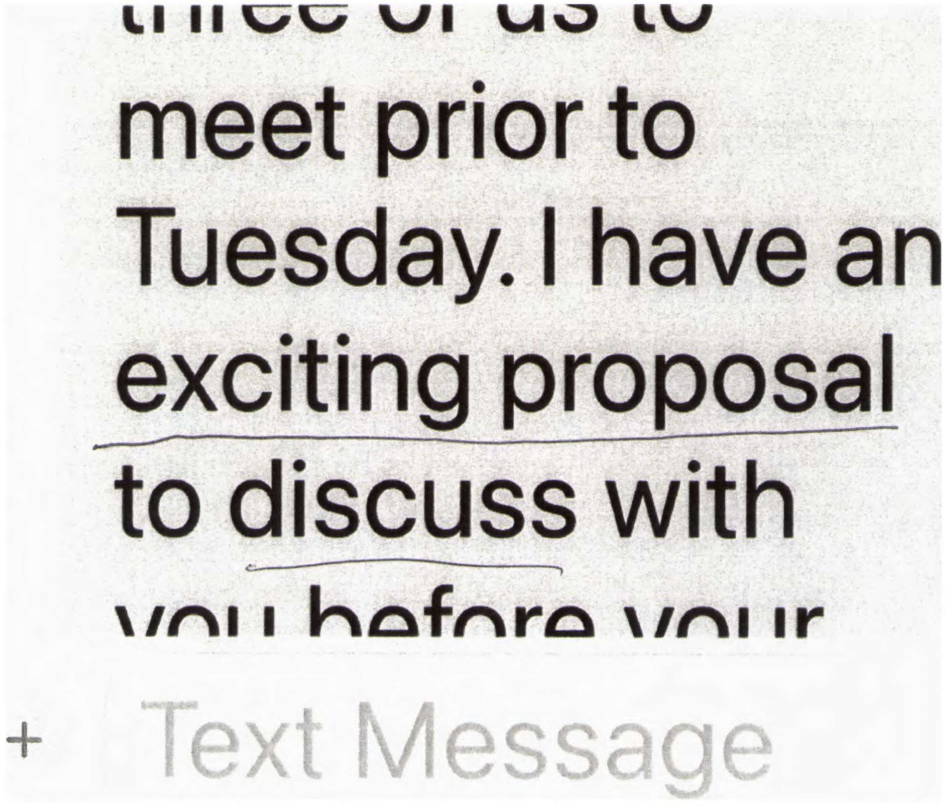
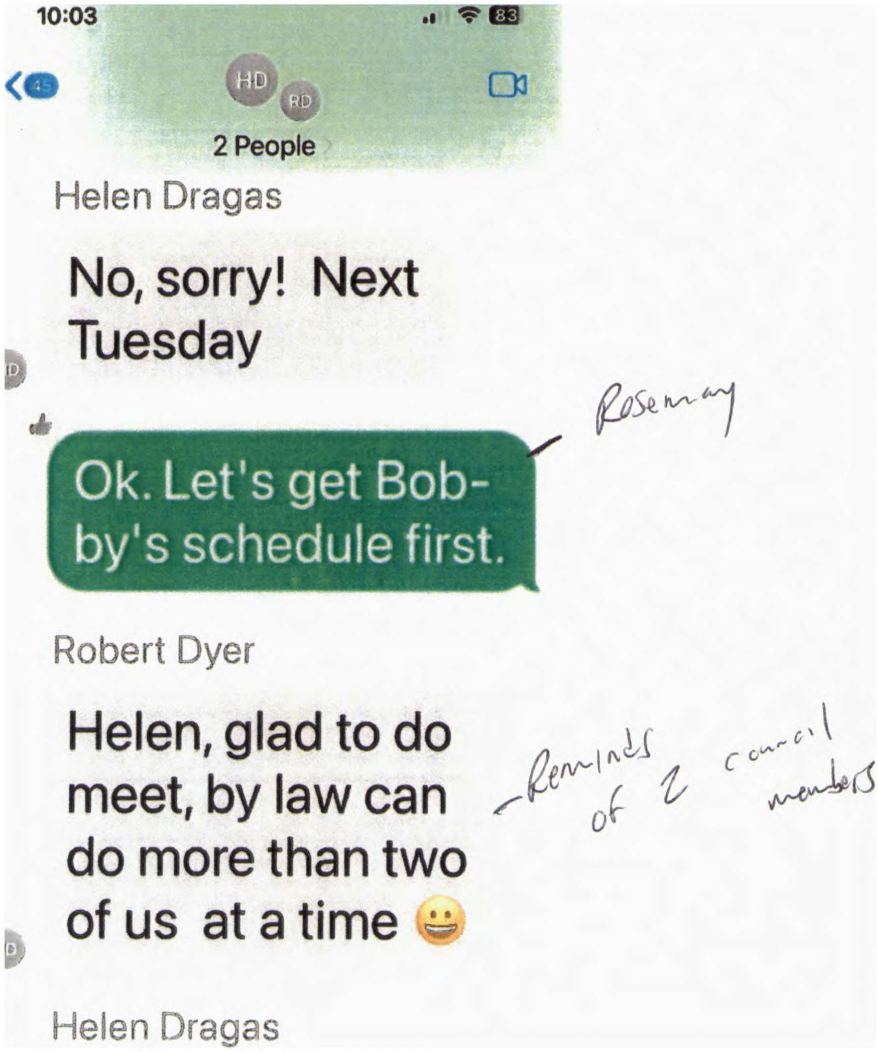
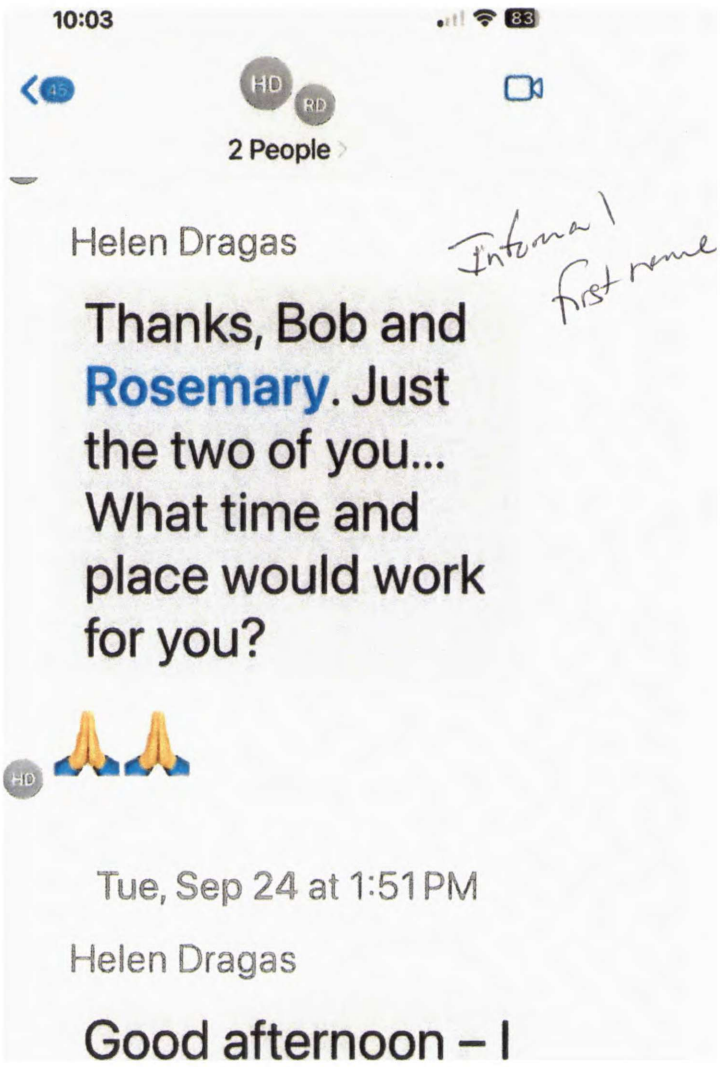
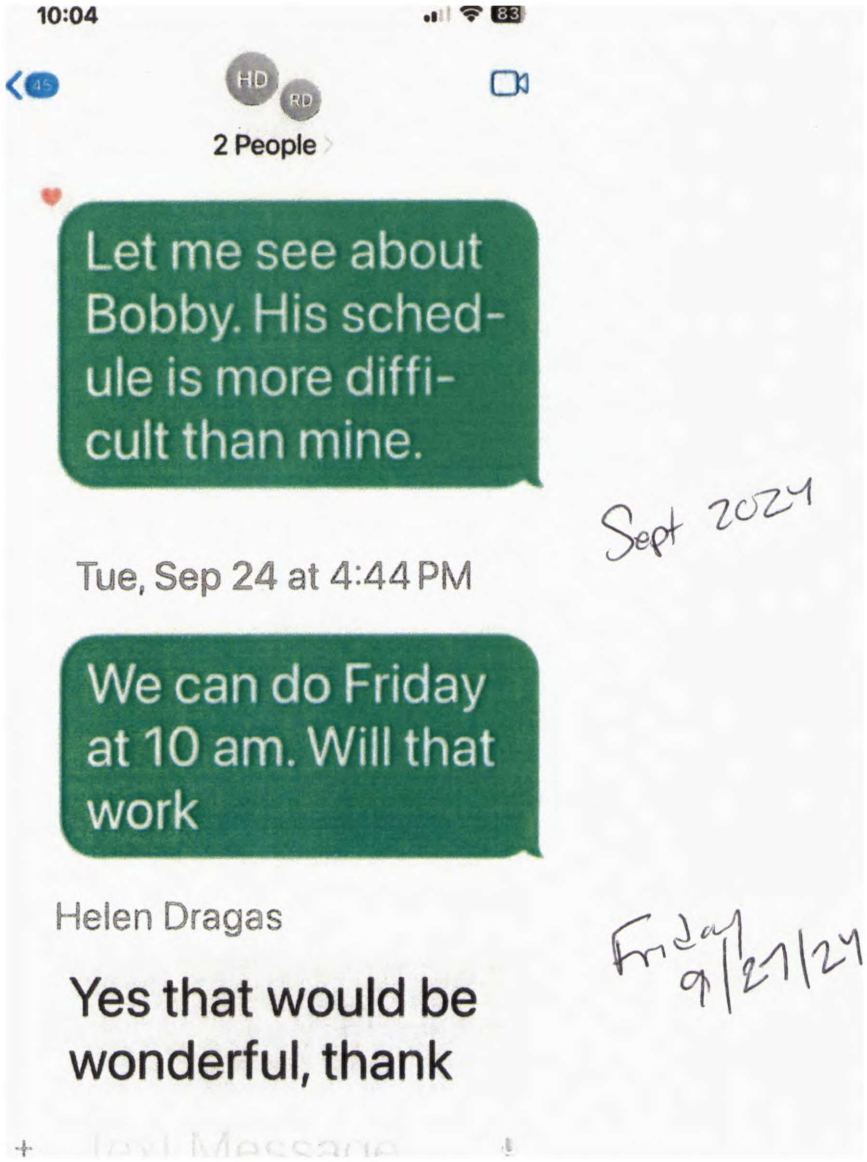

three of us to
meet prior to
Tuesday. I have an
exciting proposal
to discuss with
you before your
+
Text Message

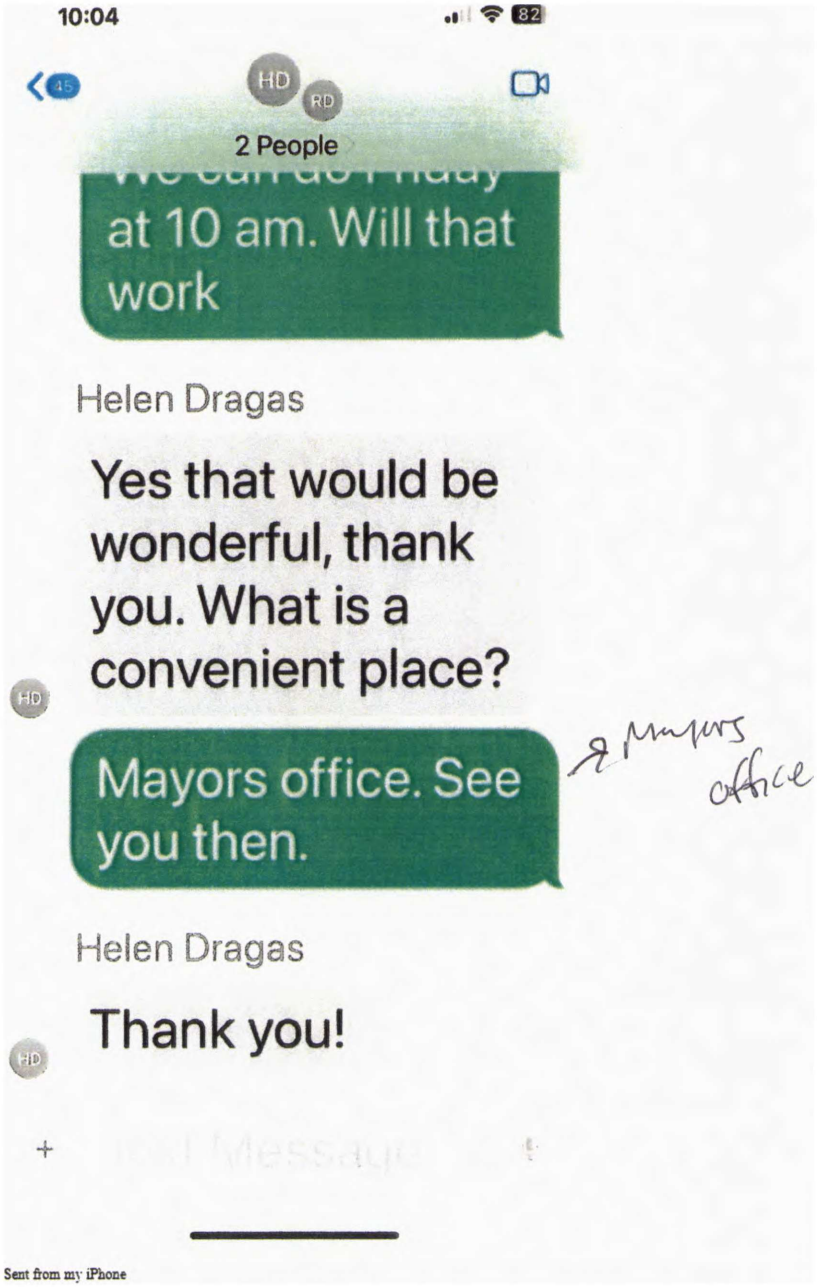

10:03
83
45
HD
RD
2 People
to discuss with you before your next council meeting. I will do my best to make myself available at a time and place convenient for you both. Thank you so much, Helen
Do you mean to-morrow
Helen Dragas


10:03
83
HD
RD
2 People
Helen Dragas
No, sorry! Next Tuesday
Ok. Let's get Bob-by's schedule first.
Rosemary
Robert Dyer
Helen, glad to do meet, by law can do more than two of us at a time 😀
Reminds of 2 council members
Helen Dragas

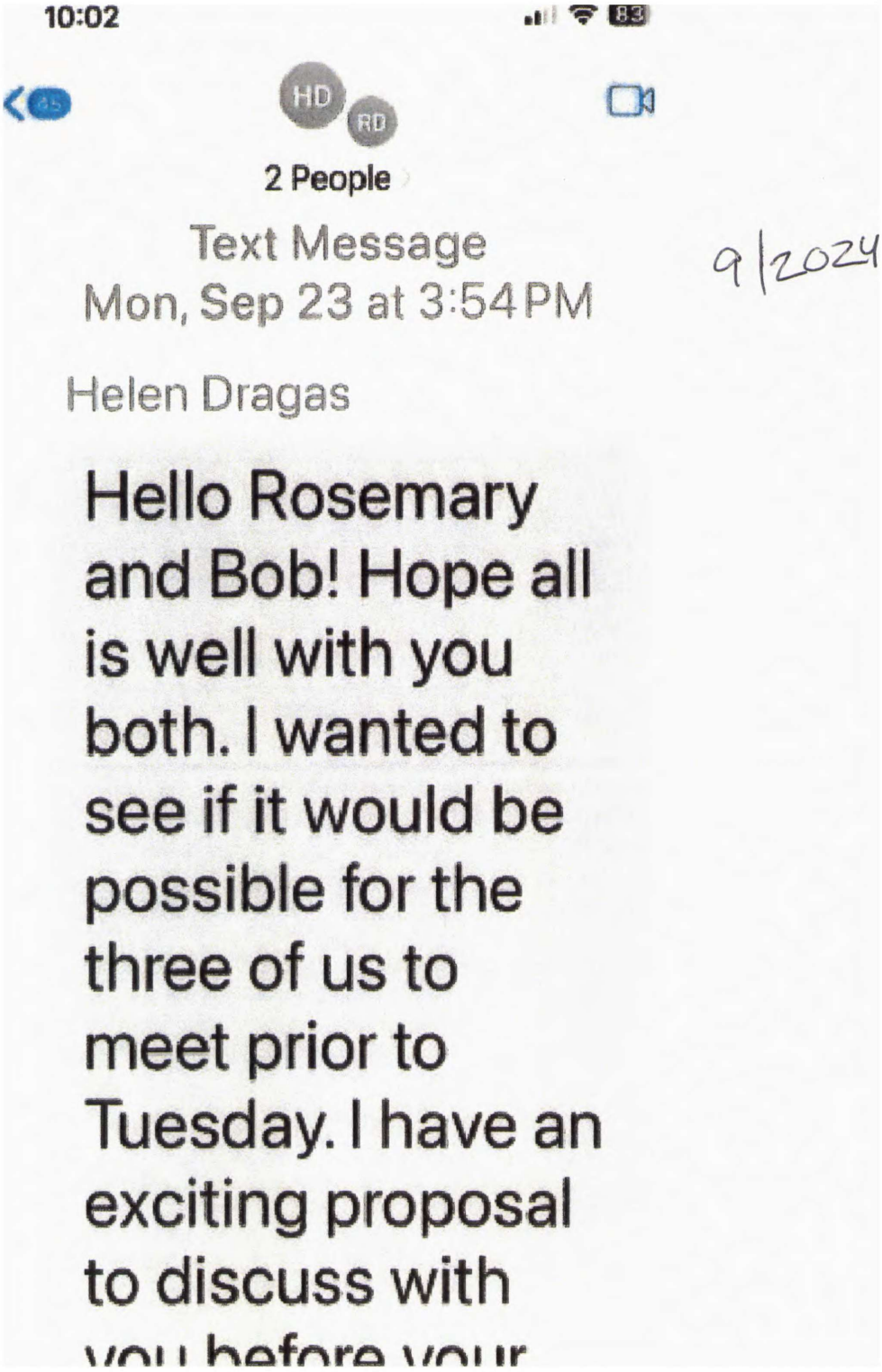

10:03
83
45
HD
RD
2 People
Helen Dragas
Informal first name
Thanks, Bob and Rosemary. Just the two of you... What time and place would work for you?
🙏🙏
HD
Tue, Sep 24 at 1:51 PM
Helen Dragas
Good afternoon – I

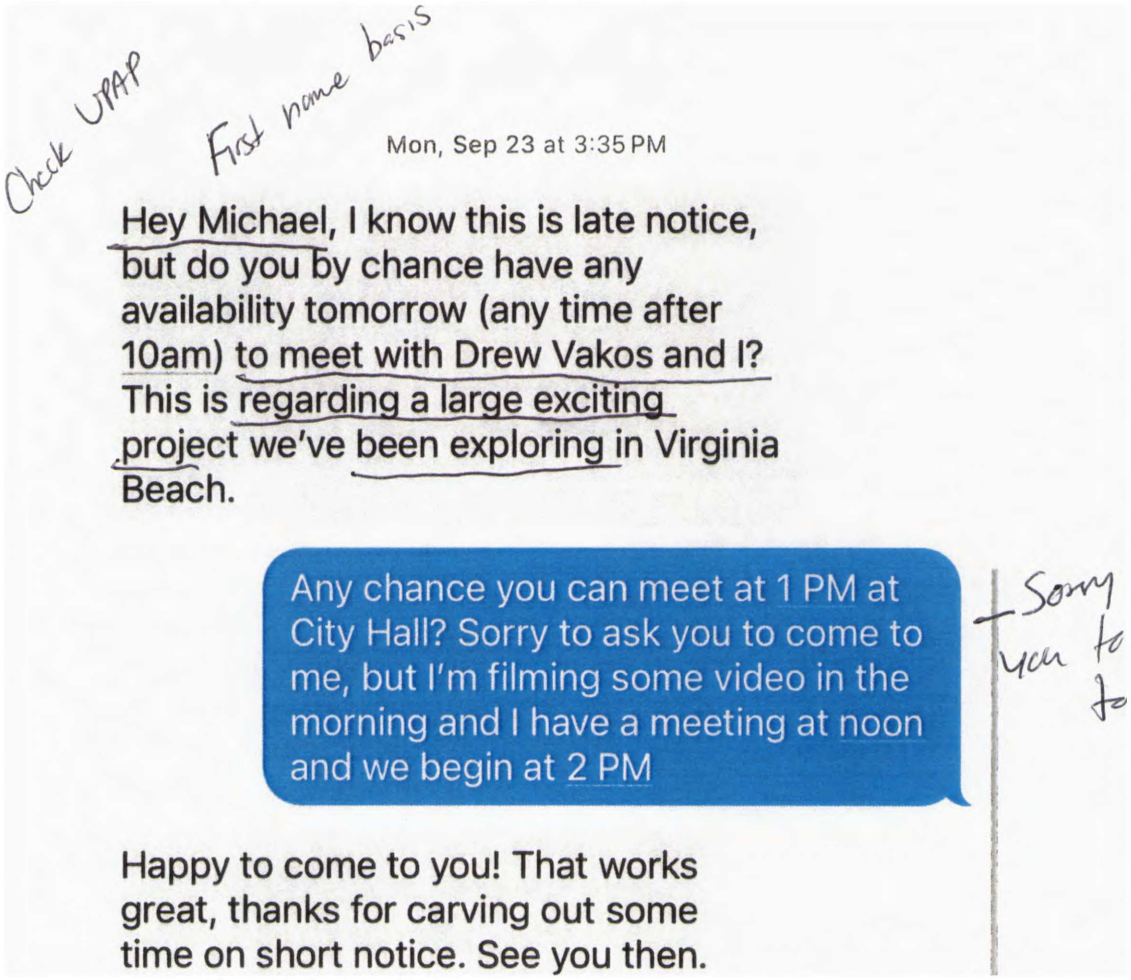

10:04
83
45
HD
RD
2 People
Helen Dragas
Good afternoon – I know you are both very busy, but if you are open to getting together, please suggest a convenient time and place and I will do my very best to meet your scheduling needs! Thank you so much – Helen
Follow up text


10:04
83
45
HD
RD
2 People
Let me see about Bobby. His schedule is more difficult than mine.
Sept 2024
Tue, Sep 24 at 4:44 PM
We can do Friday at 10 am. Will that work
Helen Dragas
Yes that would be wonderful, thank
Friday 9/27/24



Sent from my iPhone


10:02
83
HD
RD
2 People
Text Message
Mon, Sep 23 at 3:54 PM
9/2024
Helen Dragas
Hello Rosemary and Bob! Hope all is well with you both. I wanted to see if it would be possible for the three of us to meet prior to Tuesday. I have an exciting proposal to discuss with


Check UPAP
First name basis
Mon, Sep 23 at 3:35 PM
Hey Michael, I know this is late notice, but do you by chance have any availability tomorrow (any time after 10am) to meet with Drew Vakos and I? This is regarding a large exciting project we've been exploring in Virginia Beach.
Any chance you can meet at 1 PM at City Hall? Sorry to ask you to come to me, but I'm filming some video in the morning and I have a meeting at noon and we begin at 2 PM
Sorry
Happy to come to you! That works great, thanks for carving out some time on short notice. See you then.

From: Pamela D. Witham
To: Laura D. Hayes; Emily L. Archer
Cc: Tecora D. McIntyre-Catlett; Charles E. Rigney
Subject: RE: Monday"s Meeting
Date: Friday, April 19, 2024 2:51:48 PM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
aerial-VBNG-GIS.png
aerial-VBNG-SWMF .png
aerial-VBNG-strucutres .png

4/19/2024

Hi Laura-
I am not sure what kind of aerial mappings that the City Manager is looking for.
I attached a Bird's eye GIS image and images relating to the SWMF and mapping of the buildings on the site.
If this is not what you think she needed, please let me know.

PAMELA WITHAM
Senior Planner
Virginia Beach Economic Development
DIRECT 757.385.6480
4525 Main Street, Suite 700
Virginia Beach, VA 23462

From: Laura D. Hayes <LHayes@vbgov.com>
Sent: Friday, April 19, 2024 1:04 PM
To: Emily L. Archer <EArcher@vbgov.com>; Pamela D. Witham <PWitham@vbgov.com>
Cc: Tecora D. McIntyre-Catlett <TMcintyre@vbgov.com>; Charles E. Rigney <CRigney@vbgov.com>
Subject: Fw: Monday's Meeting

Hi Emily and Pam,
I am not part of Monday's meeting mentioned below, so I do not have many details. But can you please assist with Amanda's request?
Tecora can print everything for Chuck and Amanda, but it may be helpful to send electronic information ahead of the meeting also.
Thank you!
Laura

Laura Hayes Chalk

VIRGINIA BEACH ECONOMIC VITALITY PORTFOLIO

Department of Economic Development

Deputy Director

Direct: 757-385-6464

Cell: 757-561-6723

4525 Main Street, Suite 700

Virginia Beach, VA 23462



www.yesvirginiabeach.com

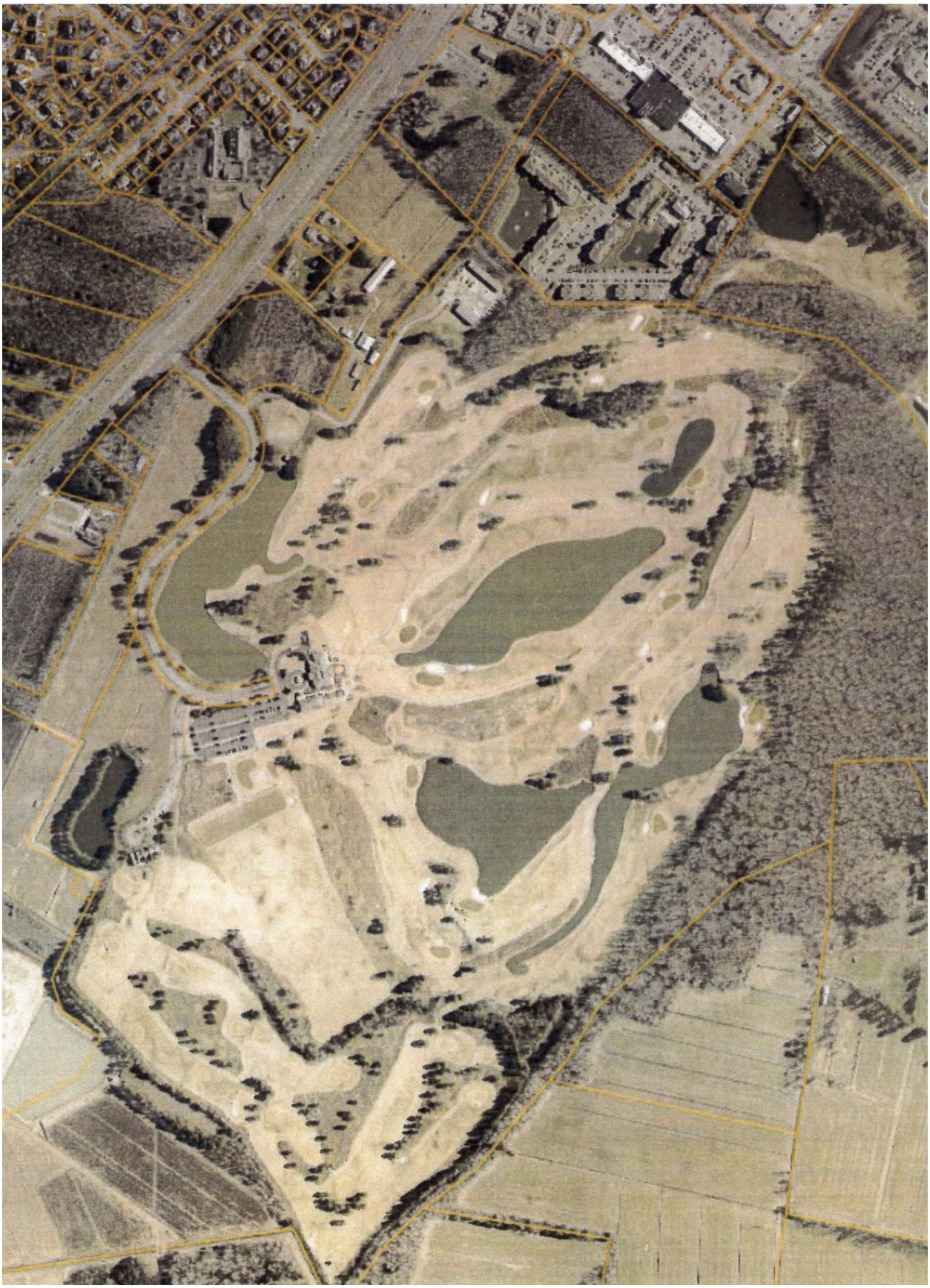
From: Amanda Jarratt <ajarratt@vbgov.com>
Sent: Friday, April 19, 2024 11:21 AM Apr. 1 2024
To: Charles E. Rigney <CRigney@vbgov.com>; Laura D. Hayes <LHayes@vbgov.com>; Tecora D. McIntyre-Catlett <TMcintyre@vbgov.com>
Subject: Monday's Meeting

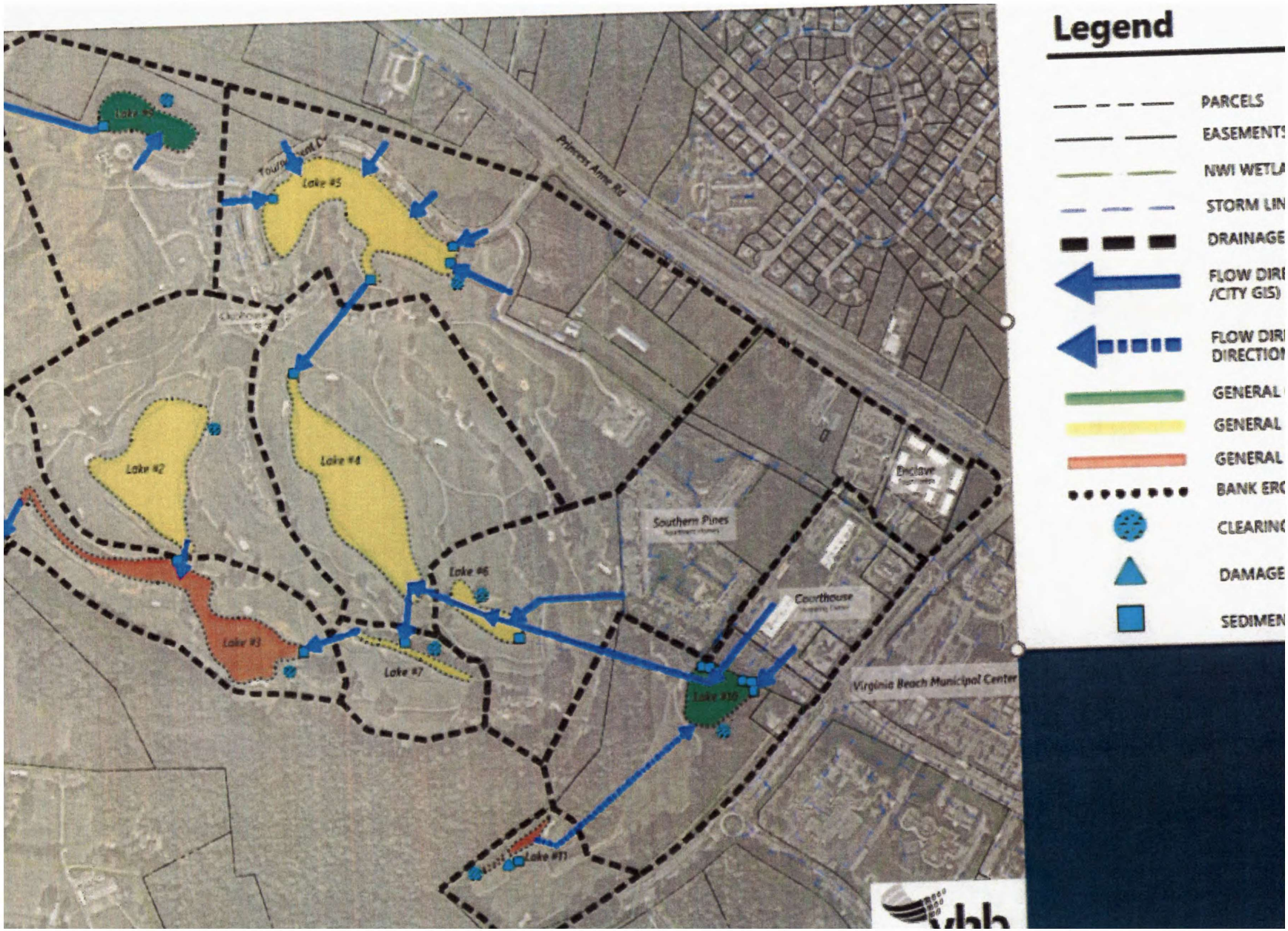
Happy Friday! I wanted to touch base in advance of our meeting with Helen Dragas on Monday regarding Virginia Beach National. If you could please bring aerials of the site with you to ensure we have them for discussion purposes I would greatly appreciate it. See you then!

Best,

Amanda

Amanda C. Jarratt
OFFICE OF THE CITY MANAGER
Deputy City Manager
2401 Courthouse Drive, Bld 1, Suite 2017
Virginia Beach, VA 23456
O: (757) 385-4242 | F (757) 427-5626 | ajarratt@vbgov.com




Legend
PARCELS
EASEMENTS
NWI WETLA
STORM LIN
DRAINAGE
FLOW DIRE
/CITY GIS)
FLOW DIR
DIRECTION
GENERAL
GENERAL
GENERAL
BANK ERO
CLEARING
DAMAGE
SEDIMEN
Lake #5
Lake #2
Lake #4
Lake #6
Lake #3
Lake #7
Lake #10
Lake #11
Princess Anne Rd
Southern Pines
Courthouse
Enclave
Virginia Beach Municipal Center


Cart Barn
Clubhouse
Pump
House
Maintenance
Office
Maintenance
Building

From: Laura D. Hayes
To: Charles E. Rigney; Emily L. Archer
Cc: Pamela D. Witham
Subject: VBNG
Date: Tuesday, April 23, 2024 10:10:19 AM
Attachments: image001.png
image002.png
image003.png
image004.png

April 2024 → 6 months

Chuck and Emily,

As you know, Amanda and I met with Helen Dragas and Eddie Bourdon yesterday. They are interested in building a for sale home and condo community on the land adjacent to VB National. It was not clear if they would pursue purchasing the golf course or just taking over the management. I do not think they know yet and are looking for direction on what the city wants. They also asked for the reports showing costs estimates related to the storm water and building maintenance needs. Are these reports public? I know the VBDA presentations are, but just not sure about the reports. Regardless, we need to send them to Amanda.

For awareness, they are familiar with the ACUZ zoning and would not build on the parcels that cross into this zoning. The current plans also require an additional 22 acres to redesign the golf course in the area's we are looking at for manufacturers. I will share electronic copies of their plans if we receive them.

Thank you,

Laura

LAURA HAYES CHALK
Deputy Director
Virginia Beach Economic Development
DIRECT 757.385.6437
CELL 757.561.6723
4525 Main Street, Suite 700
Virginia Beach, VA 23462

From: Laura D. Hayes
To: Amanda Jarratt
Cc: Emily L. Archer; Charles E. Rigney
Subject: FW: Thank you
Date: Wednesday, May 29, 2024 3:07:52 PM
Attachments: ~WRD0001.jpg
image001.png
image002.png
image003.png
image004.png
image005.png

Hi Amanda,
I am copying Chuck and Emily into this email. Emily will share links to the documents. They have been shared with the VBDA asset review committee and the operators. They have not been shared with all members of the VBDA yet.
Best regards,
Laura

LAURA HAYES CHALK
Deputy Director
Virginia Beach Economic Development
DIRECT 757.385.6437
CELL 757.561.6723
4525 Main Street, Suite 700
Virginia Beach, VA 23462

From: Helen <helen@dragas.com>
Sent: Wednesday, May 29, 2024 11:27 AM
To: Amanda Jarratt <ajarratt@vbgov.com>; Laura D. Hayes <LHayes@vbgov.com>
Subject: RE: Thank you

CAUTION: This email originated from outside of the City of Virginia Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Amanda and Laura,
I hope this finds you well and enjoying the start of summer, as hard as that is to believe!
Checking in on the status of the audit we discussed...we'd love to further advance our analysis and develop a well-informed approach that benefits the City.
Many thanks for any update you can provide.
With best regards,
Helen

From: Amanda Jarratt <ajarratt@vbgov.com>
Sent: Wednesday, April 24, 2024 10:39 AM
To: Helen <helen@dragas.com>; Laura D. Hayes <LHayes@vbgov.com>
Subject: RE: Thank you

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Helen. As a follow up the staff informed me that the final draft of the audit will be completed within the next two weeks. Once it has been completed I will be sure to send over a copy. I wanted to be sure that

you knew we had not forgotten you request. We will be in touch.
Best regards,
Amanda

Amanda C. Jarratt
OFFICE OF THE CITY MANAGER
Deputy City Manager
2401 Courthouse Drive, Bld 1, Suite 2017
Virginia Beach, VA 23456
O: (757) 385-4242 | F (757) 427-5626 | ajarratt@vbgov.com



From: Helen <helen@dragas.com>
Sent: Monday, April 22, 2024 6:34 PM
To: Laura D. Hayes <LHayes@vbgov.com>; Amanda Jarratt <ajarratt@vbgov.com>
Subject: Thank you

CAUTION: This email originated from outside of the City of Virginia Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Amanda and Laura,
It was a pleasure to meet you both today, and I very much appreciate the time you so graciously provided. In addition to expressing my gratitude, I wanted to follow up to answer Laura's outstanding question about the footprint shown on the exhibit—that is the AGI building. Please let me know if I can respond to any other questions; otherwise, I look forward to hearing back from you at your convenience.
With kind regards,
Helen

Helen E. Dragas
President & CEO
O: 757-490-0161 Ext 322
E: hdragas@dragas.com



Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462
www.dragas.com

From: Amanda Jarratt
To: Helen; Laura D. Hayes
Cc: Emily L. Archer
Subject: RE: Thank you
Date: Wednesday, May 29, 2024 3:33:34 PM
Attachments: image001.png
image002.jpg

Good afternoon! Wonderful to hear from you. We have been able to share the documents with the VBDA Asset Committee but have not had the opportunity to share them with the entire VBDA. As soon as that preview for them has occurred we will share them with you. We do look forward to working with you and future discussions about this potential project.

Best regards,
Amanda

Amanda C. Jarratt
OFFICE OF THE CITY MANAGER
Deputy City Manager
2401 Courthouse Drive, Bld 1, Suite 2017
Virginia Beach, VA 23456
O: (757) 385-4242 | F (757) 427-5626 | ajarratt@vbgov.com

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To: Amanda Jarratt <ajarratt@vbgov.com>; Laura D. Hayes <LHayes@vbgov.com>
Subject: RE: Thank you

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Helen

From: Amanda Jarratt <ajarratt@vbgov.com>
Sent: Wednesday, April 24, 2024 10:39 AM
To: Helen <helen@dragas.com>; Laura D. Hayes <LHayes@vbgov.com>
Subject: RE: Thank you

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been completed I will be sure to send over a copy. I wanted to be sure that you knew we had not forgotten you request. We will be in touch.

Best regards,

Amanda

Amanda C. Jarratt
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Deputy City Manager
2401 Courthouse Drive, Bld 1, Suite 2017
Virginia Beach, VA 23456
O: (757) 385-4242 | F (757) 427-5626 | ajarratt@vbgov.com



From: Helen <helen@dragas.com>
Sent: Monday, April 22, 2024 6:34 PM
To: Laura D. Hayes <LHayes@vbgov.com>; Amanda Jarratt <ajarratt@vbgov.com>
Subject: Thank you

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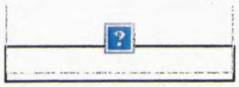
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With kind regards,

Helen

Helen E. Dragas
President & CEO
O: 757-490-0161 Ext 322
E: hdragas@dragas.com



Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462
www.dragas.com

From: Amanda Jarratt
To: Alexander W. Stiles
Cc: Emily L. Archer
Subject: RE: Exclusivity/Non-Disclosure Agreement
Date: Monday, July 29, 2024 8:20:30 PM
Attachments: image005.png
image006.png
image007.png
image008.png
image009.png

Good evening. After speaking with Helen Dragas we can move forward with solely an NDA and remove the request for exclusivity. I explained the discussion we had as a team last week. They are eager to move forward however the NDA is more there concern. Please let me know if we need to have a quick phone call to discuss.

Best,

Amanda

Amanda C. Jarratt
OFFICE OF THE CITY MANAGER
Deputy City Manager
2401 Courthouse Drive, Bld 1, Suite 2017
Virginia Beach, VA 23456
O: (757) 385-4242 | F (757) 427-5626 | ajarratt@vbgov.com

From: Charles E. Rigney <CRigney@vbgov.com>
Sent: Thursday, July 18, 2024 1:45 PM
To: Alexander W. Stiles <AStiles@vbgov.com>; Amanda Jarratt <ajarratt@vbgov.com>
Cc: Emily L. Archer <EArcher@vbgov.com>
Subject: FW: Exclusivity/Non-Disclosure Agreement
Importance: High

Alex and Amanda –

Got this on Tuesday and wanted to discuss with you if this is feasible.

Helen Dragas followed up this email with a phone call to me today. She is eager to reconvene on how her company might be able to develop some additional residential unconstrained by ACUIZ, but wants to keep their discussions confidential with a period of exclusivity as well.

Their proposal would require a redesign and movement of several holes on the course, but I think this is a really interesting project that might check down several boxes for us if we play our cards right.

Unless Amanda has a different idea, why don't you and I discuss and craft a memo outlining pros and cons for her review?

CHUCK RIGNEY
Director
Virginia Beach Economic Development
DIRECT 757.385.6459
CELL 757.837.2566
4525 Main Street, Suite 700
Virginia Beach, VA 23462

From: Mac Weaver <mweaver@dragas.com>
Sent: Tuesday, July 16, 2024 2:15 PM
To: Charles E. Rigney <CRigney@vbgov.com>
Cc: Drew Vakos <AVakos@dragas.com>
Subject: Exclusivity/Non-Disclosure Agreement

July 2024

CAUTION: This email originated from outside of the City of Virginia Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chuck,

Hope you've been doing well. Please see the attached exclusivity/non-disclosure agreement for your review. If you have any questions we're free to discuss any time (my cell is 757-705-9133),

Look forward to your feedback.

Thanks,

Mac

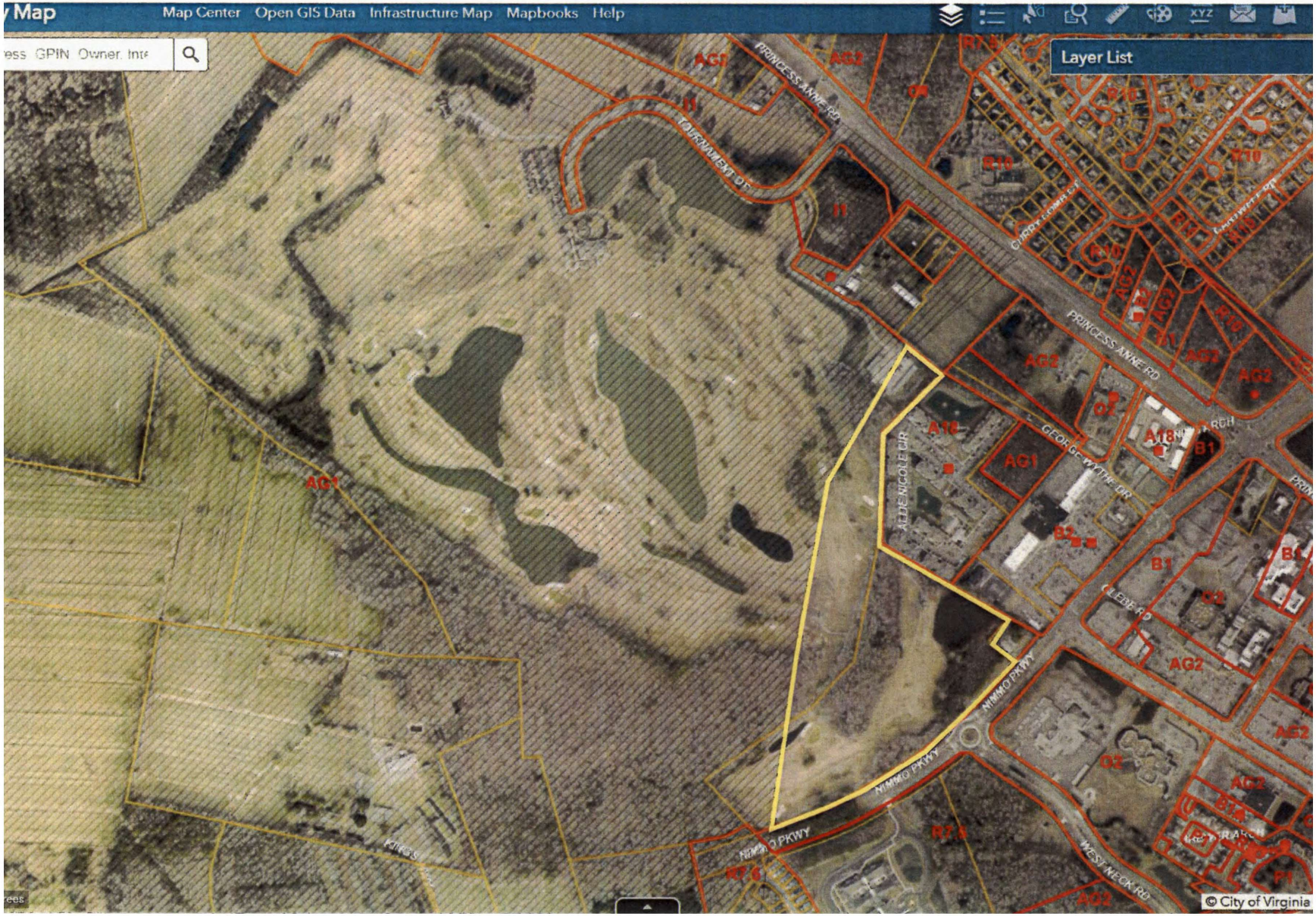
Mac Weaver
Vice President of Business Development & Asset Management
O: 757-490-0161 ext. 329
M: 757-705-9133
E: mweaver@dragas.com

Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462
www.dragas.com

From: Emily L. Archer
To: Kathy M. Warren
Subject: VB National Outside of ITA
Date: Thursday, August 8, 2024 3:10:02 PM
Attachments: VBNGC - ITA Overlay Map.pdf

See attached as requested, the yellow area outside the ITA overlay is about 42 acres.

Emily Archer, PLA
Project Development Administrator
757.385.2912 | earcher@vbgov.com


Map
Map Center
Open GIS Data
Infrastructure Map
Mapbooks
Help
Layer List
PRINCESS ANNE RD
TOURNAMENT DR
NIMMO PKWY
GEORGE MATTHEW DR
CLEBE RD
WEST NECK RD
AG1
AG2
I1
R10
R7.5
A18
B1
B2
O2
P1
© City of Virginia

To:	amccorkle sykesbourdon.com
Cc:	Pam Matthias; Cynthia S. King
Subject:	VB/Dragas Non-Compete
Date:	Tuesday, August 13, 2024 4:43:05 PM
Attachments:	SMFP54258724081211500.pdf

Aug 2024

Eddie:

Signed document for your records. We look forward to discussing this with you and your clients.

thanks

Aws

Alexander W. Stiles
CITY ATTORNEY'S OFFICE
Senior City Attorney

Direct: 757-385-8054
Main: 757-385-4531
Fax: 757-385-1167
astiles@vbgov..com
https://attorney.virginiabeach.gov/

Municipal Center – Bldg. 23
2473 N. Landing Road, Suite 100
Virginia Beach, VA 23456

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MUTUAL NON-DISCLOSURE AGREEMENT

THIS MUTUAL NON-DISCLOSURE AGREEMENT (this "Agreement"), dated as of August 7, 2024 is made by and between DRAGAS PROPERTIES, LLC, a Virginia limited liability company and DRAGAS MANAGEMENT, INC., a Virginia corporation (collectively, "Dragas"), and THE CITY OF VIRGINIA BEACH, a Municipal corporation of the Commonwealth of Virginia (the "City").

For good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. Confidential Information. In connection with discussions between the parties hereto involving City-owned properties as shown and described on Exhibit A (the "Properties"), including the acquisition and development respectively of the Properties (the "Project"), the parties hereto (the "Disclosing Party") will disclose to the other party hereto (the "Recipient") certain information that Disclosing Party considers to be proprietary and/or confidential (hereinafter referred to as "Confidential Information"), which may include, but is not limited to conceptual plans, designs, and drawings, ideas, know-how, activities, operations, schedules and time-frames, identities of project team members and consultants, as well as reports and studies, including but not limited to those related to markets, finances, site planning, economic conditions and impacts, as well as drainage, environmental, soils, and wetlands, utilities, traffic and development matters, along with other technical and business information.

2. Protection of Confidential Information. The Recipient acknowledges that Disclosing Party claims its Confidential Information as a special, valuable, and unique asset. The Recipient agrees that it shall:

(a) if the Recipient is the City, and if in the opinion of the City the proposed Confidential Information is proprietary as contemplated by Virginia Code §2.2-3705.6(3), exclude such information from disclosure under the Virginia Freedom of Information Act (Va. Code §2.2-3700 et seq.) pursuant to a promise of confidentiality from the City;

(b) if the Recipient is the City, and if in the opinion of the City the proposed Confidential Information is not proprietary as contemplated by Virginia Code §2.2-3705.6(3), the City will seek to exclude such information from disclosure under the Virginia Freedom of Information Act to the extent another exclusion from disclosure is applicable;

(c) keep in confidence all Confidential Information, and that it will not directly or indirectly disclose to any third party, including any member or members of any appointed committees or commissions of the City, any Confidential Information it receives from Disclosing Party, other than its legal, accounting, project design, engineering, tax advisors and lender solely for the purpose of advising the Recipient with regard to the Project or to obtain capital (each an "Affiliate");

(d) use the Confidential Information only as needed to assess the Project and, in particular, not use the Confidential Information in any unlawful manner; and

(e) use reasonable care to protect the Confidential Information, and in no event use less than the same degree of care to protect the Confidential Information as it would employ with respect to its own information of like importance which it does not desire to have published or disseminated, including but not limited to having each of its advisors and affiliates execute confidentiality agreements containing materially the same terms as set forth herein.

3. Identification of Confidential Information. Information disclosed by Disclosing Party and entitled to protection under this Agreement shall be any information related to the Project, whether provided in writing, orally or in any other medium, all of which shall be deemed to be Confidential Information.

4. Limitations on Confidential Information. Confidential Information shall not include Disclosing Party's information that:

(a) the Recipient knows at the time of disclosure, free of any obligation to keep it confidential, as evidenced by written records; or

(b) is or becomes publicly available through written authorized disclosure by Disclosing Party.

If any portion of any Confidential Information falls within any of the above exceptions, the remainder of the Confidential Information shall continue to be subject to the requirements of this Agreement.

5. Compelled Disclosure. If the Recipient faces legal action to disclose Confidential Information received under this Agreement, or if disclosure is required by the Virginia Freedom of Information Act (Va. Code §2.2-3700 et seq.) then the Recipient shall, to the extent legally permitted, promptly notify Disclosing Party and, upon Disclosing Party's request, shall cooperate with Disclosing Party in contesting such a disclosure. Except in connection with failure to discharge the responsibilities set forth in the preceding sentence, the Recipient shall not be liable in damages for any disclosures pursuant to such legal action.

6. Return of Confidential Information. All information furnished under this Agreement shall remain Disclosing Party's property and shall be destroyed or returned to it at its written request together with all copies, extracts, plans, schematics or other reproductions in whole or in part made of such information by the Recipient. All documents, memoranda, notes and other writings whatsoever prepared by the Recipient based on Confidential Information shall be destroyed upon Disclosing Party's written request and such destruction shall be certified in writing to Disclosing Party by an authorized officer or official of the Recipient.

7. No License. No license under any patents or copyrights is granted or conveyed by Disclosing Party's transmittal of Confidential Information or other

information to the Recipient under this Agreement, nor shall such a transmission constitute any representation, warranty, assurance, guaranty or inducement by Disclosing Party to the Recipient with respect to infringement of intellectual property or other rights of others.

8. No Warranty. The Recipient acknowledges that Disclosing Party has not made and will not make any representation or warranty as to the accuracy or completeness of its Confidential Information or of any other information provided in connection with the Practice, and the Recipient agrees that Disclosing Party shall have no liability resulting from the use of the Confidential Information or such other information.

9. Equitable Relief. The Recipient acknowledges that its breach of this Agreement will result in immediate and irreparable harm to Disclosing Party, for which there will be no adequate remedy at law, and Disclosing Party shall be entitled to equitable relief to compel the Recipient to cease and desist all unauthorized use and disclosure of Disclosing Party's Confidential Information, in addition to any other remedy available at law.

10. Severability. Should any provisions of this Agreement be found unenforceable, the remainder shall still be in effect.

11. No Waiver. The failure of any party to require performance by another party of any provision of this Agreement shall in no way affect the full right to require such performance at any time thereafter.

12. Entire Agreement. This Agreement embodies the entire understanding between the parties respecting the subject matter of this Agreement and supersedes any and all prior negotiations, correspondence, understandings and agreements between the parties respecting the subject matter of this Agreement. This Agreement shall not be modified except by a writing duly executed on behalf of the party against whom such modification is sought to be enforced.

13. Assignment and Binding Effect. Neither party shall assign this Agreement without the other party's prior written consent, and any assignment in violation of this Agreement shall be void. This Agreement shall benefit and be binding upon the parties to this Agreement and their respective successors and permitted assigns.

14. Construction of Agreement. This Agreement has been negotiated by the parties and their respective attorneys, and the language of this Agreement shall not be construed for or against either party. This Agreement and actions taken hereunder shall be governed by, and construed in accordance with the laws of the Commonwealth of Virginia, applied without regard to conflict of law principles. Any litigation arising out of this Agreement shall be submitted solely and exclusively to the in personam jurisdiction of the Circuit Court of the City of Virginia Beach, Virginia.

15. Counterparts. Either the original or copies, including facsimile transmissions, of this Agreement, may be executed in counterparts, each of which shall be an original as against any party whose signature appears on such counterpart and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Exclusivity and Mutual Non-Disclosure Agreement as of the date and year set forth above.

DRAGAS PROPERTIES, LLC,
a Virginia limited liability company

By: Helen E. Dragas
Name: Helen E. Dragas
Title: Pres., Dragas Associates, Inc., its Manager

DRAGAS MANAGEMENT, INC,
a Virginia corporation

By: Helen E. Dragas
Name: Helen E. Dragas
Title: President

THE CITY OF VIRGINIA BEACH,
a Municipal corporation of the Commonwealth of Virginia

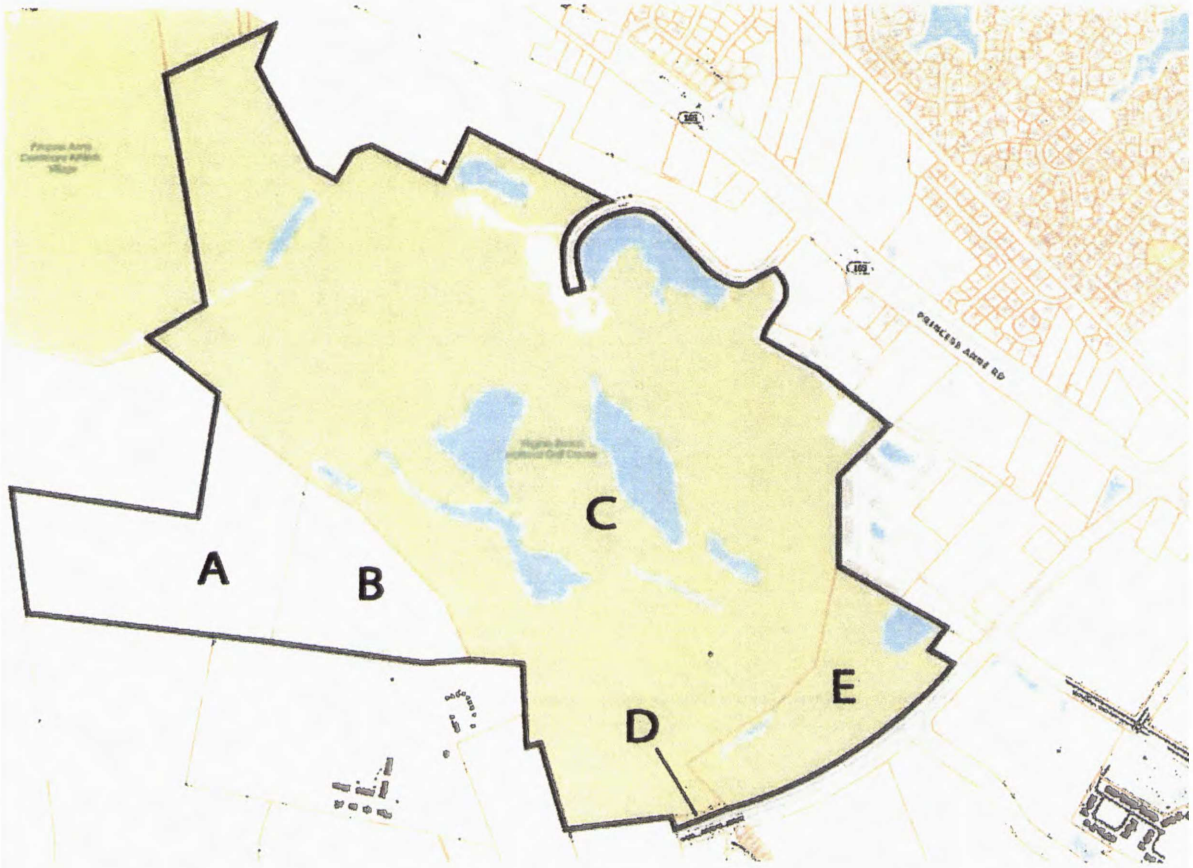
By:
Name: PATRICK A. DUHANEY
Title: CITY MANAGER

H:\AM\Non-Disclosure Agreement\Dragas Properties_COVB\Exclusivity Non-Disclosure Agreement 7-01-2024.docx

APPROVED AS TO LEGAL SUFFICIENCY

City Attorney's Office

EXHIBIT A



PARCEL	GPIN
A	14940352370000
B	14941372020000
C	14943449190000
D	14944125820000
E	14945234340000

From: Emily L. Archer
To: Alexander W. Stiles; Cynthia S. King
Subject: FW: Dragas Discussion
Date: Tuesday, August 27, 2024 5:29:48 PM
Attachments: image001.jpg
VBN Document List 8.27.24.docx

Aug 2024

I know you a number of these, but not entirely sure what is shareable. Can you let me know?
Thanks,
Emily Archer

From: Amanda Jarratt <ajarratt@vbgov.com>
Sent: Tuesday, August 27, 2024 5:21 PM
To: Kathy M. Warren <KMWarren@vbgov.com>; Emily L. Archer <EArcher@vbgov.com>
Subject: Fwd: Dragas Discussion
Can you let me know what we have and don't have?
Get Outlook for iOS

From: Drew Vakos <AVakos@dragas.com>
Sent: Tuesday, August 27, 2024 4:47:01 PM
To: Mac Weaver <mweaver@dragas.com>; Amanda Jarratt <ajarratt@vbgov.com>
Cc: Pam Matthias <pmatthia@vbgov.com>
Subject: RE: Dragas Discussion

CAUTION: This email originated from outside of the City of Virginia Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Amanda,
Hope you are having a productive start to your week! We're looking forward to talking with you on Friday at 1pm. Attached is a list of documents that we think would be helpful as we continue due diligence.
It's fairly comprehensive, so we can discuss what is attainable on Friday, when we might expect to receive copies of any of the items, and next steps.
Thank you,
Drew

Drew Vakos
Vice President of Business Development
Direct: 757-478-0208
Email: avakos@dragas.com

Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462
www.dragas.com

From: Mac Weaver <mweaver@dragas.com>
Sent: Tuesday, August 20, 2024 5:02 PM
To: Amanda Jarratt <ajarratt@vbgov.com>; Drew Vakos <AVakos@dragas.com>
Subject: RE: Dragas Discussion

Amanda,
Thank you! Hope you are well also, look forward to connecting with you soon.
Best,
Mac

www.dragas.com

VB National Golf Course – Document List

8.27.24 20 Days after NDA signed

Primary needs

1. Copy of COVB-VBDA ground lease, including what area is actually part of the lease
2. Copy of VBDA-VB Golf Club LLC lease
3. Copy of VB Golf Club LLC- VBN Restaurant, LLC sublease
4. COVB Public Works report of lake quality
5. VHB study and data on stormwater on the course
6. HBA facilities assessment
7. 5 years of financial statements on VBNGC, including balance and details of debits/receipts for the VBN CIP Fund
8. Construction schedule and details of funded improvements to the golf course as a result of the (2) audits, including but not limited to BMP#1 improvements and clubhouse/facility improvements
9. Wetlands information
10. Copy of all drainage easements that exist on the property, especially those that serve for flow of off-site drainage thru/across VBN golf course property

Secondary needs

1. Property survey
2. Golf course construction/design plans from original Pete Dye construction operation or any subsequent renovations
3. Regarding the First Tee: is that land leased separately to First Tee from the City? Any details would be helpful
4. Existing utility information
5. Existing golf course irrigation plan or information
6. Lease information for the farming operation(s) currently occurring on GPINs 14940352370000 and 14941372020000

From: Emily L. Archer
To: Amanda Jarratt; Kathy M. Warren
Subject: RE: Dragas Discussion
Date: Wednesday, August 28, 2024 6:47:34 AM
Attachments: image001.jpg

We do have a number of them, but checking with Cindy/Alex on the definitive versions and what is able to be shared. Get back to you before Friday on it.

-Emily

From: Amanda Jarratt <ajarratt@vbgov.com>
Sent: Tuesday, August 27, 2024 5:21 PM
To: Kathy M. Warren <KMWarren@vbgov.com>; Emily L. Archer <EArcher@vbgov.com>
Subject: Fwd: Dragas Discussion

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Get Outlook for iOS

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Good afternoon Amanda,

Hope you are having a productive start to your week! We're looking forward to talking with you on Friday at 1pm. Attached is a list of documents that we think would be helpful as we continue due diligence.

It's fairly comprehensive, so we can discuss what is attainable on Friday, when we might expect to receive copies of any of the items, and next steps.

Thank you,
Drew

Drew Vakos
Vice President of Business Development
Direct: 757-478-0208
Email: avakos@dragas.com

Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462

From: Mac Weaver <mweaver@dragas.com>
Sent: Tuesday, August 20, 2024 5:02 PM
To: Amanda Jarratt <ajarratt@vbgov.com>; Drew Vakos <AVakos@dragas.com>
Subject: RE: Dragas Discussion

Amanda,
Thank you! Hope you are well also, look forward to connecting with you soon.

Best,
Mac

Mac Weaver
Vice President of Business Development & Asset Management
O: 757-490-0161 ext. 329
M: 757-705-9133
E: mweaver@dragas.com

Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462
www.dragas.com

From: Amanda Jarratt <ajarratt@vbgov.com>
Sent: Tuesday, August 20, 2024 3:04 PM
To: Drew Vakos <AVakos@dragas.com>
Cc: Mac Weaver <mweaver@dragas.com>
Subject: Re: Dragas Discussion

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Good afternoon. I hope you are well. Pam will be in touch to coordinate upcoming available dates. I look forward to speaking with you soon.

Best,
Amanda

Get Outlook for iOS

From: Drew Vakos <AVakos@dragas.com>
Sent: Tuesday, August 20, 2024 11:16:34 AM
To: Amanda Jarratt <ajarratt@vbgov.com>
Cc: Mac Weaver <mweaver@dragas.com>

Subject: Dragas Discussion

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Good morning Amanda,

I hope you are doing well! I'm wondering if you have any time this week or next to further discuss VB National Golf Course? Thank you again for your help thus far in executing the Confidentiality Agreement.

Understanding that you have a full schedule, here are a few dates/times that work for Mac and I:

Thursday 9/22 – after 9:30am
Friday 9/23 – all day
Monday 9/26 – 9am-1:30pm
Tuesday 9/27 – all day except 12-1:30pm
Thursday 9/29 – all day

Thank you, and we look forward to speaking with you soon.
Drew

Drew Vakos
Vice President of Business Development
Direct: 757-478-0208
Email: avakos@dragas.com

Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462
www.dragas.com

From:	Cynthia S. King
To:	Emily L. Archer
Cc:	Alexander W. Stiles
Subject:	RE: Dragas Discussion / Virginia Beach National Golf Course
Date:	Thursday, August 29, 2024 2:46:55 PM
Attachments:	00772930.pdf image001.png image002.jpg Commitment-2016.PDF

** Attached file(s):
*Boundary Survey - Golf Course Parcel (12-23-21) (00772930.pdf)
*Title Report (GPIN: 1494-34-4919)

The attached title report lists various easements, but #10 on the Document List specifies drainage easements. I'm guessing any existing drainage facility, ditch, etc. will not have an actual recorded document.

The City can't establish public easements on its own property, so public easements that are needed on City property are now shown on plats as "proposed" – basically as a placeholder in the event the property is conveyed to a private party so we have the info to establish an actual recorded easement.

It could be helpful to provide copies of the City maps that show the ditches, stormwater facilities, etc.

Cindy King
CITY ATTORNEY'S OFFICE
Paralegal
Real Estate - Bldg. 23
Direct: (757) 385-8955
cking@vbgov.com
VB Horizontal logo

From: Cynthia S. King
Sent: Thursday, August 29, 2024 1:54 PM
To: Emily L. Archer <EArcher@vbgov.com>
Cc: Alexander W. Stiles <AStiles@vbgov.com>
Subject: RE: Dragas Discussion / Virginia Beach National Golf Course

Emily –

I made some notes on the attached. I've also attached an email that contains a variety of documents (some may not be relevant to Dragas' request).

Regarding easements on the property - I will see if we have any title report information that may list easements, but I'm not optimistic that I'll find anything.

Let me know if you have any questions.

Thanks -

Cindy King
CITY ATTORNEY'S OFFICE
Paralegal

Real Estate - Bldg. 23
Direct: (757) 385-8955
cking@vbgov.com
VB Horizontal logo

From: Emily L. Archer <EArcher@vbgov.com>
Sent: Tuesday, August 27, 2024 5:30 PM
To: Alexander W. Stiles <AStiles@vbgov.com>; Cynthia S. King <CKing@vbgov.com>
Subject: FW: Dragas Discussion

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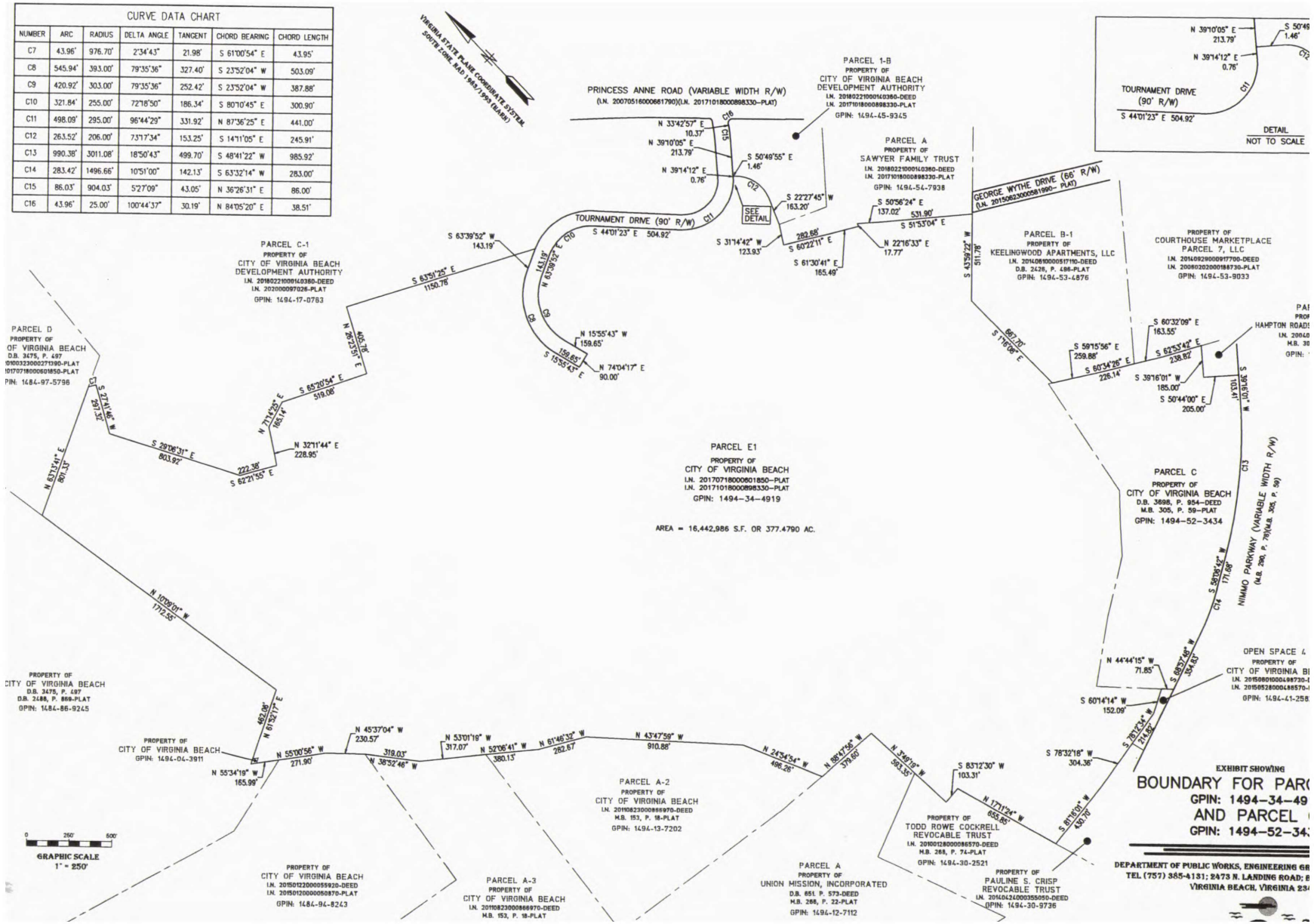
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Drew

Drew Vakos
Vice President of Business Development
Direct: 757-478-0208
Email: avakos@dragas.com



Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462
www.dragas.com


CURVE DATA CHART
NUMBER | ARC | RADIUS | DELTA ANGLE | TANGENT | CHORD BEARING | CHORD LENGTH
C7 | 43.96' | 976.70' | 2°34'43" | 21.98' | S 61°00'54" E | 43.95'
C8 | 545.94' | 393.00' | 79°35'36" | 327.40' | S 23°52'04" W | 503.09'
C9 | 420.92' | 303.00' | 79°35'36" | 252.42' | S 23°52'04" W | 387.88'
C10 | 321.84' | 255.00' | 72°18'50" | 186.34' | S 80°10'45" E | 300.90'
C11 | 498.09' | 295.00' | 96°44'29" | 331.92' | N 87°36'25" E | 441.00'
C12 | 263.52' | 206.00' | 73°17'34" | 153.25' | S 14°11'05" E | 245.91'
C13 | 990.38' | 3011.08' | 18°50'43" | 499.70' | S 48°41'22" W | 985.92'
C14 | 283.42' | 1496.66' | 10°51'00" | 142.13' | S 63°32'14" W | 283.00'
C15 | 86.03' | 904.03' | 5°27'09" | 43.05' | N 36°26'31" E | 86.00'
C16 | 43.96' | 25.00' | 100°44'37" | 30.19' | N 84°05'20" E | 38.51'
VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1995 (HARN)
PRINCESS ANNE ROAD (VARIABLE WIDTH R/W)
(I.N. 20070516000661790)(I.N. 20171018000898330-PLAT)
PARCEL 1-B
PROPERTY OF
CITY OF VIRGINIA BEACH
DEVELOPMENT AUTHORITY
I.N. 20180221000140360-DEED
I.N. 20171018000898330-PLAT
GPIN: 1494-45-9345
PARCEL A
PROPERTY OF
SAWYER FAMILY TRUST
I.N. 20180221000140360-DEED
I.N. 20171018000898330-PLAT
GPIN: 1494-54-7938
GEORGE WYTHE DRIVE (66' R/W)
(I.N. 20150623000581990- PLAT)
TOURNAMENT DRIVE (90' R/W)
S 44°01'23" E 504.92'
SEE DETAIL
DETAIL
NOT TO SCALE
N 39°10'05" E 213.79'
N 39°14'12" E 0.76'
S 50°49'55" E 1.46'
PARCEL C-1
PROPERTY OF
CITY OF VIRGINIA BEACH
DEVELOPMENT AUTHORITY
I.N. 20180221000140360-DEED
I.N. 202000097026-PLAT
GPIN: 1494-17-0783
PARCEL B-1
PROPERTY OF
KEELINGWOOD APARTMENTS, LLC
I.N. 20140610000517110-DEED
D.B. 2428, P. 498-PLAT
GPIN: 1494-53-4876
PROPERTY OF
COURTHOUSE MARKETPLACE
PARCEL 7, LLC
I.N. 20140929000917700-DEED
I.N. 20080203000198730-PLAT
GPIN: 1494-53-9033
PARCEL D
PROPERTY OF
OF VIRGINIA BEACH
D.B. 3475, P. 497
I.N. 20100323000271090-PLAT
I.N. 20170718000601850-PLAT
GPIN: 1484-97-5796
HAMPTON ROADS
PARCEL E1
PROPERTY OF
CITY OF VIRGINIA BEACH
I.N. 20170718000601850-PLAT
I.N. 20171018000898330-PLAT
GPIN: 1494-34-4919
AREA = 16,442,986 S.F. OR 377.4790 AC.
PARCEL C
PROPERTY OF
CITY OF VIRGINIA BEACH
D.B. 3698, P. 954-DEED
M.B. 305, P. 59-PLAT
GPIN: 1494-52-3434
NIMMO PARKWAY (VARIABLE WIDTH R/W)
(M.B. 280, P. 79)(M.B. 305, P. 59)
OPEN SPACE
PROPERTY OF
CITY OF VIRGINIA BE
I.N. 20150801000149730-
I.N. 20150528000438570-
GPIN: 1494-41-258
PROPERTY OF
CITY OF VIRGINIA BEACH
D.B. 3475, P. 497
D.B. 2488, P. 868-PLAT
GPIN: 1484-86-9245
PROPERTY OF
CITY OF VIRGINIA BEACH
GPIN: 1494-04-3911
PARCEL A-2
PROPERTY OF
CITY OF VIRGINIA BEACH
I.N. 20110823000866970-DEED
M.B. 153, P. 18-PLAT
GPIN: 1494-13-7202
PROPERTY OF
TODD ROWE COCKRELL
REVOCABLE TRUST
I.N. 20100128000086570-DEED
M.B. 268, P. 74-PLAT
GPIN: 1494-30-2521
PROPERTY OF
CITY OF VIRGINIA BEACH
I.N. 20150122000055920-DEED
I.N. 20150122000055870-PLAT
GPIN: 1484-94-8243
PARCEL A-3
PROPERTY OF
CITY OF VIRGINIA BEACH
I.N. 20110823000866970-DEED
M.B. 153, P. 18-PLAT
PARCEL A
PROPERTY OF
UNION MISSION, INCORPORATED
D.B. 651, P. 573-DEED
M.B. 268, P. 22-PLAT
GPIN: 1494-12-7112
PROPERTY OF
PAULINE S. CRISP
REVOCABLE TRUST
I.N. 20140424000355050-DEED
GPIN: 1494-30-9736
0 250' 500'
GRAPHIC SCALE
1" = 250'
EXHIBIT SHOWING
BOUNDARY FOR PARC
GPIN: 1494-34-49
AND PARCEL
GPIN: 1494-52-34
DEPARTMENT OF PUBLIC WORKS, ENGINEERING 6
TEL (757) 385-4131; 2473 N. LANDING ROAD; V
VIRGINIA BEACH, VIRGINIA 234

File No: **VAC0001**

Transaction Identification Data for reference only:
Issuing Agent: BridgeTrust Title Group
Issuing Office: One Columbus Center, Suite 200, Virginia Beach, VA 23462
Issuing Office's ALTA Registry ID: 0046502
Loan ID Number: N/A
Commitment Number: VAC000186-3
Property Address: , Virginia Beach, VA
Issue Date: May 16, 2022 at 6:08 pm

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

1. Commitment Date: **May 9, 2022, 8:00 am**

2. Policy to be issued:
   (a) **2006 ALTA Owner Policy**

   Proposed Insured: **City of Virginia Beach**

   Proposed Policy Amount: **$100,000.00**

   (b) **N/A**

   Proposed Insured:
   Proposed Policy Amount:

3. The estate or interest in the Land described or referred to in this Commitment and to be insured is: **Fee Simple**

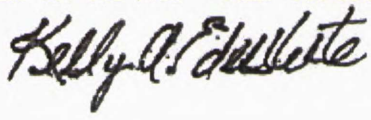
4. The Title is, at the Commitment Date, vested in:

   City of Virginia Beach

5. The Land is described as follows:

   See Exhibit "A" attached hereto and made a part hereof.

Countersigned:
BridgeTrust Title Group
One Columbus Center, Suite 200
Virginia Beach, VA 23462
Phone: 757-671-7413 ~ Fax: 800-526-3329



By_____
Authorized Signatory

(With Virginia modifications)

Adopted 08-01
Technical Corrections 04-02

EXHIBIT "A"

Need Proposed Legal:

Boundary Survey for Parcel E-1 supplied by the City dated November 10, 2021 is not recorded. Out of parcel 1494-34-1160-0000.

BEING part of the same property (Tract 2, Parcel 2) conveyed to the City of Virginia Beach from Nationsbank of Virginia, N.A. by deed dated February 15, 1995 and recorded February 16, 1995 in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia in Deed Book 3475 at page 497.

For Informational Purposes Only:
Property Address: , Virginia Beach, VA

Tax ID: 14943449190000

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

a. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

b. Pay the agreed amount for the estate or interest to be insured.

c. Pay the premiums, fees, and charges for the Policy to the Company.

d. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

i. Proper Deed of Bargain and Sale from City of Virginia Beach, vesting fee simple title to the aforedescribed property in City of Virginia Beach.

e. Pay all taxes, charges, assessments, levied and assessed against subject premises the Land, which are due and payable, and any deferred taxes.

f. Receipt of Owner's Affidavit and Agreement.

g. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

NOTE: ALL TAX INFORMATION MUST BE INDEPENDENTLY VERIFIED. The tax information provided herein is provided for information purposes only, and is not to be construed as a guarantee or reliance. This company is not responsible or liable for any actual, direct or consequential damages in the event the tax information provided herein is found to be incorrect.

REAL ESTATE TAX INFORMATION - ***For Informational Purposes Only***

Legal: Parcel E-1, 352.451 Acres, Bowen River
GPIN No. 1494-34-4919-0000
Bill No. 1122160763

Assessment for 2021/2022
Land Assessment: $4,758,100.00

(With Virginia modifications)

Building Assessment: $4,066,600.00
Total Assessment: $8,824,700.00

Annual Assessment: Not Taxd

LEASEHOLD TAXES on 45 Acres of above acreage

Address: 2400 Tournament Drive TLH
GPIN No. 1494-34-4919-0001
Bill No. 1122160761

Assessment for 2021/2022
Land Assessment: $10,800.00
Building Assessment: $ 0.00
Total Assessment: $10,800.00

Market Value: $91,000.00

Annual Assessment: $106.92
Semi-Annual $ 53.46

Paid thru the First Half of the Fiscal Year 2021/2022.

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

****END OF SCHEDULE B, PART I****

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, (LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO T EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLAT STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATIO GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction the Company, including any defect, lien, encumbrance, adverse claim, or other matter that appears for the f time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date which all of the Schedule B, Part I-Requirements are met.

. **Real Estate taxes accruing from the beginning of the Second half of the fiscal year 2021/2022, and subsequent semi-annual payments.**

. **Rights or claims of parties in possession as tenants under unrecorded leases, if any.**

. **Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the Land. The coverage afforded by Covere Risk 2(c) of the final title policy is hereby deleted.**

. **The Company does not insure the area, square footage or acreage of the Land shown in the description set forth in Schedule A hereof, referenced on any recorded or unrecorded dedication o subdivision plat or shown on any plat of survey.**

. **Rights of others entitled thereto in and to the abandoned lane as shown on the plat recorded in Ma Book 101 at page 38.**

. **Easement to Princess Anne Power Company recorded in Deed Book 158 at page 246.**

. **Easement to Virginia Electric and Power Company recorded in Deed Book 242 at page 237 and shown on Map Book 19 at page 44.**

. **Easement to Virginia Electric and Power Company recorded in Deed Book 252 at page 46 and shown on Map Book 22 at page 33.**

. **Easement to Virginia Electric and Power Company recorded in Deed Book 896 at page 189.**

0. Such state of facts as disclosed by plat recorded in Map Book 101 at page 38.

1. Such state of facts as disclosed by plat recorded in Map Book 241 at pages 26 thru 34.

12. Such state of facts as disclosed by plat recorded in Deed Book 2521 at page 1294.

13. Such state of facts as disclosed by plat recorded in Map Book 262 at page 49 thru 52.

14. Plat recorded as Instrument No. 200510180168772 shown right of ways and easements.

15. Such state of facts as disclosed by plat recorded as Instrument No. 20171029TL0000045.

16. Such state of facts as disclosed by plat recorded as Instrument No. 20171028RP0000042.

17. Such state of facts as disclosed by plat recorded as Instrument No. 20171018000898330.

18. Easement to Virginia Electric and Power Company recorded in Deed Book 3895 at page 501.

19. Easement to Virginia Electric and Power Company recorded in Deed Book 3938 at page 1470.

20. Easement to GTE recorded in Deed Book 3996 at page 1610.

21. Easement to Virginia Electric and Power Company recorded in Deed Book 4291 at page 2054.

22. Easement to Virginia Electric and Power Company recorded in Instrument No. 201606090004898 and the plat recorded in Instrument No. 20160407000285500.

23. Terms and Conditions of the Ground Lease with TPC Golf Course recorded in Deed Book 3799 a page 626.

24. Map Book 304 at page 10, TPC Gold Course for sub lease by Hampton Roads Jr. Golf Foundatio for First Tee Facility.

25. Plat recorded in Map Book 286 at pages 85 and 86 establish the right of way and easement for Tournament Drive and a variable width permanent utility easement along with rights to the City Pump Station.

26. Terms and Conditions of the unrecorded Lease with Dawley Family Farm LLC.

27. Covenants and conditions to the City of Virginia Beach recorded in Deed Book 2992 at page 1983

28. Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, optio rights of first refusal and reservations contained in instrument recorded in the Clerk's Office of t Circuit Court of Virginia Beach in Deed Book 2786 at page 531, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless a only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons.

29. Rights to the a small piece of property known as GPIN 1494-04-3911-0000, stated as non-taxable leasehold piece of property.

****END OF SCHEDULE B, PART II****

ISSUED BY

Fidelity National Title Insurance Company

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, *Fidelity National Title Insurance Company*, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. **DEFINITIONS**
   - (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I-Requirements;
(f) Schedule B, Part II-Exceptions; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  (i) comply with the Schedule B, Part I-Requirements;
  (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  (iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing .

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

From: Emily L. Archer
To: Amanda Jarratt; Kathy M. Warren
Subject: RE: Dragas Discussion
Date: Thursday, August 29, 2024 3:40:26 PM
Attachments: VBN Document List 8.27.24_responses.docx
image001.jpg

Please see in red attached and let me know when you need it all compiled and submitted.
-Emily

From: Amanda Jarratt <ajarratt@vbgov.com>
Sent: Tuesday, August 27, 2024 5:21 PM
To: Kathy M. Warren <KMWarren@vbgov.com>; Emily L. Archer <EArcher@vbgov.com>
Subject: Fwd: Dragas Discussion
Can you let me know what we have and don't have?
Get Outlook for iOS

From: Drew Vakos <AVakos@dragas.com>
Sent: Tuesday, August 27, 2024 4:47:01 PM
To: Mac Weaver <mweaver@dragas.com>; Amanda Jarratt <ajarratt@vbgov.com>
Cc: Pam Matthias <pmatthia@vbgov.com>
Subject: RE: Dragas Discussion

CAUTION: This email originated from outside of the City of Virginia Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Amanda,
Hope you are having a productive start to your week! We're looking forward to talking with you on Friday at 1pm. Attached is a list of documents that we think would be helpful as we continue due diligence.
It's fairly comprehensive, so we can discuss what is attainable on Friday, when we might expect to receive copies of any of the items, and next steps.
Thank you,
Drew

Drew Vakos
Vice President of Business Development
Direct: 757-478-0208
Email: avakos@dragas.com

Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462
www.dragas.com

From: Mac Weaver <mweaver@dragas.com>
Sent: Tuesday, August 20, 2024 5:02 PM
To: Amanda Jarratt <ajarratt@vbgov.com>; Drew Vakos <AVakos@dragas.com>
Subject: RE: Dragas Discussion

Amanda,
Thank you! Hope you are well also, look forward to connecting with you soon.
Best,
Mac

Mac Weaver

VB National Golf Course – Document List

8.27.24

Primary needs

1. Copy of COVB-VBDA ground lease, including what area is actually part of the lease Lease available
2. Copy of VBDA-VB Golf Club LLC ~~lease~~ Management Agreement available
3. Copy of VB Golf Club LLC- VBN Restaurant, LLC sublease Not available.
4. COVB Public Works report of lake quality Annual PW facility inspection reports available.
5. VHB study and data on stormwater on the course Available.
6. HBA facilities assessment Available.
7. 5 years of financial statements on VBNGC, including balance and details of debits/receipts for the VBN CIP Fund Checking with finance.
8. Construction schedule and details of funded improvements to the golf course as a result of the (2) audits, including but not limited to BMP#1 improvements and clubhouse/facility improvements Not available yet.
9. Wetlands information Available.
10. Copy of all drainage easements that exist on the property, especially those that serve for flow of off-site drainage thru/across VBN golf course property Some ar available, but not all since the City can't establish public easements on its own property there will likely not be recorded documents on these.

Secondary needs

1. Property survey A Boundary survey is available.
2. Golf course construction/design plans from original Pete Dye construction operation or any subsequent renovations Yes, some available.
3. Regarding the First Tee: is that land leased separately to First Tee from the City' Any details would be helpful First Tee documentation available / csk
4. Existing utility information GIS information available.
5. Existing golf course irrigation plan or information Not on hand, but are looking into it.
6. Lease information for the farming operation(s) currently occurring on GPINs 14940352370000 and 14941372020000 Land of Promise Farms Partnership (Don Horsley). Lease expired 12/31/23. Holdover Tenant (month-to-month tenancy). RFP process on hold.

From: Pam Matthias
To: Emily L. Archer
Subject: RE: Dragas Discussion
Date: Tuesday, September 3, 2024 1:42:15 PM
Attachments: image001.png
image002.jpg

Digital is fine. If AJ wants paper copies, I will make them.
Thanks

Pamela A. Matthias
OFFICE OF THE CITY MANAGER
Executive Assistant III
2401 Courthouse Drive, Bld 1, Suite 2017
Virginia Beach, VA 23456
O: (757) 385-4242| F: (757) 427-5626 | pmatthia@vbgov.com



From: Emily L. Archer <EArcher@vbgov.com>
Sent: Tuesday, September 3, 2024 1:38 PM
To: Pam Matthias <pmatthia@vbgov.com>
Subject: RE: Dragas Discussion

Will do. Hard copies or digital or both? If hard copies, how many copies?
Thanks,
Emily

From: Pam Matthias <pmatthia@vbgov.com>
Sent: Tuesday, September 3, 2024 1:33 PM
To: Emily L. Archer <EArcher@vbgov.com>
Subject: FW: Dragas Discussion

Can you, or one of your staff members please pull the info on this list that you have (or can get) together and send to Drew Vakos with copy to me and AJ? Can you do it by Sept 13 please? Drew has a meeting with AJ on Sept 19 and they wanted the info in front so they can review it.
Thanks

Pamela A. Matthias
OFFICE OF THE CITY MANAGER
Executive Assistant III
2401 Courthouse Drive, Bld 1, Suite 2017
Virginia Beach, VA 23456
O: (757) 385-4242| F: (757) 427-5626 | pmatthia@vbgov.com

From: Emily L. Archer <EArcher@vbgov.com>
Sent: Thursday, August 29, 2024 3:40 PM
To: Amanda Jarratt <ajarratt@vbgov.com>; Kathy M. Warren <KMWarren@vbgov.com>
Subject: RE: Dragas Discussion

Please see in red attached and let me know when you need it all compiled and submitted.
-Emily

From: Amanda Jarratt <ajarratt@vbgov.com>
Sent: Tuesday, August 27, 2024 5:21 PM
To: Kathy M. Warren <KMWarren@vbgov.com>; Emily L. Archer <EArcher@vbgov.com>
Subject: Fwd: Dragas Discussion

Can you let me know what we have and don't have?
Get Outlook for iOS

From: Drew Vakos <AVakos@dragas.com>
Sent: Tuesday, August 27, 2024 4:47:01 PM
To: Mac Weaver <mweaver@dragas.com>; Amanda Jarratt <ajarratt@vbgov.com>
Cc: Pam Matthias <pmatthia@vbgov.com>
Subject: RE: Dragas Discussion

CAUTION: This email originated from outside of the City of Virginia Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Amanda,
Hope you are having a productive start to your week! We're looking forward to talking with you on Friday at 1pm. Attached is a list of documents that we think would be helpful as we continue due diligence.
It's fairly comprehensive, so we can discuss what is attainable on Friday, when we might expect to receive copies of any of the items, and next steps.
Thank you,
Drew

Drew Vakos
Vice President of Business Development
Direct: 757-478-0208
Email: avakos@dragas.com

Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462
www.dragas.com

From: Mac Weaver <mweaver@dragas.com>
Sent: Tuesday, August 20, 2024 5:02 PM
To: Amanda Jarratt <ajarratt@vbgov.com>; Drew Vakos <AVakos@dragas.com>
Subject: RE: Dragas Discussion

Amanda,
Thank you! Hope you are well also, look forward to connecting with you soon.

Best,

Mac

Mac Weaver
Vice President of Business Development & Asset Management
O: 757-490-0161 ext. 329
M: 757-705-9133
E: mweaver@dragas.com

Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462
www.dragas.com

From: Amanda Jarratt <ajarratt@vbgov.com>
Sent: Tuesday, August 20, 2024 3:04 PM
To: Drew Vakos <AVakos@dragas.com>
Cc: Mac Weaver <mweaver@dragas.com>
Subject: Re: Dragas Discussion

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Good afternoon. I hope you are well. Pam will be in touch to coordinate upcoming available dates. I look forward to speaking with you soon.

Best,

Amanda

Get Outlook for iOS

From: Drew Vakos <AVakos@dragas.com>
Sent: Tuesday, August 20, 2024 11:16:34 AM
To: Amanda Jarratt <ajarratt@vbgov.com>
Cc: Mac Weaver <mweaver@dragas.com>
Subject: Dragas Discussion

CAUTION: This email originated from outside of the City of Virginia Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Amanda,

I hope you are doing well! I'm wondering if you have any time this week or next to further discuss VB National Golf Course? Thank you again for your help thus far in executing the Confidentiality Agreement.

Understanding that you have a full schedule, here are a few dates/times that work for Mac and I:

Thursday 9/22 – after 9:30am
Friday 9/23 – all day
Monday 9/26 – 9am-1:30pm
Tuesday 9/27 – all day except 12-1:30pm
Thursday 9/29 – all day

Thank you, and we look forward to speaking with you soon.

Drew

Drew Vakos
Vice President of Business Development

Email: avakos@dragas.com

Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462
www.dragas.com

From: Brittney Willis
To: Emily L. Archer; Kathy M. Warren; Patrick Duhaney
Cc: Art Sandler; John Barnes
Subject: FW: City of VB - Sandler Meeting Recap
Date: Friday, September 6, 2024 1:13:13 PM
Attachments: Property Location Map.pdf

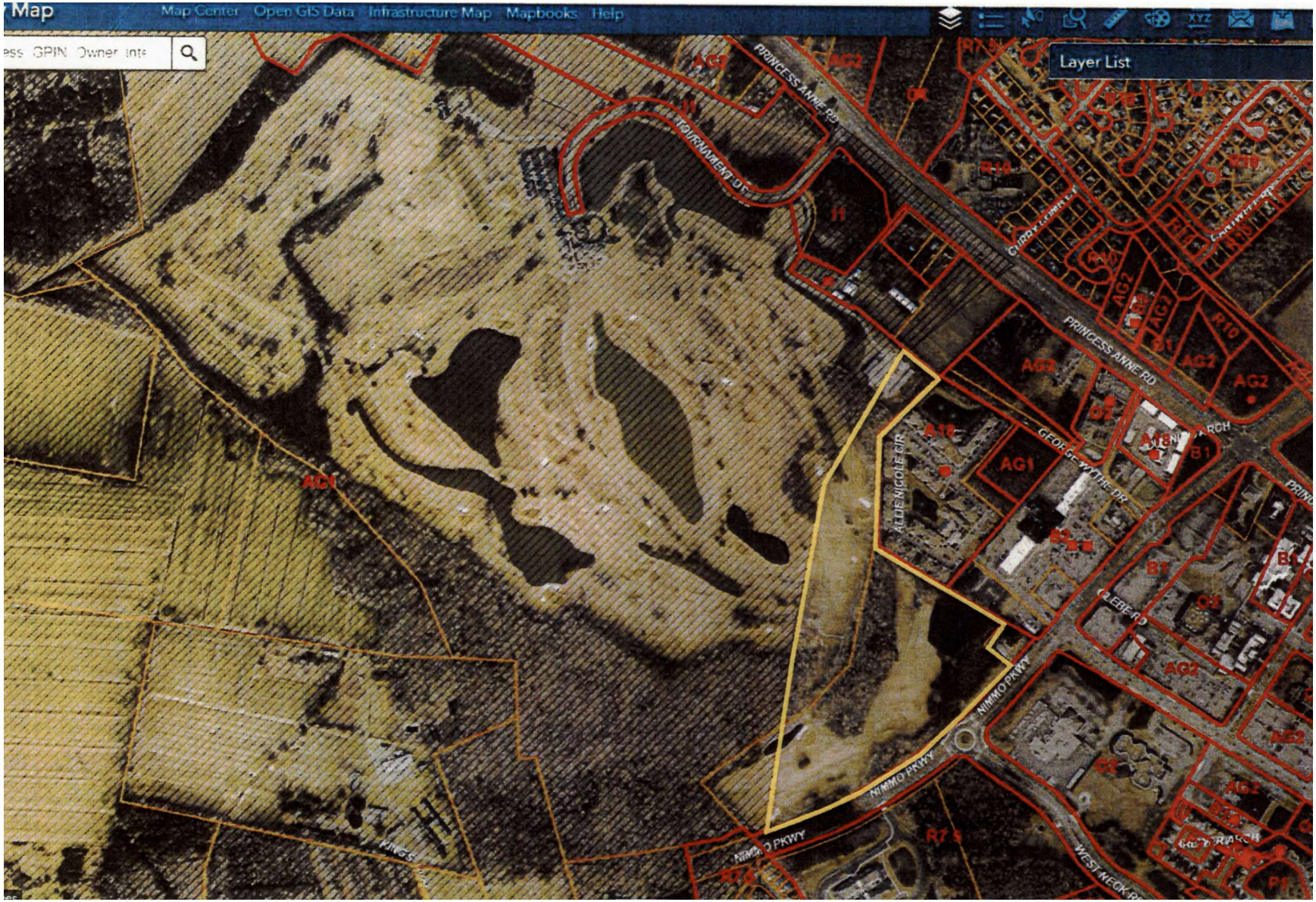
CAUTION: This email originated from outside of the City of Virginia Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for everyone's time on Wednesday to discuss the potential for the property surrounding the TPC Golf Course. L.M. Sandler and Sons and Chesapeake Homes both have a long history of looking at this area as a prime location for residential development. The purpose of the meeting was to revisit a plan that Mr. Sandler had with the City many years ago to relocate 2-3 holes of the golf course for a residential development that could benefit from the adjacent golf course (and vice versa). While the City owns 637 acres surrounding the golf course, we were informed that most of land is within the ITA and would not be considered for residential. As such, focus was placed on the property included on the attached which is roughly 42 acres. This would still require the relocation of three golf holes and as the only area for residential potential in the proximity, this could be both a viable and successful residential community. The location and property geometry lends itself to a townhome community, though different options would be considered based on the desires of the City. We understand that work force housing opportunity is of upmost importance to the City as is preservation of the Princess Anne corridor aesthetic.

A major challenge for this property will be the requirement to obtain a Council Super Majority vote; hence we will wait until further discussions will be had with the decision makers to determine if this is an appropriate idea to move forward with to begin master planning. We are excited for the potential of this land and hope we can leverage new residences in this area to support the Golf Course.

Please don't hesitate to reach out to us if you have any questions, and we look forward to hearing the recap of your Council discussions with the time comes.

Brittney M. Willis, P.E.
Wakefield Development
P: 757.463.6026
C: 757.510.4234
brittney@lmssi.com
L.M. Sandler & Sons, Inc.
448 Viking Drive, Suite 220
Virginia Beach, VA 23452


Map
Map Center
Open GIS Data
Infrastructure Map
Mapbooks
Help
Layer List
PRINCESS ANNE RD
TOURNAMENT DR
GEORGE MYTHE DR
NIMMO PKWY
LEBEAU
AG1
AG2
B1
B2
I1
R10

From: Helen
To: Emily L. Archer
Cc: Drew Vakos
Subject: RE: Emily L. Archer shared the folder "VB National Document Request_09132024" with you
Date: Wednesday, September 18, 2024 10:29:38 AM
Attachments: image001.png
image002.png
image003.png
image005.png
image006.png

CAUTION: This email originated from outside of the City of Virginia Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Emily, and thank you for sharing these documents with me. I'm having difficulty accessing them, however, because I'm not receiving the access code email that's required. I've added vbgov.com to my safe senders list, but to no avail.
Any other suggestions?
Best regards
Helen

From: Emily L. Archer <EArcher@vbgov.com>
Sent: Tuesday, September 17, 2024 4:50 PM
To: Helen <helen@dragas.com>
Subject: Emily L. Archer shared the folder "VB National Document Request_09132024" with you
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Emily L. Archer shared a folder with you

Please see the requested documentation and let us know if you have any questions. Respectfully, Emily Archer

VB National Document Request_09132024

This link only works for the direct recipients of this message.



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From: Helen
To: Emily L. Archer
Subject: RE: Emily L. Archer shared the folder "VB National Document Request_09132024" with you
Date: Wednesday, September 18, 2024 11:46:31 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

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Will do—thank you.

From: Emily L. Archer <EArcher@vbgov.com>
Sent: Wednesday, September 18, 2024 11:23 AM
To: Helen <helen@dragas.com>
Subject: Re: Emily L. Archer shared the folder "VB National Document Request_09132024" with you
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Oh good. Thank you, please let me know if I can be of further assistance.
-Emily Archer

From: Helen <helen@dragas.com>
Sent: Wednesday, September 18, 2024 11:03:14 AM
To: Emily L. Archer <EArcher@vbgov.com>
Subject: RE: Emily L. Archer shared the folder "VB National Document Request_09132024" with you

CAUTION: This email originated from outside of the City of Virginia Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Emily,
Please disregard my prior email...I was able to obtain access after some assistance from our IT folks.
Helen

From: Emily L. Archer <EArcher@vbgov.com>
Sent: Tuesday, September 17, 2024 4:50 PM
To: Helen <helen@dragas.com>
Subject: Emily L. Archer shared the folder "VB National Document Request_09132024" with you
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Emily L. Archer shared a folder with you

Please see the requested documentation and let us know if you have any questions. Respectfully, Emily Archer

VB National Document Request_09132024

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From:	Emily L. Archer
To:	"Drew Vakos"
Cc:	Amanda Jarratt
Subject:	RE: Emily L. Archer shared the folder "VB National Document Request_09132024" with you
Date:	Wednesday, October 2, 2024 1:23:09 PM
Attachments:	image001.png image002.png image003.png image004.png image005.jpg image006.png image007.png image008.png image009.png image010.png

Hi Drew, I have requested both and will transfer them to you as received.

Best,

Emily Archer, PLA
Deputy Director of Economic Development
757.385.2912 | earcher@vbgov.com

From: Drew Vakos <AVakos@dragas.com>
Sent: Wednesday, October 2, 2024 1:10 PM
To: Emily L. Archer <EArcher@vbgov.com>
Cc: Amanda Jarratt <ajarratt@vbgov.com>
Subject: RE: Emily L. Archer shared the folder "VB National Document Request_09132024" with you

CAUTION: This email originated from outside of the City of Virginia Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Emily – so sorry to bug you with another email, but a copy of the recent Victus sports tourism study would also be very helpful. I tried to find it online but was not able to.

Thank you for your help!

Drew

Drew Vakos
Vice President of Business Development
Direct: 757-478-0208
Email: avakos@dragas.com

Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462
www.dragas.com

From: Drew Vakos
Sent: Tuesday, October 1, 2024 2:56 PM
To: Emily L. Archer <EArcher@vbgov.com>
Cc: Amanda Jarratt <ajarratt@vbgov.com>
Subject: RE: Emily L. Archer shared the folder "VB National Document Request_09132024" with you

Hi Emily,

Would you be able to provide us a copy of the ITA update/PA Commons Athletic Village master plan that is currently being presented to council? The video is not very high quality and we'd love to take a look at these proposals and master plans in detail.

Thank you!

Drew

Drew Vakos

Vice President of Business Development
Direct: 757-478-0208
Email: avakos@dragas.com

Dragas Companies | 4538 Bonney Rd, Virginia Beach, VA 23462
www.dragas.com

From: Emily L. Archer <EArcher@vbgov.com>
Sent: Tuesday, September 17, 2024 4:50 PM
To: Drew Vakos <AVakos@dragas.com>
Subject: RE: Emily L. Archer shared the folder "VB National Document Request_09132024" with you

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Drew, just sent it. Let me know if it does not work.
Respectfully,

EMILY ARCHER, PLA
Deputy Director
Virginia Beach Economic Development
DIRECT 757.385.2912
4525 Main Street, Suite 700
Virginia Beach, VA 23462

From: Drew Vakos <AVakos@dragas.com>
Sent: Tuesday, September 17, 2024 2:21 PM
To: Emily L. Archer <EArcher@vbgov.com>
Subject: RE: Emily L. Archer shared the folder "VB National Document Request_09132024" with you

CAUTION: This email originated from outside of the City of Virginia Beach. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Emily,
Would it be possible for you to also add Helen (helen@dragas.com) to this shared folder? She is currently remote but unable to access these files if I put them on our private network.
Thank you,
Drew

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From: Drew Vakos
Sent: Tuesday, September 17, 2024 10:56 AM
To: Emily L. Archer <EArcher@vbgov.com>
Subject: RE: Emily L. Archer shared the folder "VB National Document Request_09132024" with you

Good morning Emily,
Thank you very much for sending these over to us. We're combing through and will reach out with questions. We look forward to working with you on this opportunity.