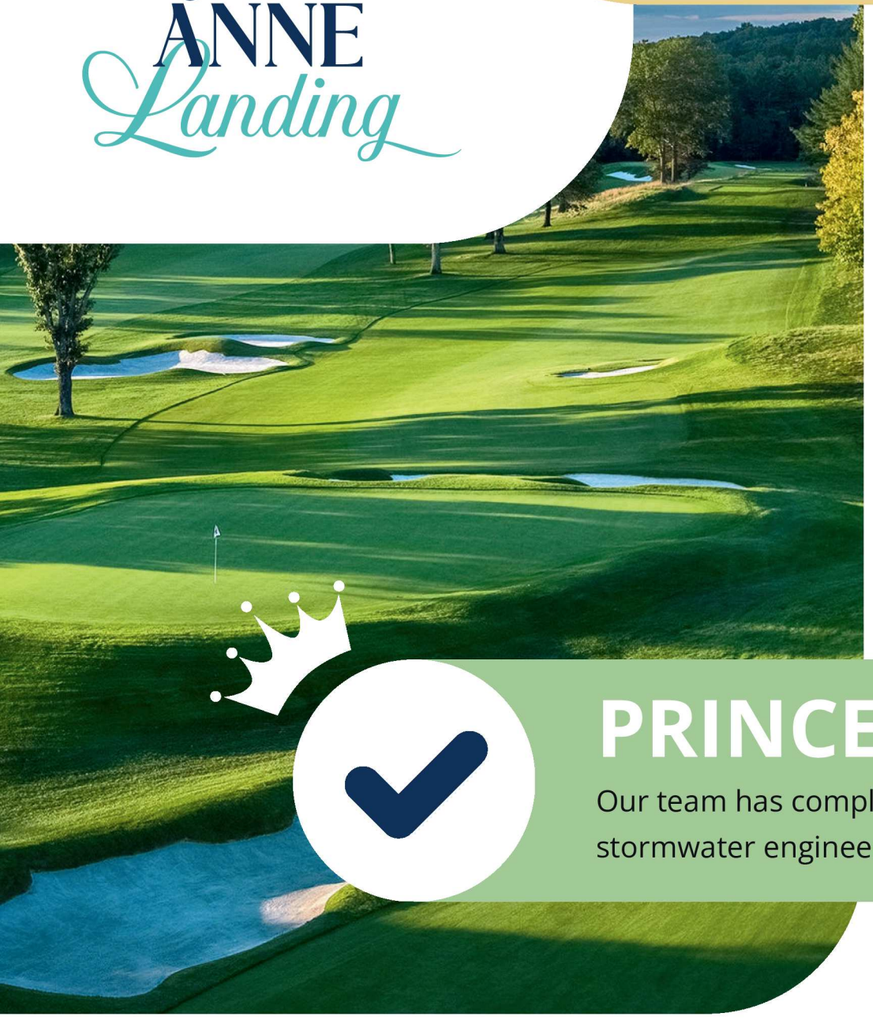
PRINCESS ANNE Landing

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PRINCESS ANNE Landing

A Solutions-Based [redacted] Plan



The following proposal presents a new [redacted] plan for Virginia Beach National Golf Club, transforming it into **Princess Anne Landing**, a new community hub with a refreshed, public golf course as its centerpiece.

Princess Anne Landing offers a comprehensive solution to many costly problems plaguing the course and City [redacted] **all while re-establishing Virginia Beach National Golf Club as the premier, public golf destination in the region**.

- **Rising maintenance and capital investment needs** at the golf course require significant funding beyond the operator's current capacity.
- [redacted]
- [redacted]
- **Course design and playability challenges,** including the impact of recurring flooding, have weakened the tourism appeal of the golf course.

PRINCESS ANNE LANDING IS THE SOLUTION.

Our team has completed unmatched due diligence on Virginia Beach National Golf Club, including analysis of years of studies, presentations, stormwater engineering reports, facility assessments, and a thorough review of all leases and other encumberances on the property.

Together, we can improve and transform Virginia Beach National Golf Club, [redacted] all while solving the course's growing maintenance woes.

NEW EXCITING SPORTS TOURISM OFFERINGS

Accelerate growth in sports tourism and increase revenue to the TIP and Arts & Culture funds.

EXPERT GOLF COURSE MANAGEMENT

Refresh and renew the golf course with national management experience and quality.

SIGNIFICANT 'BUT-FOR' NEW TAX REVENUE

Activate a new tax revenue stream of over $[redacted] million per year.

[redacted]

The **hometown-led team** assembled for this proposal has decades of local and national experience designing stunning recreational assets and lush, amenitized new communities. We invite the City of Virginia Beach to explore the forward-thinking, tastefully and pragmatically designed opportunity presented by Princess Anne Landing.

1 Our *Vision*

ONCE A GEM OF VIRGINIA BEACH

Virginia Beach National Golf Club was constructed in the late 1990s as a Tournament Players Course. A design collaboration between preeminent **golf course architect Pete Dye** and Curtis Strange, TPC Virginia Beach was a mighty beast, with a challenging and exciting design playable by professionals and amateurs alike. Pete Dye's wife, Alice, was also instrumental in designing the adjacent **First Tee of Hampton Roads** 9-hole course and training area.



THEN: 2005



NOW: 2025



THE TIME HAS COME TO DESIGN FOR THE FUTURE

Virginia Beach National Golf Club as it exists today presents a diluted challenge for players and has significant, urgent, and extremely costly maintenance needs. There is now a unique opportunity to revitalize and reinvigorate the golf course, which no longer has the signature design it once did.

Reinventing the golf course also creates **new possibilities** to enliven Princess Anne Commons Contract nego

Contract nego

Contract nego all while exponentially increasing the financial benefit to the City.

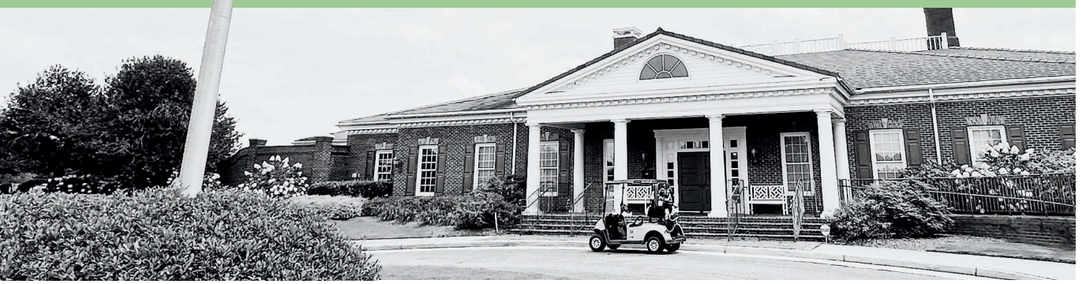
Legacy and Landscape

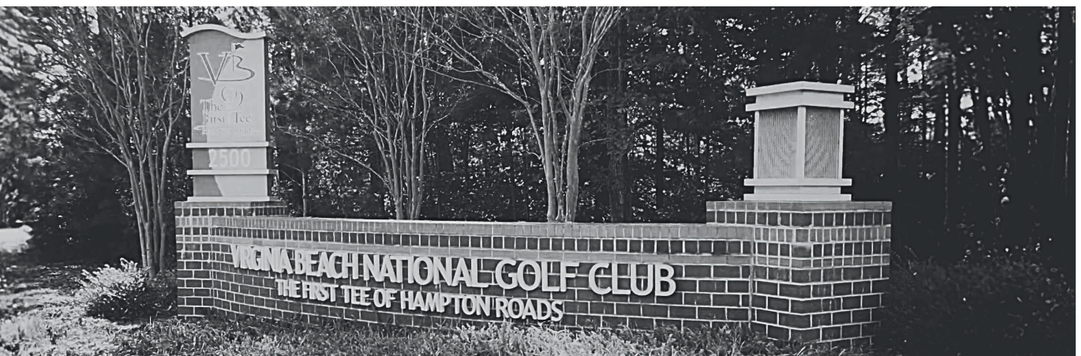
Nestled within historic Princess Anne and steeped in the rich tapestry of Virginia Beach, Princess Anne Landing offers a vision of harmonious living: a thoughtfully designed village that **honors both the history of Virginia Beach and the promise of its future**. Princess Anne Landing weaves together exciting golf and recreation areas, gathering spaces, homes, and greenscapes into a story of connection between community and the natural environment.



At its heart lies the rejuvenation and transformation of an existing golf course into a revitalized community centerpiece. Here, design is not only about refreshing an incredible and cherished course, but also enhancing its ecological and stormwater assets, breathing new life into the land while preserving the character of public open space.









Ours is a vision in which every detail is designed with grace and longevity in mind, guided by principles of community and stewardship. Our team extends an open hand to the City and community as partners crafting a new legacy of place at Virginia Beach National Golf Club.

Welcome to Princess Anne Landing, where life meets land with beauty, intention, and care.

2 The Team

This proposal is a collaborative effort between The Dragas Companies, Century Golf Partners, and Timothy Liddy + Associates. Our team has been thoughtfully assembled to bring the highest level of expertise, creativity, and execution to this unique opportunity.

With deep experience across golf course ownership and operations, as well as planning, design, engineering, and community building, we offer a collaborative approach that ensures the creation of Princess Anne Landing will be executed with both vision and precision. **Together, we have a proven track record of delivering impactful, enduring places that enhance the surrounding community.**

Century GOLF PARTNERS

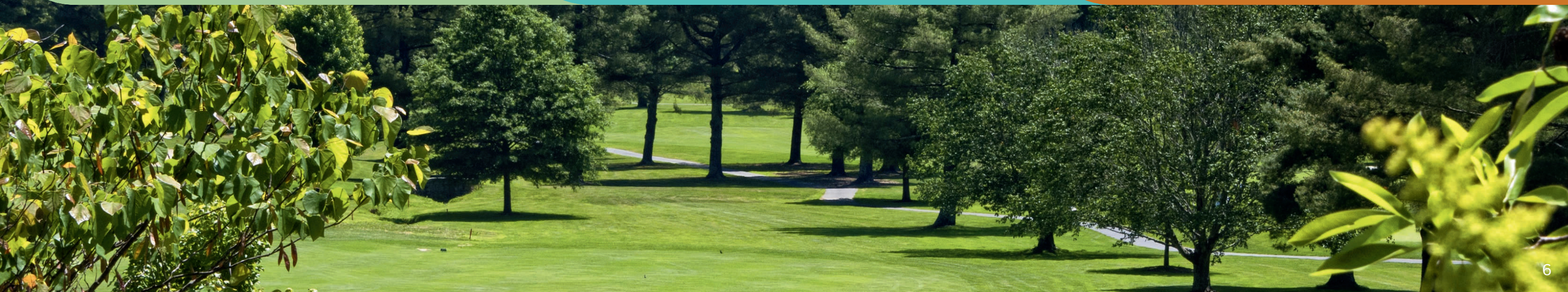
PREEMINENT GOLF AND SPORTS RESORT OPERATOR

THE DRAGAS COMPANIES

VIRGINIA BEACH BASED, NATIONALLY RECOGNIZED BUILDER/DEVELOPER

TIMOTHY LIDDY + ASSOCIATES

INTERNATIONAL GOLF COURSE ARCHITECT



The Most *Experienced* Management Team in Golf

Century
GOLF PARTNERS

Arnold Palmer
GOLF MANAGEMENT



Century Golf Partners was founded in 2005 as a hospitality company to own and operate public and private clubs, golf courses, and golf resorts. Century's portfolio includes the operation of over 60 golf courses with extensive hospitality and recreational facilities across the country. Century is privileged to own the exclusive rights to operate under the **Arnold Palmer Golf Management** brand.

The Century leadership team includes seasoned professionals with an average of over 20 years experience in the industry, including Founder Jim Hinckley, Chairman Peter Ueberroth (former MLB Commissioner and past U.S. Olympic Committee Chair), and Partners Doug Howe and Greg Adair. Together, they have operated over 500 courses, clubs, and resorts, including **Pinehurst**, **The Homestead**, **Pebble Beach**, and **PGA National**.

A LEGACY OF PARTNERSHIP

Century Golf Partners created a strategic alliance with **The Walt Disney Company** and operates, manages, maintains, and promotes the four Walt Disney World Resort golf courses. Century renovated the Disney's Palm Golf Course in 2015, which was named **Renovation of the Year** by Golf Inc. Magazine.

Charities supported by Century Golf Partners include **The First Tee**, Folds of Honor, and Arnie's Army.

Best In Class Golf Design

TIMOTHY LIDDY + ASSOCIATES

Timothy Liddy + Associates was formed in 1993 as a boutique firm providing quality golf course design services, and Timothy serves as the golf course design consultant for the reimagination of Virginia Beach National Golf Club.

Timothy is the preeminent protégé of golf course architect Pete Dye and the standard-bearer for his design legacy, revitalizing the essence of Dye's vision at numerous course renovations across the country. Throughout his career and over the course of nearly three decades, he served as Dye's "boots-on-the-ground," building a deep and irreplicable understanding of each signature element integral to any Pete Dye golf course redesign.

Timothy, a member of the American Society of Golf Course Architects, and his team have won many awards and created unique golf courses of lasting quality and timeless tradition around the world. As one of the few American golf course architects ever to work in Scotland, Timothy has first-hand experience directly from the "home of golf" that has refined and expanded his unique approach to golf course design.





Timothy Liddy Pete Dye

A Local Homebuilder

THE DRAGAS COMPANIES

A FAMILY BUSINESS WITH ROOTS THAT RUN DEEP

The homebuilder and master developer for Princess Anne Landing is **The Dragas Companies**, locally-owned and family-run since its conception in 1968. After a decade of operating as Dragas Mortgage Company, the groundbreaking of the first Dragas neighborhood in Virginia Beach in 1978 kickstarted a commitment not simply to build homes, but also to craft communities of enduring beauty.

The Dragas Companies' name quickly became synonymous with **integrity and quality**. Since then, Dragas has helped over 9,200 families in Hampton Roads realize the lifestyle they always wanted. With more than 60 thoughtfully designed communities that feature beautifully crafted homes and offer abundant amenities and services, Dragas communities are designed to offer a true sense of place residents love to call home.

Since its start, **93% of all Dragas homes have been offered for-sale**, encouraging pride of ownership and neighborhood stability. For-sale homes attract upwardly mobile residents like young professionals and families looking to put down roots, bringing spending power and diversity to the local economy, and helping the city grow.

As its second-generation leader, **Helen E. Dragas** has advanced her father's original intentions of helping families experience the pride of homeownership with a focus on innovation and customer service. Her commitment to homebuyers and the local community is deeply ingrained in our corporate culture.





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Premier Sports Resort Management

Century GOLF PARTNERS

Century Golf Partners establishes unique athletic and entertainment destinations at each of their clubs, and Virginia Beach National will be no different. At their core, Century courses provide daily public golf play and practice, maintained by a skilled grounds crew and managed by PGA-certified staff who also run lessons, leagues, and tournaments, from large PGA and LPGA tournaments to smaller local events.

Golf tournaments and other event functions, including those that are not golf-related, play a major role in community engagement and golf course activation at Century clubs. With dedicated event spaces and support staff, Century clubs regularly host weddings, banquets, and other athletic events. One such club, **Toka Sticks Golf Club** in Mesa, AZ, hosts an annual regional high school cross country track meet, the **Nike Cross Regionals (NXR) Southwest**, which hosted nearly 4,000 runners from five states in 2024. This is just one example of how a typical Century course operational model emphasizes year-round use, including off-season events and community programming.





Restaurants at Century clubs, open to both golfers and the general public, are designed to reflect the tastes and culture of the local community, offering regional dishes and locally sourced ingredients where possible.

Staffing includes both full-time and seasonal employees across golf operations, culinary services, hospitality, and maintenance. **The result is a well-rounded destination that serves as both a recreational asset and a vibrant social anchor for the community.**



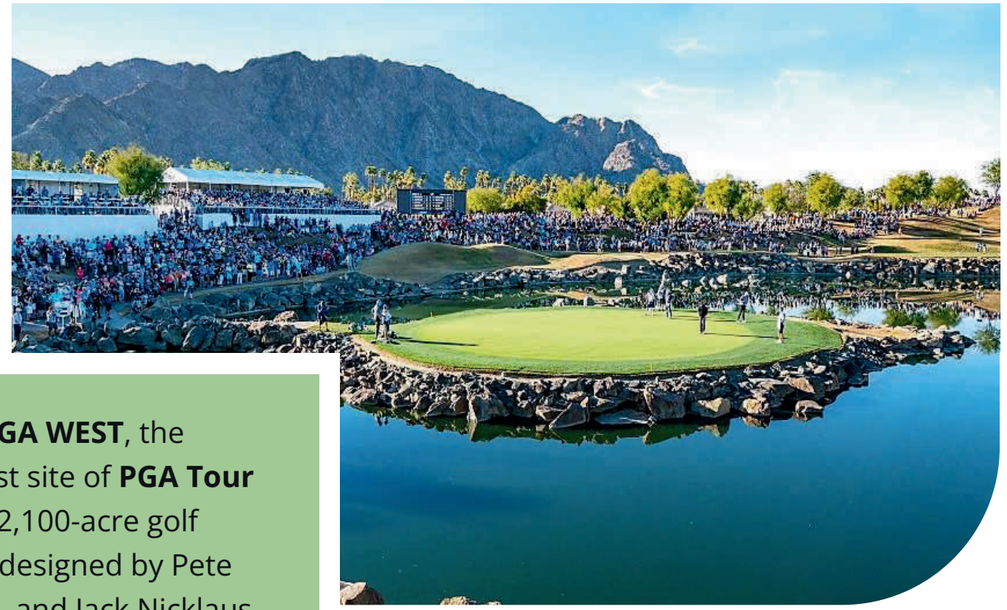


Locating a Century club within the Princess Anne Athletic Village will also open up opportunities for synergistic sports tourism activities with other athletic events and sports complexes in the area, like the Sportsplex. The following pages provide case studies of Century clubs that show the breadth of experience and quality of product provided by Century Golf Partners.

Golf Course Case Study

Century
GOLF PARTNERS

PGA WEST™





One of Century Golf Partners' signature clubs is **PGA WEST**, the western home of golf in the United States and host site of **PGA Tour event THE AMERICAN EXPRESS**. This expansive, 2,100-acre golf destination includes eight legendary golf courses designed by Pete Dye, Arnold Palmer, Tom Weiskopf, Greg Norman, and Jack Nicklaus.

Timothy Liddy + Associates has worked with Century Golf Partners to revitalize the essence of Pete Dye's vision for the world famous Stadium course.

PGA WEST also includes a Sports Club with pickleball, tennis, bocce, a golf academy, multiple clubhouses and resort-style pool, fitness studios, dining options, and golf retail shops.

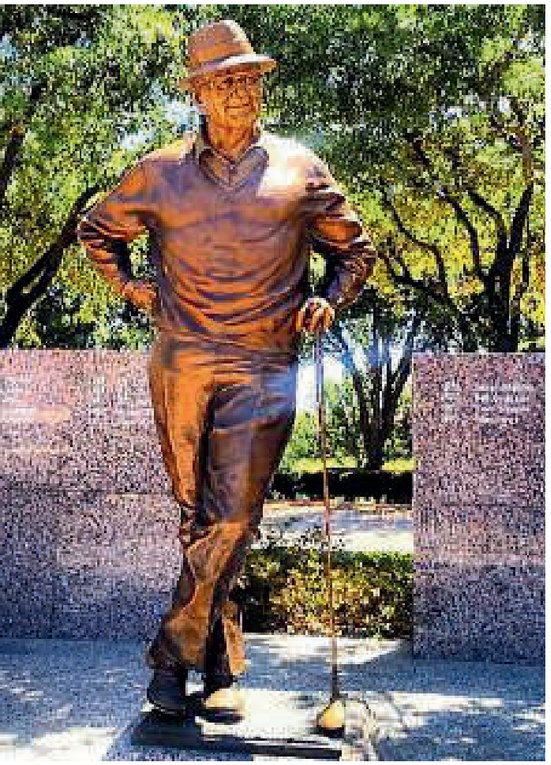






Golf Course Case Study

Century
GOLF PARTNERS





N
THE NELSON
GOLF & SPORTS CLUB

Century Golf Partners owns and operates **The Nelson Golf and Sports Club** in Las Colinas, Texas. Host site of the **PGA Tour's AT&T Byron Nelson** tournament for 35 years, the club features the 18-hole TPC of Las Colinas Course and the Cottonwood Valley Course.

The 176,000 sq. ft. clubhouse includes fitness, indoor tennis and pool, basketball, squash, locker rooms, a kids club, and multiple dining options.





International Golf Design

TIMOTHY LIDDY + ASSOCIATES



The following courses represent just a few of Timothy Liddy + Associates portfolio of beautifully designed, redesigned, and master-planned golf resorts. Timothy brings this same artistic eye to the redesign of Virginia Beach National Golf Club.

THE DUKE'S GOLF COURSE

St. Andrews, Scotland - Redesign

Timothy Liddy led this course redesign with a natural and authentic approach to golf artistry in Scotland.

PGA WEST, STADIUM COURSE

LaQuinta, CA - Master Improvement Plan

"For nearly four decades, the Stadium course, one of Pete Dye's most challenging designs, has been on the 'bucket list' of golfers worldwide," said PGA WEST executive director Ben Dobbs. Timothy Liddy's 2024 redesign helped "restore the course back to its prime, offering an unforgettable experience that attracts golfers from every skill level."

PRINCESS ANNE COUNTRY CLUB

Virginia Beach, VA - Full Renovation

Timothy Liddy led an extensive renovation in 2007 and returned in 2025 to complete a signature Practice Area renovation.





THE DRAGAS COMPANIES

Crafting *Timeless* Neighborhoods



At The Dragas Companies, we consider community creation an art form. Our award-winning communities are a testament to this commitment. With lush landscaping, purposeful amenities, and inviting entrances, we craft neighborhoods that are specifically designed for livability. Our attention to detail goes beyond aesthetics and serves as our promise of lasting quality.





Case Study

THE DRAGAS COMPANIES

RIDGELY MANOR at Lake Smith



Ridgely Manor at Lake Smith is a master-planned Dragas community located in Bayside, Virginia Beach. Now nearly twenty years old, Ridgely Manor is a testament to the enduring beauty of all Dragas communities.

Ridgely Manor is known for its abundant landscaping, seamless integration with the natural, tranquil shoreline of Lake Smith, and convenient access to numerous amenities, including lakeside walking trails, multiple parks, and five swimming pools. Ridgely Manor Boulevard, its striking grand entrance road, welcomes residents with lush landscaping, undulating berms, and architectural ornamentation that have earned it a reputation as one of the most scenic streets in Virginia Beach.







Ridgely Manor, sold from 2007 to 2012, enabled hundreds of families to transition from renting to homeownership.

PERCENTAGE OF FIRST-TIME HOMEBUYERS

1st

- **Garden-Style Flat Condominiums** 81%
- **Townhomes** 57%
- **Quadplexes** 54%
- **Single-Family Homes** 48%

Case Study

THE DRAGAS COMPANIES

SPENCE CROSSING
AT PRINCESS ANNE

Spence Crossing at Princess Anne, **located only three miles north of Princess Anne Landing**, is a vibrant and thoughtfully designed master-planned community developed by The Dragas Companies. Spence Crossing features a mix of stylish condominiums, spacious townhomes, and single-family homes with access to multiple resort-style amenities. Homes are nestled along tree-lined streets and beautifully landscaped green spaces, creating a welcoming, walkable environment.

The many housing options at Spence Crossing offered a wide range of residents, from first-time homebuyers to growing families and downsizers, the opportunity for homeownership.

1,011 CONDOMINIUMS AND SINGLE-FAMILY HOMES

DOG PARKS

3 POOLS, CABANAS, GRILLING STATIONS, AND RESORT-STYLE CLUBHOUSE

GYM AND WELLNESS CENTER

MULTI-PURPOSE SPORTS COURT

PLAYGROUNDS, PARKS, AND TRAILS

COMMITMENT TO COMMUNITY

From 2015 to 2025, the Dragas Companies sold **50.3% of all homes at Spence Crossing** to buyers who earned under 120% of Area Median Income.





Contract nego

THE DRAGAS COMPANIES

Lasting *Local* Partnerships

The Dragas Companies takes immense pride in its 57-year track record of supporting charitable and civic initiatives that strengthen the communities we serve. **Committed to making important and durable impacts, we focus on areas that create multi-generational results: education at all levels, family homelessness, and mental and physical health.** Through thousands of volunteer hours and significant philanthropic contributions, we support groups that tackle problems at their root. We also fund objective, fact-based policy development to help shape effective solutions and initiatives that uplift the most vulnerable members of our community.

INTERNSHIP OPPORTUNITIES

The Dragas Companies partners with local schools and higher education institutions for internships, such as offering students from **Tidewater Community College's Interior Design** program an opportunity to design living spaces within our model homes.

At the heart of our mission is the belief that a stable and nurturing living environment provides children with the foundation to succeed in school, build better futures, and pass those values on to the next generation. **We are proud of our longstanding partnerships with organizations like ForKids, Habitat for Humanity, Boys and Girls Club, Access College Foundation, Samaritan House, and Girls on the Run**, each playing a crucial role in providing stability and opportunity for thousands of children and families in need. We are also honored to support educational institutions at all levels, and particularly **Old Dominion University**, which not only provides high-value, accessible education to tens of thousands of students each year but also generates a sizable economic impact for Hampton Roads and Virginia Beach.

At The Dragas Companies, we believe in the virtuous cycle of doing well by doing good. As we look to the future, we remain committed to finding new ways to contribute to the growth and well-being of the place we proudly call home.









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CITY OF VIRGINIA BEACH

Disclosure Statement

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name:
as listed on application Dragas Associates, Inc

Is Applicant also the Owner of the subject property? Yes○ No◉

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes○ No◉

If yes, name Representative: _____

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes◉ No○

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary [1] or affiliated business entity [2] relationship with the applicant. (Attach list if necessary.)

See attached list.

Does the subject property have a proposed or pending purchaser? Yes○ No◉

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes○ No◉

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

***READ:** The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	◉	○	Dragas Mortgage Company
Real Estate Broker/Agent/Realtor	◉	○	Dragas Companies Realty, Inc.

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Accounting/Tax Return Preparation	○	◉	
Architect/Designer/Landscape Architect/Land Planner	◉	○	Tim Liddy + Associates, Inc.
Construction Contractor	◉	○	Dragas Management Corporation
Engineer/Surveyor/Agent	○	◉	
Legal Services	◉	○	Sykes, Bourdon, Ahern & Levy

APPLICANT CERTIFICATION

***READ:** I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.*

Dragas Associates, Inc. (Applicant Name (Print)) — Helen E. Dragas, President (Applicant Signature) — 11/21/2025 (Date)

[1] *"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.*

[2] *"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.*

FOR CITY USE ONLY:

No changes as of (date): _____

Staff Name (Print) — Staff Signature — Date

Dragas Associates, Inc. Officers, Directors, Members, and Trustees

Director

- Helen E. Dragas

Officers

- Helen E. Dragas, President, CEO, and Chairwoman of the Board
- Brian Kokoska, Vice President
- Sally Vandergrifft, Vice President
- Lina Rollins, Treasurer
- Aretha N. White, Secretary

Dragas Associates, Inc. Affiliated Business Entities

- 757 OZ Enterprises, LC
- 757 OZ Fund 1, LC
- Bonney Road Associates, LLC
- Branford Square, LC
- CIC Management, Inc.
- Columbus Station Associates, LLC
- Crestfield Associates, LLC
- Dominion Boulevard Partners, L.L.C.
- Dragas Acquisition, LLC
- Dragas Communities, LLC
- Dragas Companies Realty, Inc.
- Dragas Design, L.C.
- Dragas Management Corporation
- Dragas Mortgage Company
- Dragas Properties, LLC
- Dragas Property Management, LC
- Dragas Service Company
- Dragas VB Properties I, LC
- Dunmore Associates, LLC
- Gemini Builders, Inc.
- Grayson at Centerville, Inc.
- Grove Development, Inc.
- GSW Properties II, LLC
- GSW Properties, LLC
- Hawkins Mill, L.C.
- Hickory Manor Associates, L.C.
- King's Pointe Associates, L.C.
- Landstown Associates, LLC
- Plantation Woods East, LC
- Signature Holdings, LC
- Signature Partners, LC
- Spence Crossing Properties LC
- Spence Crossing Residential, Inc.
- Spence Farm Holdings, L.C.
- Spence Properties, L.C.
- Springton Associates, L.C.
- Woodlands of Chesapeake Associates, L.C.

Confidentiality

SYKES, BOURDON, AHERN & LEVY, P.C.
ATTORNEYS AND COUNSELORS AT LAW

4429 Bonney Road
Suite 500
Virginia Beach, Virginia 23462

Telephone: 757-499-8971
Facsimile: 757-456-5445

Email: amccorkle@sykesbourdon.com

JON M. AHERN
R. EDWARD BOURDON, JR.
JAMES T. CROMWELL
ASHLEY M. EICK
L. STEVEN EMMERT
MARK R. GARRETT
MOLLY R. KISER
KIRK B. LEVY
MICHAEL J. LEVY*
HOWARD R. SYKES, JR.
DAVID M. ZOBEL

*Admitted in Virginia and Washington DC

November 21, 2025

City of Virginia Beach
Attn: Pamela Witham
Department of Economic Development
4525 Main Street
Suite 700
Virginia Beach, Virginia 23462

Re: Submittal pursuant to RFP #ED-25-04 for VBNGC

Dear Ms. Witham:

Enclosed please find a detailed proposal (the "Proposal") from Dragas Associates, Inc. ("Dragas") for the acquisition of Virginia Beach National Golf Course and adjacent City property. Given the sensitive and proprietary nature of certain detailed information contained in this comprehensive Proposal, Dragas asks that the Proposal (including, without limitation, chapters therein titled "Fiscal Impact and Financials", "Timeline" and "Proposal to Purchase") be treated as confidential until such time as the City determines to pursue negotiation of an acceptable and recommended draft Contract Agreement with Dragas based upon the enclosed Proposal, which draft Contract Agreement addresses with greater specificity the confidentiality of proprietary information along with when and how such information may, or may not, be disclosed.

Please confirm that the City Manager and City Attorney agree that the enclosed Proposal will not be disclosed in response to any request for the production of documents under the Freedom of Information Act (FOIA) unless done pursuant to the express terms of a draft Contract Agreement which has been executed as an offer by Dragas and has been formally recommended to City Council for its approval by the City Manager.

Please do not hesitate to contact me if you have any questions, concerns or wish to discuss, the contents of this letter.

Sincerely,

R. Edward Bourdon, Jr.

Enclosures

Anticollusion Form

ANTICOLLUSION FORM

ANTICOLLUSION CLAUSE:

IN THE PREPARATION AND SUBMISSION OF THIS PROPOSAL, SAID RESPONDENT DID NOT EITHER DIRECTLY OR INDIRECTLY ENTER INTO ANY COMBINATION OR ARRANGEMENT WITH ANY PERSON, FIRM OR CORPORATION, OR ENTER INTO ANY AGREEMENT, PARTICIPATE IN ANY COLLUSION, OR OTHERWISE TAKE ANY ACTION IN THE RESTRAINT OF FREE, COMPETITIVE BIDDING IN VIOLATION OF THE SHERMAN ACT (15 U.S.C. SECTION 1), SECTIONS 59.1-9.1 THROUGH 59.1-9.17 OR SECTIONS 59.1-68.8 THROUGH 59.1-68.8 OF THE CODE OF VIRGINIA.

THE UNDERSIGNED RESPONDENT HEREBY CERTIFIES THAT THIS AGREEMENT, OR ANY CLAIMS RESULTING THERE FROM, IS NOT THE RESULT OF, OR AFFECTED BY, ANY ACT OF COLLUSION WITH, OR ANY ACT OF, ANOTHER PERSON OR PERSONS, FIRM OR CORPORATION ENGAGED IN THE SAME LINE OF BUSINESS OR COMMERCE; AND, THAT NO PERSON ACTING FOR, OR EMPLOYED BY, THE CITY OF VIRGINIA BEACH HAS AN INTEREST IN, OR IS CONCERNED WITH, THIS PROPOSAL; AND, THAT NO PERSON OR PERSONS, FIRM OR CORPORATION OTHER THAN THE UNDERSIGNED, HAVE, OR ARE, INTERESTED IN THIS PROPOSAL.

RESPONDENT INFORMATION:

Address, Line 1: 4538 Bonney Road
Address, Line 2: Suite A
City/Town: Virginia Beach
State: Virginia
Zip Code: 23462

E-mail Address: Hdragas@dragas.com
Telephone Number: (757) 490-0161
Fax Number: 757-490-0040

Taxpayer Identification Number (TIN) or Social Security Number (SSN): 20-8059362

Is your firm a "minority" business? ○ Yes ◉ No
If yes, please indicate the "minority" classification below:
○ African American ○ Hispanic American ○ American Indian
○ Eskimo ○ Asian American ○ Aleut
○ Other; Please Describe: _____
Is your firm Woman Owned? ◉ Yes ○ No
Is your firm a Small Business? ◉ Yes ○ No

Signature: Helen E. Dragas
Printed Name: Helen E. Dragas
Title: President
Date: 11/21/2025

PRINCESS ANNE *Landing*



TIMOTHY LIDDY + ASSOCIATES

THE DRAGAS COMPANIES

Century GOLF PARTNERS

This proposal is preliminary and conceptual in nature. It is subject to final contract negotiations, comprehensive due diligence, detailed engineering review, and additional technical and financial verification.

Redaction Log

Redaction Reasons by Exemption

Reason	Description	Pages (Count)
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Redaction Log

Reason	Description	Pages (Count)
Contract nego	§ 2.2-3705.1(12)	2(3) 3(9) 4(3) 10(1) 11(1) 12(1) 13(1) 14(1) 15(1) 16(1) 17(1) 18(1) 19(1) 20(1) 21(1) 22(1) 23(1) 24(1) 25(1) 26(1) 27(1) 28(1) 36(1) 38(1) 39(1) 40(1) 41(1) 42(1) 43(1) 44(1) 45(1) 46(1) 47(1) 48(1) 49(1) 50(1) 51(1) 52(1) 53(1) 54(1) 55(1) 56(1) 57(1) 58(1) 59(1) 60(1) 61(1)