

DEPARTMENT OF GENERAL SERVICES

COMBINED REAL ESTATE REPORT

November 15, 2017

**Department of General Services
Combined Real Estate Report**

Introduction

This report is provided in compliance with Section 4-8.01e of Chapter 836, 2017 Virginia Acts of the General Assembly, which provides:

- e. Utilization of State Owned and Leased Real Property:
 - 1. By November 15 of each year, the Department of General Services (DGS) shall consolidate the reporting requirements of § 2.2-1131.1 and § 2.2-1153 of the Code of Virginia into a single report eliminating the individual reports required by § 2.2-1131.1 and § 2.2-1153 of the Code of Virginia. This report shall be submitted to the Governor and the General Assembly and include (i) information on the implementation and effectiveness of the program established pursuant to subsection A of § 2.2-1131.1, (ii) a listing of real property leases that are in effect for the current year, the agency executing the lease, the amount of space leased, the population of each leased facility, and the annual cost of the lease; and, (iii) a report on DGS’s findings and recommendations under the provisions of § 2.2-1153, and recommendations for any actions that may be required by the Governor and the General Assembly to identify and dispose of property not being efficiently and effectively utilized.

Summary of Savings and Income during the Period of November 2016 to November 2017:

| | 2016 | 2017 | % Change |
|---|------------------------|-------------------------|-----------------|
| Lease Savings | \$5,933,600.00 | \$9,962,300.00 | 67.9% |
| Lease Administration Savings | \$47,504.00 | \$75,536.00 | 59.0% |
| Surplus Real Estate Sales Revenue | \$6,859,000.00 | \$12,025,440.00 | 75.3% |
| Surplus Real Estate Under Contract (receipt of gross revenue upon closing) | \$1,400,000.00 | \$32,525,000.00 | 2223.2% |
| Surplus Real Estate Being Negotiated for Sale (Based on Appraised Values) | \$31,800,000.00 | \$8,080,000.00 | -74.6% |
| Surplus Properties Listed For Sale (Based on Appraised Values) | \$15,425,000.00 | \$46,241,500.00 | 199.8% |
| TOTAL SAVINGS/INCOME/PENDING INCOME | \$61,465,104.00 | \$108,909,776.00 | 77.2% |

The Savings and Income negotiated by DGS increased in all categories this year, except for the Surplus Real Estate Being Negotiated for Sale category. The real estate transaction that was in process last year transitioned to Surplus Real Estate Under Contract. Lease savings throughout this report are divided between cost savings and cost avoidance.

Cost savings are defined as the reduced occupancy costs typically attributable to renegotiation of existing rents, reconfiguration of space to reduce rented areas, collocation efficiencies achieved, and relocating from leased to owned properties, when that is the most economical choice. These savings reduce the real cost of doing business for the occupying agency.

Cost avoidance is typically attributable to improved economic terms through value added in negotiations. Examples of cost avoidance include the landlord's agreement to pay a larger share of the cost of tenant improvements and/or the landlord's agreement to pay for furnishings and equipment ordinarily paid by the tenant.

The combined report for 2017 follows.

1. DGS, Division of Real Estate Services – Program Status

Virginia Code § 2.2-1131.1 requires an annual report on the progress of DGS' efforts to establish performance standards for the acquisition, lease and disposition of real property and for the management and utilization of such property at the individual agency and statewide levels to maximize the use of the Commonwealth's inventory of properties.

- **Lease Administration:** DGS is currently responsible for administering 538 leases with combined annual rental obligations of \$66,491,346. In addition to ensuring that rental payments are made on time and in the correct amounts, DGS identifies and corrects billing errors related to annual rent escalations and applicable operations and maintenance expenses, saving agencies \$75,536 during the past year. Exhibits A-1 and A-2 are a complete list of the current expense leases and the income leases administered by DGS. In addition, there are 103 agreements for private entity and agency occupied space on the Capitol Campus.
- **COVA Trax:** As we reported last year, DGS successfully completed the initial phase of implementation of COVA Trax, the real estate records system for the Commonwealth. The Core Portfolio, Lease Management and Financial modules went live in January 2016. In July 2016, the system was expanded to include a Transaction Management module to track active projects, and expanded again in September 2016 to include the Space Management module which provides an opportunity to maintain space/building plans with each property record. All available CAD drawings of buildings located within Capitol Square have been uploaded into COVA Trax for use by DGS Bureau of Facility Management (BFM) and DGS Emergency Management.

During the procurement of COVA Trax, the General Assembly approved Item number 252 C.1 – C.3 2014 Special Session I Acts of the Virginia Assembly – Chapter 2, that requires the Secretary of Finance and the Secretary of Administration to convene a work group to consist of representatives from DGS, the Department of Accounts (DOA), and the Department of the Treasury (TRS) to evaluate options for improving the efficiency and accuracy of the Commonwealth's current methods of collecting and maintaining state real estate property and other asset data. DGS lead the initiative, working with the software vendor, DOA and TRS to gather their requirements to finalize a statement of work to configure the fixed assets module to meet their needs. The efforts confirmed that the COVA Trax system could be expanded to serve as one asset tracking system for the Commonwealth; however, DOA and TRS resources were not available to verify, migrate and consolidate the information into COVA Trax from their existing asset tracking systems, FAACS and VAPS. DGS moved forward with implementing

the Fixed Assets Module, utilizing the DOA and TRS requirements short of activating the accounting functionality. The module went live this month. The module will be used by DGS Division of Engineering and Buildings (DEB) to track assets within the buildings they manage, such as the Executive Mansion. During the system build, another DGS use was identified for COVA Trax. The Bureau of Capital Outlay (BCOM) will use the information captured within COVA Trax to manage the distribution of maintenance and repair funds. The software vendor is currently building custom reports to meet the needs of each DGS division.

The Department of Mines, Minerals and Energy (DMME) sponsored the expansion of COVA Trax to include the Sustainability Module to track the Commonwealth's energy usage. The module went live for DMME's use in August of this year.

The COVA Trax project and its objectives has been classified as a Category 2 Item by the Virginia Information and Technology Agency (VITA), requiring VITA and the Auditor of Public Accounts (APA) project oversight. The complete COVA Trax implementation project is on track to be completed by December 2017 and on-time and under budget.

- **Real Estate Records:** To meet the requirements of Virginia Code § 2.2-1136, as amended by the 2011 Session of the General Assembly, DGS was to complete an inventory of all real property owned by Commonwealth departments, agencies and institutions, excluding the Virginia Department of Transportation (VDOT) and Department of Rail and Public Transportation (DRPT) Rights of Way, by January 1, 2012. We annually update the inventory through a web portal to confirm with the owning/occupying agency that the information is current and correct. A current inventory of state owned real estate is posted on the DGS website.

<https://dgs.virginia.gov/division-of-real-estate-services/virginia-owned-real-estate/inventory-of-state-owned-real-estate/>

- **Real Estate Marketing Notifications:** To meet the requirements of Virginia Code § 2.2-1156, as amended by the 2016 Session of the General Assembly, DGS posted a report from the Commonwealth's electronic procurement system, eVA, on the DGS website, that includes the current leasing opportunities and offerings of surplus real property. The information is posted on the Department's Virginia Business Opportunities website and it is also available weekly by electronic subscription. There are currently 15 email subscribers for the report.

<https://dgs.virginia.gov/division-of-real-estate-services/updates/SubscribeToReport/>

- **DGS Strategic Planning:** DGS manages the real estate of the Commonwealth as a portfolio reaching across agencies. Using information on the current cost and utilization of the facilities tracked by COVA Trax, DGS identifies and attempts to match surplus owned and leased properties with the open needs of all executive branch agencies and potential collocation from multiple agencies. This provides greater buying power in the real estate markets throughout the Commonwealth and creates other efficiency opportunities that may be obtained through long range planning and occupant agency cooperation. Effective tactical space planning and portfolio strategic planning efforts are an on-going task for DGS, utilizing the resources of the Commonwealth's commercial real estate broker to maximize our efforts.

- **Space Utilization:** DGS continues to advocate more prudent use of owned and leased space. DGS strives to utilize current real estate designs, technology and delivery methods of services from client agencies, as their budgets permit. DGS is on schedule to complete the space guidelines update by end of 2017. While DGS has been successful in reducing the square foot per person metric for the Commonwealth, additional strategies continue to be recommended to our client agencies. These strategies include electronic and on-line solutions in the delivering of agency services, increased teleworking and more creative use of space through hoteling or other shared uses by staff.

Implementing new efficient approaches to agency space utilization is dependent upon the agency missions, services provided to the public, agency leadership and available funding. DGS is in a position to make recommendations; however, DGS does not have the authority over an agency's operation and funding to implement the recommendations. DGS partnered with the Department of Environmental Quality (DEQ) to transform and relocate their headquarters from occupying 100,000+ square feet on ten floors of a 1922 office building to a recently renovated building, consolidating operations down to 80,000+ square feet. This reduced their office space by 21.7% by using newer collaborative space designs and a significant reduction in paper files.

2. Lease Report

Lease savings and cost avoidance during the period amounted to \$9,962,300. Since 2005, active portfolio management has produced aggregate cost savings of \$99,833,400 and cost avoidances of \$45,110,000, for a combined savings of \$144,943,400.

Cost avoidance is largely driven by internal agency operational changes from advancing technologies, changing work place practices and updating agency service delivery models. These changes impact space size requirements, cost and locations in serving constituents and prospects for collocations in respective marketplaces in the Commonwealth. Overall real estate market conditions have stabilized and rental rates are trending upwards in most Commonwealth markets. DGS has been in existence for 13 years and the majority of Commonwealth lease terms are less than ten (10) years. DGS has had the opportunity to review and renegotiate the entire DGS administered lease portfolio. DGS always takes an active role managing the portfolio and taking advantage of market rate trends by negotiating early renewals at reduced rates, mid-term refurbishment, turnkey furnishings one-time move expenses, additional tenant improvement allowances and improving the legal terms of the lease.

Under Section 4-8.01e of the Appropriations Act (the Act), we are to provide a listing of real property leases that are in effect for the current year for agencies with leases not under the DGS lease administration program. The report is prepared from information provided by agencies, departments and institutions. The Act specifically requires the controlling agency to report to DGS the amount of square feet occupied, the number of employees and contractors working in the space (the "headcounts") and the cost of the lease. In many cases, square footage may not be relevant (tower leases, boat ramps, parking lots, etc.), and in other cases it may not be specified in the lease documents for non-administered and delegated leases sent to DGS or reported on the annual lease report. Additionally, headcounts may not represent true utilization of the space, if the space is a warehouse, classroom or ground lease. There are 1,346 non-administered expense leases listed on Exhibit A-3 and 398 non-administered income leases listed on Exhibit A-4. There are also 80 non-administered Temporary Transfer Agreements for inter-agency shared use of owned space on Exhibit A-5.

Last year DGS created a web portal for agencies to verify and update their agency information in COVA Trax. The portal was a success and for the first time all agencies responded. The portal was revised this year to include additional data fields to improve and expand the details captured in COVA Trax. The additional information will assist in better identifying underutilized real estate and assist agencies in developing their maintenance and reserve budget submissions next year. Once again we had 100% response.

3. Surplus Property

Virginia Code §2.2-1153 requires agencies to notify DGS when state-owned real estate, under their control, is not being used to full capacity or is not required for programs of the department, agency or institution. The statute also requires the land-owning agencies to annually submit land use plans to DGS by September 1st of each year, and DGS is then required to provide a report to the Governor and the General Assembly setting forth the Departments’ findings. **Exhibit B** sets forth the categories of property declared surplus, potential surplus property identified by the agency and/or DGS, and facilities identified by the agency to be underutilized. Properties declared surplus are properties that are under contract to be sold, properties listed, properties declared surplus by the agency, properties authorized to be sold or conveyed by the General Assembly and properties that are surplus to the agency and reverting to their former owners. Potential surplus property identified by the agency and/or DGS are properties that will be further reviewed by DGS and the agency to determine further action. Facilities identified by the agency and/or DGS to be underutilized will be further analyzed by DGS and the agency to determine the best way to maximize the uses of the facilities. DGS has sufficient historical data to identify property that has not been in use for several years, such as the former Virginia Museum of Natural History building in Martinsville. DGS will contact the owning agencies to encourage the agencies to declare the property surplus for use by another agency, locality or advertise the property for sale. The summary report is also shared with Virginia Economic Development Authority to assist in promoting opportunities within the Commonwealth.

Sales Activities: During the period, DGS sold four properties as identified in the following chart, generating income of \$42,225,440.

Surplus Properties Sold

| Agency | Name | Location | Acres | Income |
|--------|---|---------------------|--------|--------------|
| DBHDS | Southside Virginia Training Center North Campus | Dinwiddie | 49.399 | \$1,400,000 |
| DGS | Sale of Elko Tract Sites 7 and 8 | Henrico | 302 | \$10,825,440 |
| DBHDS | Northern Virginia Training Center | Fairfax | 78 | \$30,000,000 |
| DMA | Christiansburg Readiness Center | Christiansburg | 1.436 | 0 |
| DMA | Chatham Readiness Center | Pittsylvania County | 3.0 | 0 |

Note: Revenue received from the sale of DBHDS surplus property is deposited into the Behavioral Health and Developmental Services Trust Fund. The sale of the DBHDS Northern Virginia Training Center closed on November 15, 2017. The Trust Fund may receive additional funds of up to \$20,000,000 from the sale of NVTC, depending on what zoning density is achieved by the purchaser.

We currently have two (2) properties under contract totaling \$2,525,000 and one (1) contract being negotiated, with a purchase price exceeding \$7,000,000. Eight (8) properties, with aggregate appraised values in excess of \$46 million, are being marketed through our real estate broker. The diversity of the properties range from the former Department of Corrections (DOC) work camp, with a communications tower that is under lease in Haymarket to a 346 +/- acre portion of the DBHDS Eastern State Hospital in James City County.

The 2016 Acts of Assembly Chapter 780 Item 428 U.1. authorized, in accordance with §2.2-1156, the surplus declaration of the Center for Innovative Technology complex and it is currently listed for sale with the Commonwealth's contracted commercial broker. Net proceeds from the sale will be deposited into the non-reverting Virginia Research Investment Fund, established pursuant to House Bill 1343 of the 2016 General Assembly, for the express purpose of promoting research and development excellence in the Commonwealth.

4. Additional Activities

- In accordance with Item 78 E of the Chapter 836 of the 2017 Acts of Assembly, DGS has conducted an Environmental Assessment of the DBHDS Central Virginia Training Center (CVTC). The Environmental assessment looked at 19 different locations on the DBHDS CVTC campus to determine the presence or absence of contamination through soil and groundwater testing. The assessment reported the findings and provided for the estimated expenses for further action from these results. The report was provided to the Governor and the Chairmen of the House Appropriations and Senate Finance Committees on November 1, 2017.
- In accordance with Item 249, D. of the Chapter 836 of the 2017 Acts of Assembly, DGS contacted the New College Foundation (NCF) to discuss the possible acquisition of the Building on Baldwin (Building) for the New College Institute (NCI). Additionally, DGS prepared a Request for Proposals to identify other possible relocation options for NCI if the Building will not be available for purchase from NCF.
- During the 2017 Session, the General Assembly adopted budgetary language directing the Virginia Department of Alcoholic Beverage Control (ABC) and DGS to develop a plan to provide cost-effective, efficient and turnkey options for a new ABC warehouse and administrative offices. Pursuant to paragraph B. and E. of Item C-52.45 of Chapter 836: B., the plan will be a comprehensive plan for a ABC warehouse and administrative offices. The report, summarizing the options identified, was provided to the Governor and the Chairmen of the House Appropriations and Senate Finance Committees on November 1, 2017.

Based upon analysis completed as part of the report, ABC and DGS share the opinion that the best course of action for ABC operations is to pursue the private sector developer options currently under consideration to relocate the ABC central office and warehouse. In order to obtain the necessary level of detail, ABC and DGS will proceed with the next steps in the private sector developer option process and engage in negotiations with developers and further short-listing the developer options. ABC and DGS are moving quickly, from the date of this report, to analyze and further understand key components of the proposals, in order to have a final solution for consideration during the 2018 budget and legislative session.

5. Division of Real Estate Services Internal Actions:

- **Customer Survey:** Each year we will conduct a customer survey to determine if improvements could be made to the web portal to ease the exchange of information between agencies to maintain a higher level of accuracy and detail in COVA Trax.
- **Website/Web Portal:** DGS continues to revise and update our current website to provide easy access to information and guidance to our customers. As stated earlier, DGS is working with other DGS teams to improve the web portal to ease agency reporting and capture more details, as well as developing a new overall website to better communicate and showcase the DGS services available. The current DGS website can be accessed at:

<https://dgs.virginia.gov/division-of-real-estate-services/>
- **E-mail Briefs:** Listening to our customers, DGS sends e-mail briefs, containing division and staff updates, report reminders, etc., to our customers as needed. DGS maintains a reference library of this information on our website.
- **Forms and Manual Updates:** The project to review and update, in conjunction with the Office of the Attorney General (OAG), all of the transactional real estate forms continues as the context of transactions related to various forms. While all of the forms are kept current with respect to current practices and changes in law, focus was placed on developing a specific lease template for the Virginia Department of Health's 100+ offices, for a lease with a purchase option and on re-writing the income lease form for communications towers. As time allows, progress has been made towards issuing a comprehensive Real Estate Management Policy & Procedures manual. A release date in 2018 is anticipated.
- **Fee Acquisitions and Conservation:** DGS assisted agencies in 23 real estate acquisitions of 5,358 acres for conservation and entering into three (3) additional purchase contracts with settlements pending to acquire another 519 acres. The settled acquisitions resulted in placing 5,235 acres into conservation as state parks, natural area preserves, state forests or wildlife management areas, including 2,918 acres for the new Oakley Forest Wildlife Management Area in Spotsylvania County.
- **Special Projects:** DGS has two special projects for better utilization of Commonwealth real estate – the antenna/tower portfolio and the residential housing portfolio analysis – additional work on these projects continues. This year, DGS is providing support to the Virginia Women's Monument Commission, the Dr. Martin Luther King Jr. Memorial Commission Emancipation Proclamation & Freedom Monument and the Virginia Indian Commemorative Commission Mantle for their installation of monuments. DGS resumed management of the World War I Memorial Carillon in July 2017.

- DGS continues to market for lease space on existing communication towers and other structures and areas of state-owned land appropriate for communication tower construction. This provides a source of operating income to off-set agency expenses related to the properties, as well as to increase broadband access to unserved and underserved areas of the Commonwealth. The demand by carriers for antenna sites is anticipated to continue in order to deploy new technology, to use newly available spectrum and to meet consumer demand from unlimited data plans.
- The analysis of the residential housing portfolio has revealed that there are varying agency practices regarding the conditions upon which housing is made available to employees and related matters, like the application of tax laws with respect to providing such housing. DGS reached out to the Department of Human Resource Management (DHRM) and DOA in order to develop an inter-departmental Employee Housing Policy, for those matters relating to providing agency-owned or leased residential facilities to employees which should be consistent across all agencies. In addition, DGS is reviewing the residential housing portfolio and the transactional activity related to providing employee housing, to determine the benefits, if any, of contracting with a residential real estate broker to provide services concerning such transactions.

Referenced Code of Virginia Sections:

§ 2.2-1131.1. Establishment of performance standards for the use of property.

- A. The Department shall establish performance standards for the acquisition, lease and disposition of property and for the management and utilization of such property at the individual agency and statewide levels to maximize the use of property for which it is held. For the purposes of this section "property" means the same as that term is defined in § [2.2-1147](#).
- B. The head of each state agency or institution shall ensure that property assets held by the agency on behalf of the Commonwealth are managed in accordance with the standards set by the Department. State public institutions of higher education that have delegated authority to manage aspects of their real property usage and have signed a memorandum of understanding with the Secretary of Administration related to such delegated authority shall be deemed in compliance with the standards set by the Department as long as they abide by the terms of the memorandum of understanding. Standards established in accordance with the memorandum of understanding shall be reported to the Department by October 1 of each year.
- C. The Department may take appropriate actions, including assuring compliance with the standards set by the Department and entering into leasing arrangements or other contracts, to ensure that asset usage by each state agency is proper and cost effective.
- D. No later than November 30 of each year, the Department shall report to the Governor and the General Assembly on the implementation and effectiveness of this program.

§ 2.2-1136. Review of easements; maintenance of records; notification when lease or other agreement for branch office to terminate; report.

- A. The Department shall review all deeds, leases, and contractual agreements with utilities to serve state institutions or agencies that require the approval of the Governor, as well as all easements and rights-of-way granted by institutions and agencies to public and private utilities.
- B. The Department shall be responsible for the maintenance of records relating to property as defined in § 2.2-1147 and any other real property used or occupied by lease, license, permit, or other agreement by any state department, agency, or institution, except records relating to (i) real estate or rights-of-way acquired by the Department of Transportation for the construction of highways; (ii) ungranted shores of the sea, marsh, and meadowlands as defined in § 28.2-1500; or (iii) real estate or rights-of-way acquired by the Department of Rail and Public Transportation for the construction of railway lines or rail or public transportation facilities or the retention of rail corridors for public purposes. The Department may have such boundary, topographic, and other maps prepared as may be necessary.
- C. The Department shall develop the criteria for and conduct an annual inventory of all real property referred to in subsection B for which it is responsible. Such inventory with respect to owned property shall be reviewed by the Department in developing recommendations pursuant to subsection A of § 2.2-1153. All state departments, agencies, and institutions shall cooperate with the Department and provide such data and documents as may be required to develop and maintain the records and inventory required by this section.
- D. The Department shall make the inventory referred to in subsection C available on the Department's website. The description of the inventory shall include parcel identification consistent with national spatial data standards in addition to a street address as available and reported to the Department by departments, agencies, and institutions and shall include the date upon which the use or occupancy, if used or occupied by lease, license, permit, or other agreement, of the inventoried property is to terminate pursuant to the lease, license, permit, or other agreement therefor.
- E. The Department shall provide a quarterly report, in electronic form, to the General Assembly that includes renewal and termination dates for inventoried property pursuant to the lease, license, permit, or other agreement administered by the Department. Such information shall include property that serves as a branch office of a state agency. The report shall include all such renewals and terminations scheduled to occur within 90 days of the report date. The report shall be submitted as provided in the procedures of the Division of Legislative Automated Systems for the processing of legislative documents and reports and shall be posted on the General Assembly's website. As used in this subsection, "branch office" means an office of a state agency other than its main office that assists the state agency in carrying out its statutory mission, including providing access to government services and programs.

§ 2.2-1153. State agencies and institutions to notify Department of property not used or required; criteria.

- A. Whenever any department, agency or institution of state government possesses or has under its control state-owned or leased property that is not being used to full capacity or is not required for the programs of the department, agency or institution, it shall so notify the Department. Such notification shall be in a form and manner prescribed by the Department. Each department, agency and institution shall submit to the Department a land use plan for state-owned property it possesses or has under its control showing present and planned uses of such property. Such plan shall be approved by the cognizant board or governing body of the department, agency or institution holding title to or otherwise controlling the state-owned property or the agency head in the absence of a board or governing body, with a recommendation on whether any property should be declared surplus by the department, agency or institution. Development of such land use plans shall be based on guidelines promulgated by the Department. The guidelines shall provide that each land use plan shall be updated and copies provided to the Department by September 1 of each year. The Department may exempt properties that are held and used for conservation purposes from the requirements of this section. The Department shall review the land use plans, the records and inventory required pursuant to subsection B of § [2.2-1136](#) and such other information as may be necessary and determine whether the property or any portion thereof should be declared surplus to the needs of the Commonwealth. By October 1 of each year, the Department shall provide a report to the Chairmen of the House Appropriations and Senate Finance Committees setting forth the Department's findings, the sale or marketing of properties identified pursuant to this section, and recommending any actions that may be required by the Governor and the General Assembly to identify and dispose of property not being efficiently and effectively utilized. The Department shall provide a listing of surplus properties on the Department's website. The description of surplus property shall include parcel identification consistent with national spatial data standards in addition to a street address.

Until permanent disposition of the property determined to be surplus is effected, the property shall continue to be maintained by the department, agency or institution possessing or controlling it, unless upon the recommendation of the Department, the Governor authorizes the transfer of the property to the possession or control of the Department. In this event, the department, agency or institution formerly possessing or controlling the property shall have no further interest in it.

- B. The Department shall establish criteria for ascertaining whether property under the control of a department, agency or institution should be classified as "surplus" to its current or proposed needs. Such criteria shall provide that the cognizant board or governing body, if any, of the department, agency or institution holding the title to or otherwise controlling the state-owned property, or the agency head in the absence of a board or governing body, shall approve the designation of the property as surplus.

C. Notwithstanding the provisions of subsection A:

1. The property known as College Woods, which includes Lake Matoaka and is possessed and controlled by a college founded in 1693, regardless of whether such property has been declared surplus pursuant to this section, shall not be transferred or disposed of without the approval of the board of visitors of such college by a two-thirds vote of all board members at a regularly scheduled board meeting. The General Assembly shall also approve the disposal or transfer.
2. Surplus real property valued at less than \$5 million that is possessed and controlled by a public institution of higher education may be sold by such institution, provided that (i) at least 45 days prior to executing a contract for the sale of such property, the institution gives written notification to the Governor and the Chairmen of the House Appropriations and Senate Finance Committees; and (ii) the Governor may postpone the sale at any time up to 10 days prior to the proposed date of sale. Such sale may be effected by public auction, sealed bids, or by marketing through one or more Virginia licensed real estate brokers after satisfying the public notice provisions of subsection A of § [2.2-1156](#). The terms of all negotiations resulting in such sale shall be public information. The public institution of higher education may retain the proceeds from the sale of such property if the property was acquired by non-general funds. If the institution originally acquired the property through a mix of general and non-general funds, 50 percent of the proceeds shall be distributed to the institution and 50 percent shall be distributed to the State Park Conservation Resources Fund established under subsection A of § [10.1-202](#). The authority of a public institution of higher education to sell surplus real property described under this subdivision or to retain any proceeds from the sale of such property shall be subject to the institution meeting the conditions prescribed in subsection B of § [23-38.88](#) and § [23-38.112](#) (regardless of whether or not the institution has been granted any authority under Subchapter 3 (§ [23-38.91](#) et seq.) of Chapter 4.10 of Title 23).

Exhibit A-2
Income Leases Administered as of 11/15/17
(Sorted by Agency)

| Tenant/Agency | COVA Trax Lease ID | Lease Name | Address | Address Line 2 | City | State | Zip Code | County/City | Current Term Start | Current Term End | Leased Area | UOM | Current Annual Rent | Current Annual Rent/SF | Lease Type | Lease/Unit Use Type |
|----------------------|--------------------|---|----------------------|------------------------|-----------------|-------|------------|------------------------|--------------------|------------------|-------------|-----|---------------------|------------------------|--------------|---------------------|
| CENTRAL VIRGINIA PED | L-000385 | CVPED CHARLOTTESVILLE ONE STOP DGS MLA SL | 2211 HYDRAULIC RD | | CHARLOTTESVILLE | VA | 22901-2760 | ALBEMARLE COUNTY - 003 | 11/1/2007 | 2/28/2018 | 5,235.00 | SF | \$129,100.32 | \$24.66 | FULL SERVICE | OFFICE |
| HELLO INC | L-001412 | IL DGS MAIN STREET CENTRE HELLO ANTENNA | 600 E MAIN ST | | RICHMOND | VA | 23219 | RICHMOND CITY - 760 | 11/1/2013 | 10/31/2018 | 50.00 | SF | \$11,480.16 | \$229.60 | FULL SERVICE | TOWER/ANTENNA |
| GSA ATF | L-001413 | IL DGS MAIN STREET CENTRE STE 1410 GSA ATF | 600 E MAIN ST | | RICHMOND | VA | 23219 | RICHMOND CITY - 760 | 9/4/2008 | 1/31/2023 | 9,417.00 | SF | \$67,250.16 | \$7.14 | FULL SERVICE | OFFICE |
| JONAH LLC | L-001414 | IL DGS MAIN STREET CENTRE STE 2125 JONAH | 600 E MAIN ST | | RICHMOND | VA | 23219 | RICHMOND CITY - 760 | 1/1/2018 | 12/31/2018 | 2,268.00 | SF | \$53,453.52 | \$23.57 | FULL SERVICE | OFFICE |
| TELCOVE | L-001417 | IL DGS MAIN STREET CENTRE TELCOVE/LEVEL 3 COM | 600 E MAIN ST | | RICHMOND | VA | 23219 | RICHMOND CITY - 760 | 7/1/2014 | 6/30/2019 | 50.00 | SF | \$7,753.68 | \$155.07 | TRIPLE NET | TOWER/ANTENNA |
| VDH | L-000742 | SA VDH JAMES MADISON FLOORS LB - 13TH | 109 GOVERNOR ST | | RICHMOND | VA | 23219 | RICHMOND CITY - 760 | 7/1/2017 | 6/30/2018 | 161,310.00 | SF | \$2,509,146.20 | \$15.55 | FULL SERVICE | OFFICE |
| VDH | L-000743 | SA VDH JAMES MADISON FLOORS LB AND UB | 109 GOVERNOR ST | | RICHMOND | VA | 23219 | RICHMOND CITY - 760 | 7/1/2017 | 6/30/2018 | 7,090.00 | SF | \$28,360.00 | \$4.00 | FULL SERVICE | WAREHOUSE/STORAGE |
| VDOT | L-000745 | SA VDOT CENTRAL HIGHWAY BLDG | 1401 E BROAD ST | CENTRAL OFFICE COMPLEX | RICHMOND | VA | 23219 | HENRICO COUNTY - 087 | 7/1/2017 | 6/30/2018 | 52,263.00 | SF | \$0.00 | \$0.00 | FULL SERVICE | OTHER |
| VDOT | L-000746 | SA VDOT HIGHWAY ANNEX BLDG | 1401 E BROAD ST | | RICHMOND | VA | 23219 | RICHMOND CITY - 760 | 7/1/2017 | 6/30/2018 | 129,096.00 | SF | \$0.00 | \$0.00 | FULL SERVICE | OTHER |
| VDOT | L-000748 | SA VDOT JAMES MONROE 19TH FLOOR | 101 N 14TH ST | | RICHMOND | VA | 23219 | RICHMOND CITY - 760 | 7/1/2017 | 6/30/2018 | 12,502.00 | SF | \$199,531.92 | \$15.96 | FULL SERVICE | OFFICE |
| VDOT | L-000747 | SA VDOT MEMORIAL HOSPITAL BLDG | 1401 E BROAD ST | CENTRAL OFFICE COMPLEX | RICHMOND | VA | 23219 | HENRICO COUNTY - 087 | 7/1/2017 | 6/30/2018 | 33,633.00 | SF | \$0.00 | \$0.00 | FULL SERVICE | OTHER |
| VITA | L-003497 | SA VITA MONROE 16TH FL | 101 N 14TH ST | | RICHMOND | VA | 23219 | RICHMOND CITY - 760 | 7/1/2017 | 6/30/2018 | 3,202.00 | SF | \$51,103.92 | \$15.96 | | OFFICE |
| VITA | L-000749 | SA VITA PATRICK HENRY RM 5-889 AND BSMT 191 STORAGE | 11TH AND CAPITOL STS | | RICHMOND | VA | 23219 | RICHMOND CITY - 760 | 7/1/2017 | 6/30/2018 | 1,080.00 | SF | \$17,236.80 | \$15.96 | FULL SERVICE | OFFICE |
| VSCC | L-000751 | SA VSCC PATRICK HENRY RMS B034 B034A B035 AND B036 | 11TH AND CAPITOL STS | | RICHMOND | VA | 23219 | RICHMOND CITY - 760 | 7/1/2017 | 6/30/2018 | 1,770.00 | SF | \$28,249.20 | \$15.96 | FULL SERVICE | OFFICE |
| VSP | L-003494 | SA VSP PATRICK HENRY BASEMENT | 11TH AND CAPITOL STS | | RICHMOND | VA | 23219 | RICHMOND CITY - 760 | 7/1/2017 | 6/30/2018 | 536.00 | SF | \$8,554.56 | \$15.96 | | OFFICE |

| Agency | COVA Trax Lease ID | Lease Name | Address | Address Line 2 | City | State | Country | ZIP Code | County/City | Current Term Start | Current Term End | Leased Area | UOM | Current Annual Rent | Current Annual Rent/SF | Lease Type | Head Count | Lease/Unit Use Type |
|--------|--------------------|---|-------------------------------|----------------|--|-------|---------|------------|-----------------------------|--------------------|------------------|--------------|-----|---------------------|------------------------|--------------|------------|------------------------|
| ABC | L-000142 | ABC STORE #177 CHINCOTEAGUE | 4371 PENSION ST | | CHINCOTEAGUE | VA | USA | 23336-2549 | ACCOMACK COUNTY - 001 | 11/1/2016 | 10/31/2019 | 1,446.00 | SF | \$15,183.00 | \$10.50 | TRIPLE NET | 4.00 | RETAIL |
| ABC | L-000128 | ABC STORE #162 ACCOMACK | 1017 & 2018 LANKFORD HWY | | OAK HALL MARKETPLACE | VA | USA | 23416-2228 | ACCOMACK COUNTY - 001 | 11/1/2012 | 10/31/2018 | 2,400.00 | SF | \$44,614.76 | \$18.59 | TRIPLE NET | 6.00 | RETAIL |
| ABC | L-000301 | ABC STORE #344 ONLEY | 25234 LANKFORD HWY | | FOUR CORNER SC | VA | USA | 23418-2812 | ACCOMACK COUNTY - 001 | 9/1/2016 | 8/31/2021 | 2,677.00 | SF | \$29,148.44 | \$10.89 | TRIPLE NET | 7.00 | RETAIL |
| ABC | L-000021 | ABC STORE #046 CHARLOTTESVILLE | 183 COMMUNITY STREET | | HOLLYMEADE TOWN CENTER | VA | USA | 22911-5603 | ALBEMARLE COUNTY - 003 | 1/1/2017 | 12/31/2021 | 2,942.00 | SF | \$78,431.34 | \$26.66 | TRIPLE NET | 8.00 | RETAIL |
| ABC | L-000025 | ABC STORE #050 CHARLOTTESVILLE | 325 FOUR LEAF LANE SUITE 3 | | SHOPPES OF CLOVER LAWN SHOPPING CENTER | VA | USA | 22903 | ALBEMARLE COUNTY - 003 | 11/1/2015 | 10/31/2020 | 2,200.00 | SF | \$49,086.48 | \$22.31 | TRIPLE NET | 7.00 | RETAIL |
| VSP | L-002749 | VSP FORK MOUNTAIN STARS TOWER MADISON CO | FORK MOUNTAIN | | FORK MOUNTAIN | VA | USA | 22743 | MADISON COUNTY - 113 | 11/1/2005 | 10/31/2025 | 5,863.00 | SF | \$5,096.77 | \$0.90 | FULL SERVICE | 0.00 | TOWER/ANTENNA |
| VSP | L-002758 | VSP MATHEWS STARS TOWER MATHEWS | 10862 BUCKLEY HALL ROAD | | MATHEWS | VA | USA | 23109 | MATHEWS COUNTY - 115 | 3/1/2006 | 2/28/2026 | 0.00 | SF | \$0.00 | \$0.00 | FULL SERVICE | 0.00 | TOWER/ANTENNA |
| VSP | L-002753 | VSP HIGH TOP MOUNTAIN ANTENNA NELSON CO | 2029 FORTUNES COVE RD | | LOVINGSTON | VA | USA | 22949 | NELSON COUNTY - 125 | 1/1/2010 | 12/31/2019 | 0.00 | SF | \$0.00 | \$0.00 | TRIPLE NET | 0.00 | TOWER/ANTENNA |
| VSP | L-002746 | VSP EASTVILLE REPEATER TOWER NORTHAMPTON | RT 600 | | ENTRANCE TO COUNTY LANDFILL | VA | USA | 23413 | NORTHAMPTON COUNTY - 131 | 10/1/2015 | 9/30/2017 | 1.00 | SF | \$0.00 | \$0.00 | TRIPLE NET | 0.00 | TOWER/ANTENNA |
| VSP | L-002757 | VSP LICENSE BULL MOUNTAIN TOWER PATRICK CO | ROUTE 687 | | BULL MOUNTAIN | VA | USA | 24065 | PATRICK COUNTY - 141 | 10/25/2012 | 10/24/2017 | 1.00 | SF | \$0.00 | \$0.00 | FULL SERVICE | 0.00 | TOWER/ANTENNA |
| VSP | L-002784 | VSP WHITE OAK MOUNTAIN STARS PITTSYLVANIA | 575 TOWER LANE | | CHATHAM | VA | USA | 24531 | PITTSYLVANIA COUNTY - 143 | 1/1/2008 | 12/31/2017 | 4,125.00 | SF | \$4,386.30 | \$1.06 | FULL SERVICE | 0.00 | TOWER/ANTENNA |
| VSP | L-002789 | VSP SMITH MOUNTAIN ANTENNA PITTSYLVANIA CO | 1895 JASMINE ROAD | | SANDY LEVEL | VA | USA | 24161 | PITTSYLVANIA COUNTY - 143 | 11/2015 | 12/31/2019 | 0.00 | SF | \$1,200.00 | \$0.00 | TRIPLE NET | 0.00 | TOWER/ANTENNA |
| VSP | L-002764 | VSP POWHATAN REPEATER TOWER POWHATAN | STATE ROUTE 13 | | POWHATAN | VA | USA | 23139 | POWHATAN COUNTY - 145 | 5/8/1996 | 5/8/2095 | 3,900.00 | SF | \$0.00 | \$0.00 | TRIPLE NET | 0.00 | TOWER/ANTENNA |
| VSP | L-002756 | VSP LEIGH MOUNTAIN TOWER PRINCE EDWARD | ROUTE 612 | | LEIGH MOUNTAIN | VA | USA | 23942 | PRINCE EDWARD COUNTY - 147 | 11/1/2004 | 10/31/2024 | 4,225.00 | SF | \$8,658.83 | \$2.05 | TRIPLE NET | 0.00 | TOWER/ANTENNA |
| VSP | L-002767 | VSP QUANTICO TOWER PRINCE WILLIAM CO | CATLIN AVENUE | | FBI ACADEMY | VA | USA | 22134 | PRINCE WILLIAM COUNTY - 153 | 2/1/2015 | 1/31/2017 | 1.00 | SF | \$0.00 | \$0.00 | TRIPLE NET | 0.00 | TOWER/ANTENNA |
| VSP | L-002780 | VSP WALKER MOUNTAIN ANTENNA WYTHE CO | 3601 IRON BRIDGE RD | | RICHMOND | VA | USA | 23227 | RICHMOND CITY - 760 | 1/1/2013 | 12/31/2016 | 4,100.00 | SF | \$0.00 | \$0.00 | TRIPLE NET | 0.00 | TOWER/ANTENNA |
| VSP | L-002775 | VSP TOWER SITE PERMIT RAWLEY SPRINGS | CENTRAL DISTRICT | | RAWLEY SPRINGS | VA | USA | 22831 | ROCKINGHAM COUNTY - 165 | 7/1/2012 | 6/30/2032 | 3,600.00 | SF | \$13,112.72 | \$3.64 | TRIPLE NET | 0.00 | TOWER/ANTENNA |
| VSP | L-002744 | VSP EAST RIVER MOUNTAIN ANTENNA TAZEWELL | TOP OF EAST RIVER MOUNTAIN | | TAZEWELL | VA | USA | 24651 | TAZEWELL COUNTY - 185 | 4/1/2005 | 3/31/2017 | 10,000.00 | SF | \$3,500.00 | \$0.35 | FULL SERVICE | 0.00 | TOWER/ANTENNA |
| VSP | L-002745 | VSP EAST RIVER MTN ACCESS RD TAZEWELL | 26 ROADWAY ALONG CREST | | OF EAST RIVER MOUNTAIN | VA | USA | 24630 | TAZEWELL COUNTY - 185 | 2/1/2001 | 1/31/2021 | 0.00 | SF | \$200.00 | \$0.00 | TRIPLE NET | 0.00 | UNIMPROVED LAND |
| VSP | L-002743 | VSP EAGLE KNOB ANTENNA WISE | CLINCH RANTER DISTRICT | | EAGLE KNOB COMMUNICATIONS TOWER | VA | USA | 24293 | WISE COUNTY - 195 | 1/1/2012 | 12/31/2016 | 3,049.20 | SF | \$0.00 | \$0.00 | TRIPLE NET | 0.00 | TOWER/ANTENNA |
| VSP | L-002788 | VSP SAND MOUNTAIN STARS TOWER WYTHE CO | SITE #1410 SAND MOUNTAIN | | WYTHEVILLE | VA | USA | 24392 | WYTHE COUNTY - 197 | 12/1/2008 | 11/30/2028 | 4,800.00 | SF | \$0.00 | \$0.00 | TRIPLE NET | 0.00 | TOWER/ANTENNA |
| VSU | L-002788 | VSU 1711 MIDWAY LLC WAREHOUSE PETERSBURG | 1711 MIDWAY AVE | | PETERSBURG | VA | USA | 23801 | PETERSBURG CITY - 730 | 7/1/2014 | 6/30/2019 | 13,449.00 | SF | \$24,000.00 | \$1.78 | FULL SERVICE | 0.00 | WAREHOUSE/STORAGE |
| VSU | L-003489 | VSU AGRIC INDOOR URBAN FOOD FACILITY PETERSBURG | 453 HARDING ST | | PETERSBURG | VA | USA | 23803 | PETERSBURG CITY - 730 | 1/1/2016 | 12/31/2021 | 9,875.00 | SF | \$1,200.00 | \$0.12 | | 0.00 | OTHER |
| VWC | L-003421 | VWC BRISTOL | 425 STATE ST STE 200 | | BRISTOL | VA | USA | 24201 | BRISTOL CITY - 520 | 10/1/2016 | 7/31/2028 | 6,127.00 | SF | \$136,944.60 | \$22.35 | | 6.00 | OFFICE |
| VWC | L-002786 | VWC NOVA REGIONAL OFFICE FAIRFAX | 3020 HAMAKER CT | | PROSPERITY PLAZA | VA | USA | 22031-2238 | FAIRFAX COUNTY - 069 | 4/1/2015 | 3/31/2025 | 4,632.00 | SF | \$152,096.66 | \$32.84 | FULL SERVICE | 7.00 | OFFICE |
| VWC | L-002788 | VWC REGIONAL OFFICE HARRISONBURG | 41 COURT SQ | | THE MARKET PLACE AT COURT SQUARE | VA | USA | 22801-3742 | HARRISONBURG CITY - 660 | 10/1/2014 | 9/30/2019 | 3,500.00 | SF | \$52,500.00 | \$15.00 | FULL SERVICE | 6.00 | OFFICE |
| VWC | L-002794 | VWC NOVA HEARING OFFICE MANASSAS | 7900 SUDLEY RD STE 500 | | MANASSAS | VA | USA | 20109-2886 | MANASSAS CITY - 683 | 3/1/2016 | 2/28/2026 | 10,719.00 | SF | \$228,850.68 | \$21.35 | FULL SERVICE | 12.00 | OFFICE |
| VWC | L-002792 | VWC INSURANCE UNIT RICHMOND | 2104 W LABURNUM AVE | | INTERSTATE CENTER SUITE 103 | VA | USA | 23227-4357 | RICHMOND CITY - 760 | 11/1/2012 | 12/31/2017 | 2,134.00 | SF | \$37,310.00 | \$17.48 | FULL SERVICE | 17.00 | OFFICE |
| VWC | L-002800 | VWC SATELLITE OFFICE BROAD ST RICHMOND | 2201 W BROAD ST | | BOOK BINDERY BUILDING | VA | USA | 23220-2022 | RICHMOND CITY - 760 | 1/1/2017 | 12/31/2017 | 3,550.00 | SF | \$62,066.76 | \$17.48 | FULL SERVICE | 15.00 | OFFICE |
| VWC | L-003691 | VWC HQ RICHMOND | 333 E FRANKLIN ST | | RICHMOND | VA | USA | 23219 | RICHMOND CITY - 760 | 1/1/2018 | 6/30/2029 | 1,118,950.00 | SF | \$2,076,220.00 | \$17.59 | | 292.00 | OFFICE |
| VWC | L-003692 | VWC 4TH AND MAIN STS PARKING LOT RICHMOND | 3RD AND EAST MAIN STS | | RICHMOND | VA | USA | 23219 | RICHMOND CITY - 760 | 11/1/2017 | 10/31/2027 | 1.96 | AC | \$220,000.00 | \$2.58 | | 0.00 | PARKING/MOTOR POOL LOT |
| VWC | L-002799 | VWC ROANOKE REGIONAL OFFICE | 3959 ELECTRIC RD SUITE 380 | | ROANOKE | VA | USA | 24018-4562 | ROANOKE CITY - 770 | 10/1/2012 | 9/30/2017 | 3,400.00 | SF | \$53,580.36 | \$15.76 | FULL SERVICE | 6.00 | OFFICE |
| VWC | L-003651 | VWC REGIONAL OFFICE PEMBROKE OFFICE PARK VA BEACH | 281 INDEPENDENCE BLVD STE 310 | | VIRGINIA BEACH | VA | USA | 23462 | VIRGINIA BEACH CITY - 810 | 6/1/2017 | 7/31/2027 | 7,118.00 | SF | \$131,682.00 | \$18.50 | | 10.00 | OFFICE |
| VWCC | L-002802 | VWCC HIGHER EDUCATION CENTER ROANOKE | 109 N HENRY ST | | ROANOKE | VA | USA | 24016 | ROANOKE CITY - 770 | 7/1/2000 | 6/30/2018 | 9,002.00 | SF | \$146,012.40 | \$16.22 | TRIPLE NET | 3.50 | OFFICE |
| VWCC | L-002803 | VWCC WALKWAY OYER COLONIAL AVE ROANOKE | COLONIAL AVE | | ROANOKE | VA | USA | 24015 | ROANOKE CITY - 770 | 1/1/1985 | 12/31/2044 | 96,135.04 | SF | \$0.00 | \$0.00 | FULL SERVICE | 0.00 | OTHER |
| VWCC | L-003769 | VWCC ROANOKE CAMPUS ROANOKE SL | 709 JEFFERSON ST SW 2ND FL | | ROANOKE | VA | USA | 24016 | ROANOKE CITY - 770 | 3/1/2017 | 2/28/2022 | 2,688.00 | SF | \$35,100.00 | \$13.06 | | 0.50 | OFFICE |
| VWC | L-002791 | VWC CRIMINAL INJURIES COMPENSATION RICHMOND | 2201 W BROAD ST | | BOOK BINDERY BUILDING | VA | USA | 23220-2022 | RICHMOND CITY - 760 | 1/1/2017 | 12/31/2017 | 5,559.00 | SF | \$123,160.80 | \$22.16 | FULL SERVICE | 24.00 | OFFICE |
| WCC | L-002804 | WCC CROSSROADS INSTITUTE GALAX | 1117 E STUART DR | | GALAX | VA | USA | 24333-2658 | GALAX CITY - 640 | 10/1/2013 | 9/30/2018 | 38,921.00 | SF | \$292,896.00 | \$7.34 | FULL SERVICE | 20.00 | OTHER |

| Agency | Tenant Name | COVA Trax Lease ID | Lease Name | Address | Address Line 2 | City | State | Country | ZIP Code | County/City | Current Term Start | Current Term End | Leased Area | UOM | Current Annual Rent | Current Annual Rent/SF | Lease Type | Lease/Unit Use Type |
|------------------------|--|--------------------|--|---------------------------|-----------------------------|----------------|-------|---------|------------|---------------------------|--------------------|------------------|--------------|-----|---------------------|------------------------|--------------|---------------------|
| CITY OF VIRGINIA BEACH | MICROSOFT INFRASTRUCTURE GROUP LLC | L-003940 | IL CITY OF VA BEACH TO MICROSOFT CAMP PENDLETON VA BEACH | GENERAL BOOTH BLVD | | VIRGINIA BEACH | VA | USA | 23451 | VIRGINIA BEACH CITY - 810 | 2/22/2017 | 2/21/2032 | 0.00 | SF | \$0.00 | | | OTHER |
| CITY OF VIRGINIA BEACH | TELXUS CABLE USA INC | L-003942 | IL DVA CAMP PENDLETON CITY VA BEACH TO TELXUS CABLE USA INC VA BEACH | GENERAL BOOTH BLVD | | VIRGINIA BEACH | VA | USA | 23451 | VIRGINIA BEACH CITY - 810 | 6/1/2017 | 5/31/2032 | 0.00 | SF | \$200,000.00 | | | OTHER |
| CWM | CELLCO PARTNERSHIP DBA VERIZON WIRELESS | L-003964 | IL CWM CELLCO CELL TOWER GLOUCESTER CO | 313 JAMESTOWN RD | | WILLIAMSBURG | VA | USA | 23185 | WILLIAMSBURG CITY - 830 | 7/1/2005 | 6/30/2020 | 0.00 | SF | \$36,501.00 | | | TOWER/ANTENNA |
| CWM | NATIONAL CENTER FOR STATE COURTS | L-001292 | IL CWM NATIONAL CTR FOR STATE COURTS WILLIAMSBURG | 613 S HENRY ST | | WILLIAMSBURG | VA | USA | 23185 | WILLIAMSBURG CITY - 830 | 9/1/1974 | 9/1/2024 | 297,950.00 | SF | \$1.00 | \$0.00 | TRIPLE NET | UNIMPROVED LAND |
| CWM | SURA | L-001295 | IL CWM SURA LEASE NEWPORT NEWS | 626 HOFSTADTER RD | | NEWPORT NEWS | VA | USA | 23606 | NEWPORT NEWS CITY - 790 | 1/1/1995 | 12/31/2018 | 99,516.00 | SF | \$1.00 | \$0.00 | TRIPLE NET | OTHER |
| VSP | T-MOBILE NORTHEAST LLC | L-001630 | IL VSP T-MOBILE BRADDOCK RD TOWER FAIRFAX | RT6 613 W | | APPOMATTOX | VA | USA | 24522 | APPOMATTOX COUNTY - 011 | 3/1/2009 | 2/28/2019 | 200.00 | SF | \$25,750.00 | \$128.75 | FULL SERVICE | TOWER/ANTENNA |
| VSP | T-MOBILE NORTHEAST LLC | L-001636 | IL VSP WAVERLY TOWER SUSSEX | BEAR DEN REPEATER | FANCY HILL REPEATER | WAYNESBORO | VA | USA | 22980 | AUGUSTA COUNTY - 015 | 6/1/2014 | 5/31/2017 | 0.00 | SF | \$21,000.00 | | TRIPLE NET | TOWER/ANTENNA |
| VSP | T-MOBILE NORTHEAST LLC | L-001622 | IL VSP HAMPTON TOWER HAMPTON | 8110 ORCUTT AVE | | HAMPTON | VA | USA | 23666 | HAMPTON CITY - 650 | 6/1/2014 | 5/31/2017 | 0.00 | SF | \$21,000.00 | | TRIPLE NET | TOWER/ANTENNA |
| VSP | T-MOBILE NORTHEAST LLC | L-003346 | IL VSP FORK MOUNTAIN T-MOBILE STARS TOWER MADISON CO | 1 FORK MOUNTAIN RD | | MADISON | VA | USA | 22743 | MADISON COUNTY - 113 | 7/1/2016 | 10/31/2025 | 5,663.00 | SF | \$0.00 | \$0.00 | FULL SERVICE | TOWER/ANTENNA |
| VSP | TRITON PCS PROPERTY CO LLC | L-001621 | IL VSP GLASGOW TOWER ROCKBRIDGE | 3861 LEE HWY | | GLASGOW | VA | USA | 22980 | AUGUSTA COUNTY - 015 | 7/1/2015 | 6/30/2020 | 0.00 | SF | \$10,000.08 | | TRIPLE NET | TOWER/ANTENNA |
| VSP | VIA REGION 2000 LOCAL GOVT COUNCIL | L-001627 | IL VSP REGION 2000 TOWER SPACE PITTSYLVANIA | 1895 JASMINE ROAD | | SANDY LEVEL | VA | USA | 24161 | PITTSYLVANIA COUNTY - 143 | 11/1/2015 | 10/31/2033 | 0.00 | SF | \$0.00 | | TRIPLE NET | TOWER/ANTENNA |
| VSP | VIRGINIA RSA S LP DBA VERIZON WIRELESS | L-001634 | IL VSP VERIZON STARS TOWER ROCKBRIDGE CO | 3861 S LEE HWY | | NATURAL BRIDGE | VA | USA | 24578 | ROCKBRIDGE COUNTY - 163 | 10/1/2014 | 9/30/2019 | 0.00 | SF | \$20,600.00 | | TRIPLE NET | TOWER/ANTENNA |
| VSP | VIRGINIA STATE POLICE ASSOCIATION | L-001626 | IL VSP POLICE ACADEMY RICHMOND | 7700 MIDLOTHIAN TPKE | | RICHMOND | VA | USA | 23235-5226 | CHESTERFIELD COUNTY - 041 | 9/29/2014 | 9/29/2017 | 322.00 | SF | \$0.00 | \$0.00 | TRIPLE NET | OTHER |
| VSP | WASHINGTON D.C. SMSA LIMITED PARTNERSHIP | L-001633 | IL VSP VERIZON BRADDOCK RD TOWER FAIRFAX | RT6 613 W | | APPOMATTOX | VA | USA | 24522 | APPOMATTOX COUNTY - 011 | 10/1/2014 | 9/30/2019 | 0.00 | SF | \$30,981.00 | | TRIPLE NET | TOWER/ANTENNA |
| VSU | CELLCO PARTNERSHIP DBA VERIZON WIRELESS | L-001638 | IL VSU CELL TOWER VERIZON PETERSBURG | HAYDEN ST | | PETERSBURG | VA | USA | 23803 | CHESTERFIELD COUNTY - 041 | 2/1/2014 | 1/31/2019 | 800.00 | SF | \$0.00 | \$0.00 | TRIPLE NET | TOWER/ANTENNA |
| VSU | COUNTY OF CHESTERFIELD VIRGINIA | L-001639 | IL VSU ETRICK TRAIL 1SE WITH CHESTERFIELD COUNTY | HAYDEN ST | | PETERSBURG | VA | USA | 23803 | CHESTERFIELD COUNTY - 041 | 5/1/2010 | 4/30/2030 | 2,082,168.00 | SF | \$0.00 | | TRIPLE NET | UNIMPROVED LAND |
| VSU | SPRINT PCS | L-001643 | IL VSU WATER TOWER SPRINT/COM PETERSBURG | 21031 VAUGHAN WILLIAMS ST | VSU | PETERSBURG | VA | USA | 23806-0001 | PETERSBURG CITY - 730 | 4/1/2006 | 3/31/2025 | 860.00 | SF | \$33,600.00 | \$39.33 | TRIPLE NET | TOWER/ANTENNA |
| VSU | T-MOBILE | L-001641 | IL VSU WATER TOWER ANTENNA T-MOBILE CHESTERFIELD | 21031 VAUGHAN WILLIAMS ST | VSU | PETERSBURG | VA | USA | 23806-0001 | PETERSBURG CITY - 730 | 5/1/2006 | 4/30/2026 | 300.00 | SF | \$33,600.00 | \$112.00 | TRIPLE NET | TOWER/ANTENNA |
| VWCC | SUBWAY REAL ESTATE LLC | L-001644 | IL VWCC TO SUBWAY ROANOKE | 3096 COLONIAL AVE SW | | ROANOKE | VA | USA | 24015 | ROANOKE CITY - 770 | 7/1/2014 | 6/30/2019 | 523.00 | SF | \$8,100.00 | \$15.49 | | RETAIL |
| WWRC | MICHAEL P. KELLEY | L-001645 | IL WWRC DIRECTORS COTTAGE AUGUSTA COUNTY | 721 COTTAGE CIR | WOODROW WILSON REHAB CENTER | FISHERSVILLE | VA | USA | 22938-1500 | AUGUSTA COUNTY - 015 | 7/1/2010 | 1/31/2017 | 1,600.00 | SF | \$2,400.00 | \$1.50 | TRIPLE NET | CABIN |

EXHIBIT B
Surplus Property
as of 9/1/17

Property Declared Surplus

| Managing Agency | Site Name | Address | City | Acreage | Site/Campus Type | County/City (FIPS Code) | Status |
|--|--|------------------------------|------------------------|---------|-----------------------|-----------------------------|--|
| Behavioral Health & Developmental Services, Dept of (DBHDS) -720 | DBHDS NOVA Training Center Fairfax Co | 9901 Braddock Rd | Fairfax | 78.82 | Training Center | Fairfax County - 059 | Property closing should occur on 11/15/17. |
| Virginia Employment Commission (VEC) - 182 | VEC Harrisonburg Local Office | 1909 E. Market Street | Harrisonburg | 2.00 | Office | Harrisonburg city-660 | Property is under contract. Closing should occur in the first quarter 2018. |
| Agriculture & Consumer Services, Dept of (VDACS) -301 | VDACS Warrenton Diagnostic Lab Fauquier Co | 234 Shirley Ave | Warrenton | 1.00 | Laboratory | Fauquier County - 061 | Property is under contract. Closing should occur in the first quarter 2018. |
| General Services, Dept of (DGS) -194 | CIT Building | 2205 and 2214 Rock Hill Road | Fairfax/Loudon | 27.00 | Office | Fairfax County - 059 | Property is Listed for Sale |
| Emergency Management, Dept of (DEM) -127 | DEM Cheatham Annex York Co | Cheatham Annex | Yorktown | 429.95 | Vacant land | York County - 199 | Property is Listed for Sale |
| Behavioral Health & Developmental Services, Dept of (DBHDS) -720 | DBHDS Eastern State Hospital James City Co | 4601 Ironbound Rd | Williamsburg | 500.04 | Hospital | James City County - 095 | Property Listed for Sale (346.25 Acre Portion) |
| Game & Inland Fisheries, Dept of (DGIF) -403 | DGIF Northlake Headquarters Hanover County | Lakeridge Pkwy | Hanover | 15.45 | Vacant land | Hanover County - 085 | Property Listed for Sale |
| Corrections, Dept of (DOC) -701 | DOC Haymarket CU #26 Prince William Co | 2115 James Madison Hwy | Haymarket | 39.08 | Correctional Facility | Prince William County - 153 | Property listed for Sale |
| Transportation, Dept of (VDOT) -501 | VDOT Haymarket Area HQ Prince William Co | Rte 15 | Haymarket | 7.02 | Transportation | Prince William County - 153 | Property listed for Sale |
| Juvenile Justice, Dept of (DJJ) -777 | DJJ Natural Bridge Juv. CC Rockbridge Co | 1425 Arnolds Valley Rd | Natural Bridge Station | 99.08 | Correctional Facility | Rockbridge County - 163 | Property listed for Sale |
| Virginia Employment Commission (VEC) - 182 | VEC Norfolk Local Office Norfolk | 5145 East Virginia Boulevard | Norfolk | 2.99 | Office | Norfolk City-710 | Property listed for Sale |
| General Services, Dept of (DGS) -194 | DGS 10.7789 Acres 02 28 1996 Newport News | 12050 Jefferson Ave | Newport News | 10.78 | Land | Newport News city - 700 | Property is under a ground lease with the City of Newport News |
| Transportation, Dept of (VDOT) -501 | VDOT Brown's Store Area HQ | 60 Salem Church Rd | Cumberland | 3.14 | Transportation | Cumberland County - 049 | Commonwealth Transportation Board declared the property surplus, but DGS has not accepted the property for surplus disposition due to environmental contamination. |
| Military Affairs Dept of (DMA)-124 | DMA Clifton Forge Readiness Center | 1000 Dabney Road | Clifton Forge | 10.45 | Military | Alleghany County-005 | Property being transferred to the Virginia Community College System |

EXHIBIT B
Surplus Property
as of 9/1/17

Property Declared Surplus (continued)

| Managing Agency | Site Name | Address | City | Acreage | Site/Campus Type | County/City (FIPS Code) | Status |
|---------------------------------|---|---------------------|---------------|---------|-----------------------|-------------------------|--|
| Corrections, Dept of (DOC) -701 | DOC Brunswick Work Center Brunswick Co | 1147 Planters Rd | Lawrenceville | 764.79 | Correctional Facility | Brunswick County - 025 | Chapter 836 (2017) § 3-1.01.V.1. "The Brunswick Correctional Center operated by the Department of Corrections shall be sold. The Commonwealth may enter into negotiations with (1) the Virginia Tobacco Indemnification and Community Revitalization Commission, (2) regional local governments, and (3) regional industrial development authorities for the purchase of this property as an economic development site." |
| Corrections, Dept of (DOC) -702 | DOC Coffeewood CC Culpeper Co | 12352 Coffeewood Dr | Mitchells | 702.96 | Correctional Facility | Culpeper County - 047 | Chapter 836 (2017) Item 394. G "The Commonwealth of Virginia shall convey 45 acres (more or less) of property, being a portion of Culpeper County Tax Map No. 75, parcel 32, lying in the Cedar Mountain Magisterial District of Culpeper County, Virginia, in consideration of the County's construction of water capacity and service line(s) adequate to serve the needs of the Department of Corrections' Coffeewood Facility and the Department of Juvenile Justice's Culpeper Juvenile Correctional Facility (hereinafter "the facilities"). The cost of the water improvements necessary to serve the facilities, including an eight-inch water service line, and including engineering and land/easement acquisition costs, shall be paid by the Commonwealth, less and except (i) the value of the property for the jail conveyed by the Commonwealth to the County (\$150,382.00, based on valuation by the Culpeper County Assessor), and (ii) the cost of increasing the size of the water service line from eight inches to twelve inches, in order to accommodate planned county needs." |

EXHIBIT B
Surplus Property
as of 9/1/17

Property Declared Surplus (continued)

| Managing Agency | Site Name | Address | City | Acreage | Site/Campus Type | County/City (FIPS Code) | Status |
|---------------------------------|--|-----------------|---------|---------|-----------------------|--------------------------|--|
| Corrections, Dept of (DOC) -701 | DOC Mecklenburg Correctional Center Mecklenburg Co | 960 Prison Road | Boydton | 189.81 | Correctional Facility | Mecklenburg County - 117 | <p>Chapter 806 (2013) Item C-33.60.</p> <p>A. "The Department of Corrections shall return the property consisting of the Mecklenburg Correctional Center to Mecklenburg County with the exception of the property consisting of the Firing Range and Bachelor Officers Quarters (estimated at 30 acres). The department shall have the Firing Range and BOQ surveyed and separated from the original property. Mecklenburg County and the Department of Corrections shall enter into an agreement to allow the Mecklenburg County Sheriff's Office to use the firing range and BOQ for training.</p> <p>B. The Department of Corrections shall utilize inmate labor, to the maximum extent feasible, in site clearing and demolition. Mecklenburg County shall be responsible for the selection of buildings for demolition. The Department of Corrections shall be responsible for all costs associated with the selected building demolition."</p> |

EXHIBIT B
Surplus Property
as of 9/1/17

Property Declared Surplus (continued)

| Managing Agency | Site Name | Address | City | Acreage | Site/Campus Type | County/City (FIPS Code) | Status |
|---------------------------------|--|--------------------|------------|---------|-----------------------|-------------------------|---|
| Corrections, Dept of (DOC) -701 | DOC White Post Diversion Detention Center | 201 Ray of Hope Ln | White Post | 260.42 | Correctional Facility | Clarke Country-043 | Chapter 836 (2017) § 3-1.01. CC "The Department of General Services is authorized to dispose of the following property currently owned by the Department of Corrections in the manner it deems to be in the best interests of the Commonwealth: Pulaski Correctional Center and White Post Detention and Diversion Center. Such disposal may include sale or transfer to other agencies or to local government entities. Notwithstanding the provisions of § 2.2-1156, Code of Virginia, the proceeds from the sale of all or any part of the properties shall be deposited into the general fund no later than June 30, 2018." |
| Corrections, Dept of (DOC) -701 | VDOT Marshall Storage Area Fauquier Co | Frost St | Marshall | 3.8 | Transportation | Fauquier County - 061 | VDOT is authorized by H1627 (2013) to exchange the property. Property is currently under an agreement for exchange. |

EXHIBIT B
Surplus Property
as of 9/1/17

Potential Surplus Property Identified by the Agency and/or DGS - to be declared surplus

| Managing Agency | Site Name | Address | City | Acreage | Site/Campus Type | County/City (FIPS Code) | Status |
|--|---|---------------------------------|----------------|---------|-----------------------|---------------------------|--------------------|
| Behavioral Health & Developmental Services, Dept of (DBHDS) -720 | DBHDS SW VA Training Center Carroll Co | 160 Training Center Rd | Hillsville | 93.71 | Training Center | Carroll County -035 | Surplus - Entirety |
| General Services, Dept of (DGS) -194 | DGS Warrenton Tract Fauquier Co | NE of Fifth Street | Warrenton | 0.18 | Vacant Land | Fauquier County - 061 | Surplus - Entirety |
| Juvenile Justice, Dept of (DJJ) -777 | DJJ Barrett Juvenile CC Hanover County | 11391 Barrett Center Road | Mechanicsville | 142.29 | Correctional Facility | Hanover County - 085 | Surplus - Entirety |
| Marine Resources Commission (MRC) - 402 | MRC Cape Story by the Sea Virginia Beach | Sandalwood Rd | Virginia Beach | 0.16 | Wetlands | Virginia Beach city - 810 | Surplus - Entirety |
| Marine Resources Commission (MRC) - 402 | MRC Gloucester Property Gloucester Co | Rte 17 | Gloucester Co | 3.88 | Wetlands | Gloucester County - 073 | Surplus - Entirety |
| Marine Resources Commission (MRC) - 402 | MRC Newport News Tract Newport News City | 630 Lucas Creek Road | Newport News | 2.10 | Wetlands | Newport News city - 700 | Surplus - Entirety |
| Radford University (RU) - 217 | Radford University Presidents Home | 15 Hickory Road | Radford | 3.21 | Higher Education | Radford City - 750 | Surplus - Entirety |
| Transportation, Dept of (VDOT) -501 | VDOT Fulton Warehouse Henrico Co | 503 Bickerstaff Rd | Richmond | 20.80 | Transportation | Henrico County - 087 | Surplus - Entirety |
| Transportation, Dept of (VDOT) -501 | VDOT Alleghany Chemical Storage Lot | Rte 11 and 641 | Christiansburg | 1.00 | Transportation | Montgomery County - 121 | Surplus - Entirety |
| Transportation, Dept of (VDOT) -501 | VDOT Midland Area HQ | Rtes 649, 610 and 602 | Fauquier | 1.63 | Transportation | Fauquier County - 061 | Surplus - Entirety |
| Transportation, Dept of (VDOT) -501 | VDOT Wades Lane Storage Lot | W Graves Road and S. Wades Lane | Christiansburg | 4.00 | Transportation | Montgomery County - 121 | Surplus - Entirety |
| Virginia Museum Of Natural History (VMNH) -942 | Virginia Museum of Natural History | 21 Starling Avenue | Martinsville | 3.68 | Educational | Martinsville-690 | Surplus-Entirety |
| Department of Motor Vehicles (DMV) - 154 | Eastern State Hospital | 4601 Ironbound Rd | Williamsburg | 4.05 | Office | James City County - 095 | Surplus-Entirety |
| Virginia Polytechnic Institute and State University (VPIIU) -208 | VPIIU Horticultural Center | 101, 200 and 300 Garden Lane | Blacksburg | 216.48 | Higher Education | Montgomery County - 121 | Surplus - Entirety |
| Virginia Polytechnic Institute and State University (VPIIU) -208 | VPIIU Saltville, Smyth Co | 1333 East Main Street | Saltville | 64.08 | Higher Education | Smyth County - 173 | Surplus - Entirety |

EXHIBIT B
Surplus Property
as of 9/1/17

Potential Surplus Property Identified by the Agency and/or DGS - to be evaluated for surplus

| Managing Agency | Site Name | Address | City | Acreage | Site/Campus Type | County/City (FIPS Code) | To be Evaluated for Surplus |
|--|---|---------------------------|------------------|---------|---------------------------------------|--------------------------|------------------------------|
| Corrections, Dept of (DOC) -701 | DOC Dinwiddie CU #27 Dinwiddie Co | 13510 Cox Rd | Dinwiddie | 185.04 | Correctional Facility | Dinwiddie County - 053 | Surplus-Entirety |
| Corrections, Dept of (DOC) -701 | DOC State Farm Complex Goochland | Rte 6 | Goochland | 1151.74 | Correctional Facility | Goochland County - 075 | Surplus-Entirety |
| Corrections, Dept of (DOC) -702 | DOC Baskerville CU 4 | 4150 Hayes Mill Road | Baskerville | 361.70 | Correctional Facility | Mecklenburg County - 117 | Surplus-Entirety |
| Transportation, Dept of (VDOT) -501 | VDOT Old Madison Heights Storage Lot | Rtes 210 and 29 | Madison Heights | 0.51 | Transportation | Amherst County - 009 | Surplus - Entirety |
| Transportation, Dept of (VDOT) -501 | VDOT Brush Mountain Rte 460 Lot | Rte 460 | Blacksburg | 1.00 | Transportation | Montgomery County - 121 | Surplus - Entirety |
| Transportation, Dept of (VDOT) -501 | VDOT Bracey Sub Area HQ Mecklenburg Co | 3651 Hwy 903 | Bracey | 4.30 | Transportation | Mecklenburg County - 117 | Surplus - Entirety |
| Transportation, Dept of (VDOT) -501 | VDOT Crafton Gate Lot | Rte 360 and Old Rte 646 | Charlotte County | 0.66 | Transportation | Charlotte County - 037 | Surplus - Entirety |
| Transportation, Dept of (VDOT) -501 | VDOT Route 712 Storage Lot | Rte 712 | Brunswick County | 5.01 | Transportation | Brunswick County-025 | Surplus - Entirety |
| Transportation, Dept of (VDOT) -501 | VDOT Meadow Road Complex | Ponderosa Drive | Henrico County | 125.60 | Transportation | Henrico County - 087 | Surplus-Entirety |
| Forestry, Dept of (DOF) -411 | DOF Regional Office Charlottesville Albemarle Co | 900 Natural Resources Dr | Charlottesville | 13.37 | Office | Albemarle County - 003 | Surplus - 6.2 Acre Portion |
| Aging and Rehabilitative Services, Dept of (DARS)- 262 | DARS WWRC Rehab Center Augusta Co | 243 Woodrow Wilson Avenue | Fishersville | 222.11 | Vocational Training Center & Hospital | Augusta County - 015 | Surplus - 96.25 Acre Portion |

Surplus Property Identified by the Agency and/or DGS - to be declared surplus

| Managing Agency | Site Name | Address | City | Acreage | Site/Campus Type | County/City (FIPS Code) | To be Declared Surplus |
|---|--|----------------------------|--------------|---------|------------------|-------------------------|-----------------------------|
| Behavioral Health & Developmental Services, Dept of (DBHDS) -720 | DBHDS Central State Hospital | 26317 W Washington St | Petersburg | 565.95 | Hospital | Dinwiddie County - 053 | Surplus - TBD Portion |
| Virginia Department of Agriculture and Consumer Services (VDACS) -301 | Eastern Shore Farmer's Market | 18491 and 18513 Garey Road | Melfa | 68.96 | Other | Accomack County - 001 | Surplus- 10.674 Portion |
| Virginia State Police (VSP)- 156 | VSP Area 16 HQ Harrisonburg | 4010 South Main Street | Harrisonburg | 0.46 | Office | Rockingham County -165 | Surplus- TBD Portion |
| Forestry, Dept of (DOF) -411 | DOF James City York Co Office York Co | 147 Fenton Hill Road | York County | 1.01 | Office | York County - 199 | Surplus - 0.50 Acre Portion |

EXHIBIT B
Surplus Property
as of 9/1/17

Facilities Identified by the Agency and/or DRES to Be Underutilized

| Managing Agency | Site Name | Address | City | Acreage | Site/Campus Type | County/City (FIPS Code) | To be Evaluated for Use of Underutilized Portions by Other Agencies |
|--|--|--------------------------------|--------------|---------|------------------|-------------------------|---|
| School for the Deaf & Blind at Staunton, Va (VSDBS) -218 | VSDB Staunton Staunton City | East Beverly Street | Staunton | 75.55 | Education | Staunton city - 790 | Underutilized |
| Historic Resources, Dept of (DGS) -423 | DHR Wilderness Battlefield | 5527 Germanna Hwy | Orange | 51.56 | Education | Orange County - 137 | Underutilized |
| Forestry, Dept of (DOF) -411 | DOF Rockbridge Office | 312 South Main Street | Lexington | 2.12 | Office | Rockbridge County-163 | Underutilized |
| Transportation, Dept of (VDOT) -501 | VDOT Berlin AHQ | 12122 Appleton Road | Ivor | 3.63 | Transportation | Southampton County- 175 | Underutilized |
| Transportation, Dept of (VDOT) -501 | VDOT Stanley AHQ | 733 Forest Drive | Stanley | 6.26 | Transportation | Page County -139 | Underutilized |
| Transportation, Dept of (VDOT) -501 | VDOT Wards Corner AHQ | 609 Naval Base Road | Norfolk | 18.66 | Transportation | Norfolk City- 710 | Underutilized |
| Transportation, Dept of (VDOT) -501 | VDOT Bowers Hill Area HQ Chesapeake | 3904 S Military Hwy | Chesapeake | 87.28 | Transportation | Chesapeake city - 550 | Underutilized |
| Transportation, Dept of (VDOT) -502 | VDOT White Post Oak AHQ | 4053 Stonewall Jackson Highway | White Post | 31.23 | Transportation | Clarke County-043 | Underutilized |
| Transportation, Dept of (VDOT) -501 | VDOT Elko Area HQ & Central Materials Lab Henrico Co | 6020 Elko Rd | Sandston | 100.10 | Transportation | Henrico County - 087 | Underutilized |
| Transportation, Dept of (VDOT) -501 | VDOT Willis Mt Storage Area Buckingham Co | Rte 788 | Buckingham | 9.81 | Transportation | Buckingham County - 029 | Underutilized |
| Transportation, Dept of (VDOT) -501 | VDOT Linville Storage Lot | 6624 Beardswood Ln | Harrisonburg | 4.03 | Transportation | Rockingham County -165 | Underutilized |