



828 Main Street, 15th Floor, Lynchburg, VA 24504
(434) 525-2991 Fax (434) 525-3349 Toll Free (800) 780-2991
www.countsauction.com

October 1, 2018

This property is subject to certain recorded easement(s) and related agreement(s) with Atlantic Coast Pipeline, LLC regarding a natural gas pipeline to be constructed and operated under a portion of the property. Seller expressly reserves the rights to any and all proceeds related to the existing easement(s) and related agreement(s) and any modification, agreement, or other alteration of the existing rights granted to Atlantic Coast Pipeline, LLC. Seller may require further documentation to be executed at closing related to this subject.

Please see the attached for Exhibits related to the natural gas pipeline.

EXHIBIT A








BEARINGS & DISTANCE ALONG PIPELINE:
14775+89 TO 14776+99 S 09°37'46" W - 110'

IN ACCORDANCE WITH THE EASEMENT AGREEMENT, GRANTEE SHALL HAVE THE RIGHT TO MODIFY THE LOCATION OF THE PIPELINE WITHIN THE PERMANENT EASEMENT DURING INITIAL CONSTRUCTION.

SCALE: 1" = 1000'

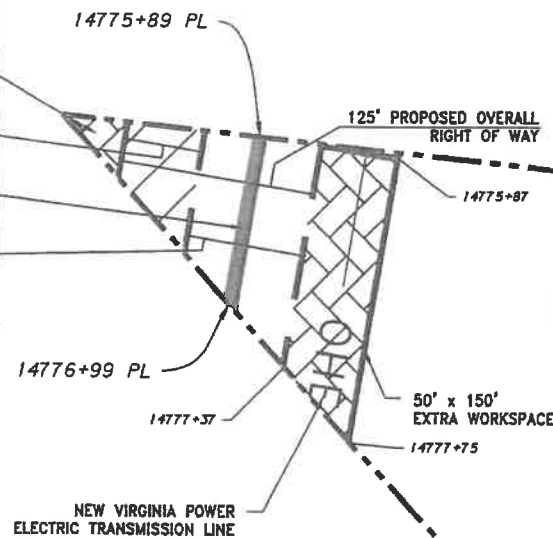


LEGEND

-  PROPERTY LINE
-  PROPOSED PERMANENT EASEMENT
-  PROPOSED GAS PIPELINE
-  EXTRA WORK SPACE
-  PROPOSED TEMPORARY R.O.W.
-  AREA OF NO DISTURBANCE
-  TOPSOIL SEGREGATION AREA

NOTES:

1. COORDINATE SYSTEM USED FOR MAPPING AND TOPOGRAPHY - UTM WITH NAD83 DATUM, ZONE 17, US SURVEY FOOT, CENTRAL MERIDIAN 81° W
2. ALL STATIONING SHOWN IS SLOPE STATIONING.
3. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.
4. PROPERTY BOUNDARIES SHOWN ARE FROM GIS AND TAX RECORDS PROVIDED BY OTHERS.





LL-14-053-A003
N/F
J J SANDERSON LLC
TAX MAP # 45-3
DBY 140001163
110 LF

PERMANENT RIGHT OF WAY AREA = 8,428 SQ FT / 0.19 AC
TEMPORARY RIGHT OF WAY AREA = 2,917 SQ FT / 0.07 AC
EXTRA WORK SPACE AREA = 9,027 SQ FT / 0.21 AC

SCALE: 1" = 100'



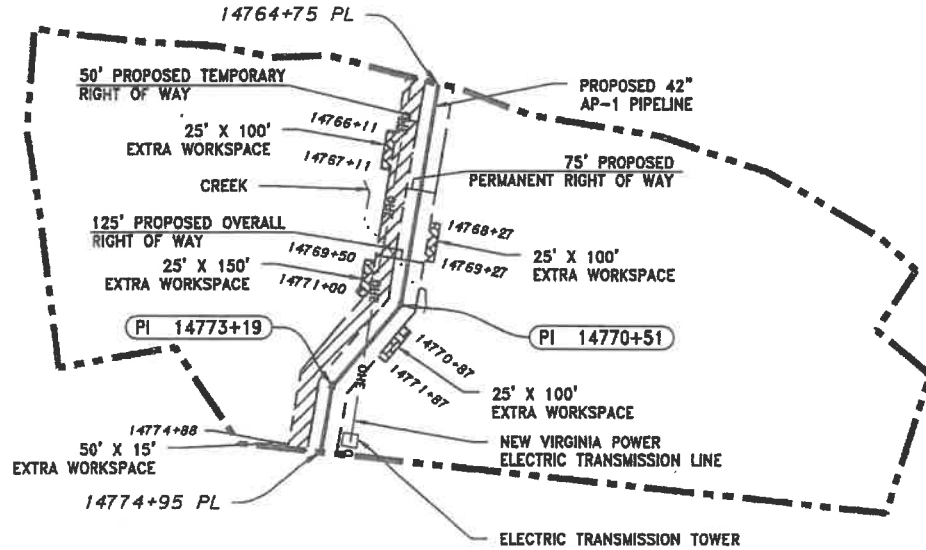
GAI CONSULTANTS, INC. 300 SOUTH MAIN STREET, CLARKSBURG, WV 26301

 gai consultants <small>SOUTHPOINT OFFICE 6000 TOWN CENTER BLVD. CLARKSBURG, PA 15317 724-673-3565</small>	 KEYSTONE <small>CONSULTANTS, INC.</small>	RIGHT OF WAY EXHIBIT J J SANDERSON LLC BRUNSWICK COUNTY, VIRGINIA		DWN. <u>DOO</u> CHKD. <u>DLH</u> APPD. <u>NET</u> DATE <u>11/13/15</u>
		ATLANTIC COAST PIPELINE, LLC C/O DOMINION TRANSMISSION INC. 445 W. MAIN STREET CLARKSBURG, WEST VIRGINIA 26301		SCALE: <u>AS SHOWN</u> TASK NO. <u>01</u>
				PROJECT NO./DASH NO. <u>C140468</u> DRAWING NO. <u>LL-14-053-A003</u>

IN ACCORDANCE WITH THE EASEMENT AGREEMENT, GRANTEE SHALL HAVE THE RIGHT TO MODIFY THE LOCATION OF THE PIPELINE WITHIN THE PERMANENT EASEMENT DURING INITIAL CONSTRUCTION.

BEARINGS & DISTANCE ALONG PIPELINE:
 14764+75 TO 14770+51 S 09°31'34" E - 576'
 14770+51 TO 14773+19 S 40°50'25" E - 268'
 14773+19 TO 14774+95 S 09°37'46" E - 176'

EXHIBIT A



LEGEND	
	PROPERTY LINE
	PROPOSED PERMANENT EASEMENT
	PROPOSED GAS PIPELINE
	EXTRA WORK SPACE
	PROPOSED TEMPORARY R.O.W.
	AREA OF NO DISTURBANCE
	TOPSOIL SEGREGATION AREA

LL-14-053-A001
 N/F
 J. J. SANDERSON LLC
 TAX MAP # 45-1
 INST # 140001163
 1020 LF

PERMANENT RIGHT OF WAY AREA = 76,508 SQ FT / 1.76 AC
 TEMPORARY RIGHT OF WAY AREA = 51,419 SQ FT / 1.18 AC
 EXTRA WORK SPACE AREA = 10,549 SQ FT / 0.24 AC

NOTES:

1. COORDINATE SYSTEM USED FOR MAPPING AND TOPOGRAPHY - UTM WITH NAD83 DATUM, ZONE 17, US SURVEY FOOT, CENTRAL MERIDIAN 81° W
2. ALL STATIONING SHOWN IS SLOPE STATIONING.
3. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.
4. PROPERTY BOUNDARIES SHOWN ARE FROM GIS AND TAX RECORDS PROVIDED BY OTHERS.

SCALE: 1" = 400'

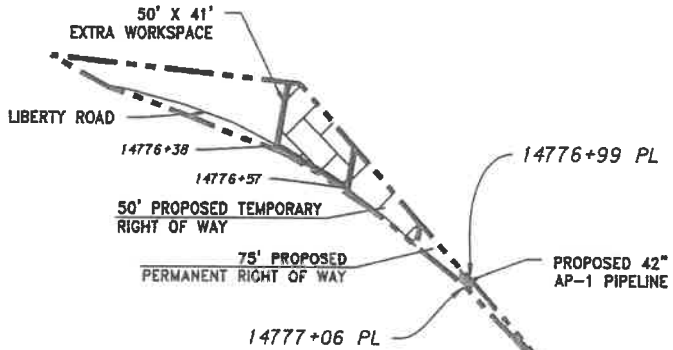


 gai consultants <small>SOUTHPOINT OFFICE 6000 TOWN CENTER BLDG. CHARLESTON, PA 15317 724-375-3546</small>	 <small>33 EAST MAIN ST. CHARLOTTE, PA 19106 412-275-9100</small>	RIGHT OF WAY EXHIBIT		DWN. <u>DOO</u> CHKD. <u>DLH</u> APPD. <u>NET</u> DATE <u>12/4/15</u>
		J. J. SANDERSON LLC BRUNSWICK COUNTY, VIRGINIA ATLANTIC COAST PIPELINE, LLC C/O DOMINION TRANSMISSION INC. 445 W. MAIN STREET CLARKSBURG, WEST VIRGINIA 26301		SCALE: <u>AS SHOWN</u> TASK NO. <u>01</u>
		PROJECT NO./DASH NO. <u>C140468</u>		DRAWING NO. <u>LL-14-053-A001</u>

IN ACCORDANCE WITH THE EASEMENT AGREEMENT, GRANTEE SHALL HAVE THE RIGHT TO MODIFY THE LOCATION OF THE PIPELINE WITHIN THE PERMANENT EASEMENT DURING INITIAL CONSTRUCTION.

BEARINGS & DISTANCE ALONG PIPELINE:
14776+99 TO 14777+06 S 09°37'46" E - 7'

EXHIBIT A



LEGEND

- PROPERTY LINE
- PROPOSED PERMANENT EASEMENT
- PROPOSED GAS PIPELINE
- EXTRA WORK SPACE
- PROPOSED TEMPORARY R.O.W.
- AREA OF NO DISTURBANCE
- TOPSOIL SEGREGATION AREA

LL-14-053-A002
N/F
J J SANDERSON LLC
TAX MAP # 45-5C
DBV 140001163
7 LF

PERMANENT RIGHT OF WAY AREA = 619 SQ FT / 0.01 AC
TEMPORARY RIGHT OF WAY AREA = 1,063 SQ FT / 0.02 AC
EXTRA WORK SPACE AREA = 1,947 SQ FT / 0.04 AC

NOTES:

1. COORDINATE SYSTEM USED FOR MAPPING AND TOPOGRAPHY - UTM WITH NAD83 DATUM, ZONE 17, US SURVEY FOOT, CENTRAL MERIDIAN 81° W
2. ALL STATIONING SHOWN IS SLOPE STATIONING.
3. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.
4. PROPERTY BOUNDARIES SHOWN ARE FROM GIS AND TAX RECORDS PROVIDED BY OTHERS.

SCALE: 1" = 100'



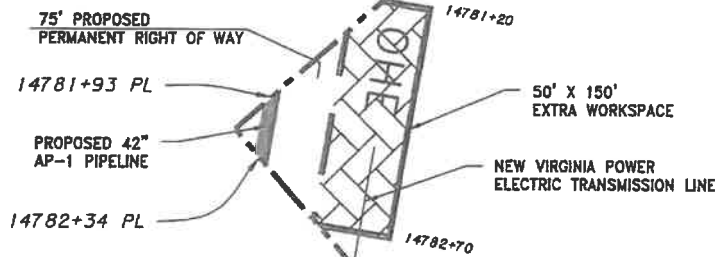
GAI CAD FILE: F:\WORK\14053\14053-001\14053-001.dwg

 gai consultants <small>SOUTHPOINTE OFFICE 1030 TOWN CENTER BLVD. CLARKSBURG, PA 15317 724-873-3848</small>	 <small>32 EAST MAIN ST. CARLEDE, PA 15109 412-278-2100</small>	RIGHT OF WAY EXHIBIT				DWN. DOQ	CHKD. DLH	APPD. NET	DATE 11/13/15
		J J SANDERSON LLC BRUNSWICK COUNTY, VIRGINIA ATLANTIC COAST PIPELINE, LLC C/O DOMINION TRANSMISSION INC. 445 W. MAIN STREET CLARKSBURG, WEST VIRGINIA 26301				SCALE: AS SHOWN		TASK NO. 01	
						PROJECT NO./DASH NO. C140468			
						DRAWING NO. LL-14-053-A002			
						REV			






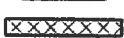

IN ACCORDANCE WITH THE EASEMENT AGREEMENT, GRANTEE SHALL HAVE THE RIGHT TO MODIFY THE LOCATION OF THE PIPELINE WITHIN THE PERMANENT EASEMENT DURING INITIAL CONSTRUCTION.

BEARINGS & DISTANCE ALONG PIPELINE:
14781+93 TO 14782+34 S 09°37'46" W 41'

EXHIBIT A



LEGEND

-  PROPERTY LINE
-  PROPOSED PERMANENT EASEMENT
-  PROPOSED GAS PIPELINE
-  EXTRA WORK SPACE
-  PROPOSED TEMPORARY R.O.W.
-  AREA OF NO DISTURBANCE
-  TOPSOIL SEGREGATION AREA

LL-14-053-A005
N/F
J J SANDERSON LLC
TAX MAP #45-5B
DBV 140001163
41 LF



PERMANENT RIGHT OF WAY AREA = 3,695 SQ FT / 0.08 AC
EXTRA WORK SPACE AREA = 7,265 SQ FT / 0.17 AC

NOTES:

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3. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.
4. PROPERTY BOUNDARIES SHOWN ARE FROM GIS AND TAX RECORDS PROVIDED BY OTHERS.

SCALE: 1" = 100'



 gai consultants SOUTHPOINTE OFFICE 8000 TOWN CENTER BLVD. CHARLESTON, PA 15317 724-873-3545	 KEYSTONE CONSULTANTS, INC. 311 EAST MAIN ST. CARNEGIE, PA 15106 412-276-2100	RIGHT OF WAY EXHIBIT J J SANDERSON LLC BRUNSWICK COUNTY, VIRGINIA				DWN. <u>DOO</u> CHKD. <u>DLH</u> APPD. <u>NET</u> DATE <u>11/13/15</u>
		ATLANTIC COAST PIPELINE, LLC C/O DOMINION TRANSMISSION INC. 445 W. MAIN STREET CLARKSBURG, WEST VIRGINIA 26301				SCALE: <u>AS SHOWN</u> TASK NO. <u>01</u>
		PROJECT NO./DASH NO. <u>C140468</u>		DRAWING NO. <u>LL-14-053-A005</u>		