

Application to Sussex County, Virginia for Conditional Use Permit

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September 2023
Supplemented May 2024
Supplemenented August 2024
Supplement No. 3 March 2025

Geenex Solar
1000 NC Music Factory Blvd., C3
Charlotte, NC 28206

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GreeneHurlocker
Attorneys at Law

M. Anne Neil Cosby
ANCosby@GreeneHurlocker.com
Direct Dial: 804.672.4546

March 25, 2025

BY HAND DELIVERY AND ELECTRONIC MAIL
Beverly Walkup, Director of Planning
Sussex County Planning Department
20135 Princeton Road
Sussex, VA 23884

RE: Cassius Blue Solar – Sussex County, Virginia Application for Conditional Use Permit

Dear Ms. Walkup:

On behalf of Cassius Blue Solar LLC (the "Applicant") please find enclosed nine (9) binders, each of which includes a full, complete and updated copy of the Applicant's Application for Conditional Use Permit (the "Application") for the Cassius Blue Solar Project (the "Project"). Each binder includes a Table of Contents identifying the supporting information provided, as well as all exhibits and attachments. If there is any additional information required or if you have questions regarding this proposed Project and/or submitted materials, please contact me at (804) 672-4546 or ANCosby@greenehurlocker.com.

Sincerely,

M. Ann Neil Cosby

Enclosures

TAB B



Application to Sussex County, Virginia for Conditional Use Permit

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September 2023
Supplemented May 2024
Supplement No. 2: August 2024
Supplement No. 3: March 2025

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PROJECT NARRATIVE

INTRODUCTION

Cassius Blue Solar LLC (the "Applicant") is pleased to provide this Project Narrative in support of its application (the "Application") to Sussex County, Virginia (the "County") for approval of a Conditional Use Permit ("CUP") for the Cassius Blue Solar Project (the "Project"). The Applicant is seeking a CUP for the Project in accordance with Section 34-907 of the County Zoning Ordinance, which allows utility-scale solar facilities as a conditional use within the General Agricultural District (A-1). The information in this narrative, the attachments and the Concept Plan (defined below) demonstrate the Project's compliance with the County's Zoning Ordinance and its regulation of solar facilities.[1] The completed Application for Conditional Use Permit form is attached as Exhibit A.

Applicant Overview

The Cassius Blue Solar Project will be developed, owned, and operated by Cassius Blue Solar LLC. The Applicant is a wholly owned subsidiary of Geenex Solar LLC, a company headquartered in Charlotte, North Carolina formed in 2012 to develop utility-scale solar projects in the United States. Geenex is an early-stage, greenfield utility-scale solar developer with more than 50 projects in various phases of development throughout the Southeast and Midwest. This pipeline of more than 10 gigawatts (GW) of PJM-interconnected solar and storage projects range in size from 20 MW to upwards of 700 MW.

Geenex Solar's business model is to sell its solar projects to collaborating partners for construction and operation of the facilities. Geenex-sourced projects are valued by the country's largest solar owners and operators, investors, and utilities for their well-sited locations and their adherence to best-development practices. Geenex Solar has proven experience in developing and preparing sites for hosting solar facilities. Its experienced team leads important aspects of the development process, including land acquisition, site analysis, environmental assessments, facility permitting and utility interconnection. Our partners and investors understand that our projects will be developed on time, on budget, and in accordance with permitting requirements.

Geenex has developed nine solar generating facilities currently operational in the Southeastern Electric Reliability Council ("SERC") region, with an aggregate system capacity of 651 MW-AC. These projects interconnect with Virginia Electric and Power Company, d/b/a Dominion Energy North Carolina ("Dominion"), or Appalachian Power Company, d/b/a American Electric Power

[1] The Applicant will submit plans to the County to comply with state erosion and sediment control laws and to the Virginia Department of Environmental Quality to comply with state stormwater management requirements.

("AEP") as described in the following chart. Each of these projects has found offtake, either with Dominion Energy under a PURPA contract, or with a corporate purchaser through the PJM market.
In addition to the completed projects, Geenex Solar either has or had an ownership interest in, and is involved in developing, the following 16 solar generating facilities with an aggregate capacity of 2,089 MWac in the SERC region. Each of these under-development projects is expected to interconnect to Dominion, AEP, or East Kentucky Power Cooperative ("EKPC").

PROJECT OVERVIEW

Project Location

The Applicant proposes the development and operation of a 394-megawatt (MW) alternating current (AC) utility-scale solar Project along Walkers Mill Road and Concord Sappony Road in the far southwest corner of Sussex County. An aerial map of the Project site is provided in Exhibit B. The Project will be located on 38 parcels totaling approximately 4,811 acres. The actual Project site, including the limits of disturbance and fenced areas, will be limited to approximately 2,214 acres (the "Site").

The Proposed Concept Plan (the "Concept Plan") for the Project is included as Exhibit C. Exhibit C is comprised of the plan prepared by Stantec, dated July 31, 2024, entitled "Concept Plan for Cassius Blue Solar, LLC 394 MW (AC)(including sheets G001, C001-C004A, C100-104, C300-304, C400, C800 and L800-802) and also includes the supplemental plan prepared Kimley-Horn, dated December 6, 2024, entitled "Conceptual Site Plan" (Sheet Number Ex-1). [2] The Project Area shown on the Concept Plan identifies, among other things, the location of the solar panels, setbacks, the collector substation and utility substation and point of interconnection, public road access points, buffer areas and wildlife corridors. A summary of the Project approach and plan element locations intended to address Sussex County Solar Ordinance Section 16-405(b) is included with the Concept Plan for reference.

Current Use of Property as Mining Site under Reclamation

All parcels within the footprint of the project are within the A-1 zoning district (as is the entire western portion of Sussex County). The Zoning Ordinance provides that utility-scale solar facilities may be located within A-1 zoning with the approval of a CUP. The Zoning Ordinance does not limit the number of uses that may be permitted on one or more parcels. In the A-1 district, any structure to be erected or land to be used must be "for one *or more*" (emphasis added) of the uses listed in Section 34-217. However, where more than one use is authorized, each use must independently satisfy all applicable zoning and other ordinance requirements.

[2] The Kimley-Horn "Conceptual Site Plan" was provided to the County on December 10, 2024. The Kimley-Horn plan updated the vegetated buffering around the site and therefore replaces and supersedes Sheets C200-204 and L200-204 of the original Stantec plan. No other changes to the Concept Plan (as defined herein) have been made.

The proposed Project will be located, in part, on property that was formerly used for industrial mining and is in the final stages of reclamation. A map showing the overlay of parcels that are currently leased or have been leased by Iluka or ASM in the project area is included as Exhibit D. The proposed solar facility is the ideal post-mining land-use, restoring agricultural characteristics to the land while delivering high economic value.

Iluka Mining Activities and ASM Permit

On September 5, 1995, the Board approved a conditional use permit [CUP #1995-04] requested by RGC (USA) Minerals, Inc. ("RGC"), for 19 parcels for the purpose of extracting mineral sands followed by reclamation to return the land to pre-extraction use.[2] CUP #2013-01 was approved for Iluka Resources Inc., ("Iluka", successor to RGC) authorizing excavation and mining on parcels 101-A-39 and 101-A-40. CUP #2013-02 authorized excavation and mining by Iluka on parcels 101-A-44, 102-A-5 and 119-A-4. CUP #2014-01 authorized Iluka mining on parcel 101-A-38, and CUP #2016-01 authorized excavation and mining on parcels 100-A-3 and 101-A-35. Iluka has ceased all active mining operations on the above-referenced parcels and is currently conducting, or has completed, reclamation activities on the properties. Iluka's mining and reclamation activities are regulated by the Virginia Department of Energy Mineral Mines Division and are permitted under Mining Permit No. 90370AA (the "Mining Permit"). Iluka's reclamation activities are scheduled to be completed by the end of 2025, prior to the start of construction of the solar farm. Please see Exhibit E for the reclamation schedule which shows reclamation activities ending by Q4 2025 after which the Virgina Dept. of Energy may delete the mining permit and release the reclamation bond back to the mining companies. The proposed solar farm will not begin construction prior to having the overlapping mining permits deleted by Virgina Dept. of Energy – this is reflected in the proposed conditions for the CUP requested by this application.

In addition to the Iluka reclamation activities that are currently taking place on portions of the Property, Atlantic Strategic Minerals ("ASM") negotiated with Iluka to use a portion of Parcel 100-A-2 for a pipeline crossing and to install monitoring wells on Parcel 101-A-36A. Exhibit D shows the location of the wells and water pipeline that will continue to be used by ASM. As above, construction on the solar facilities will not commence prior to the deletion of overlapping mining permits held by ASM and the release of reclamation bonds held by Virgina DOE. Ongoing well and pipeline access will be provided to ASM by the solar project and the underlying landowner. Exhibit D also shows the access paths and minimum 150' setbacks that deconflict the solar layout with ASM's well and pipeline accesses.

Reuse of Mining Site

In accordance with the County's policy that solar facilities should be located on land previously used for industrial use or near existing industrial uses, the Project is located on Iluka's prior mining site as seen on Exhibit D. Solar panels would avoid ASM's pipeline and monitoring wells and could not be located where future active mining might occur. Per the Conditions included with this application (and consistent with state law), "active mining" is completed "where no

mineral has been removed or overburden removed, or where no substantial mine-related activity has been conducted for a period of 12 consecutive months and reclamation has begun or where the applicable parcel is released from the [Mining Permit]." Solar Facility construction may occur where final reclamation activities are taking place (subject to approved erosion and sediment control plans and permits and subject to release of reclamation obligation by Virgina Dept. of Energy).

As acknowledged by the County's regulations related to solar facilities (Article VII of the County Zoning Ordinance) the redevelopment of reclaimed mine lands with solar facilities can provide benefits to public health, property values, and the environment. A solar development can convert reclaimed mine property to an economically beneficial land use that increases local revenue, creates jobs, and eases development pressure on farmland and other productive lands. As such, this proposal contributes to the County's goals, which aim to improve and protect the environment by redirecting development away from valuable farmland and forested lands. Like Cassius Blue Solar, the redevelopment of reclaimed mine lands into solar energy systems have become known as "Brightfields."

Solar energy systems are well-suited to post-industrial lands. Solar energy systems are quiet, unobtrusive uses that restore agricultural characteristics of the land, require minimal maintenance and ground disturbance, and continue to provide substantial economic benefit for the life of the project. This Project is also able to leverage resources that exist on the previously mined site, including access roads and connections to existing electric infrastructure.

Description of Proposed Solar Project Operations

In general, solar projects consist of three main systems: photovoltaic (PV) panels, an electrical collection system, and electrical interconnection equipment. The proposed Project will convert the sun's energy into direct current (DC) electricity by the PV panels, which will be mounted on structures or a racking system and grouped as blocks. Each block of PV panels is configured into arrays with a power conversion unit (PCU) that includes inverters and transformers to convert the DC electricity into AC electricity. All solar electricity generation equipment for the Cassius Blue Solar Project will be located within the approximately 2,214-acre area as shown on Exhibit C (the supplemented Concept Plan).

The Project will consist of approximately 760,000 solar modules (Canadian Solar or equivalent) each measuring approximately 7.8 feet by 4.3 feet. The panels are installed on Array Technologies, or equivalent, racking systems that minimize the extent of grading and earth moving necessary and track the sun to maximize energy production. The arrays are connected by underground wiring to a network of approximately 92 inverters (Sunny Central SMAs or equivalent) and transformers to collect and convert the energy to alternating current before injecting it into the power grid. The panel coverage encompasses approximately 594 acres. The manufacturer's information on the racking systems, panels and inverters is included in Exhibit F.

Cassius Blue proposes to use rectangular, Photovoltaic (PV) panels. The panels are designed to absorb light and minimize glare. They are generally less disruptive than other common sources of glare, including normal window glass, bodies of water and snow. During operations, Cassius Blue Solar LLC will promptly investigate and respond to any glare issues reported by residents or road users to the County or the Project operator. The Site is crossed by an existing Dominion Energy transmission line, which will serve the point of interconnection (POI). The POI location includes the future electrical substation located south of Stewart Road and approximately 0.75 miles east of the intersection with Walkers Mill Road.

The proposed solar development is a quiet, low impact use that will not endanger public health, safety or welfare. The operation of the Project will not generate air, water or soil pollutants. A solar energy system does not put pressure on county services and has little impact to road traffic once construction is complete. The design of the site will seek to mitigate impacts to the surrounding community through buffering, setbacks, and landscaping. As a passive land use, the proposed Project will operate under an up to 40-year lease and once decommissioned, the land will again be available for other A-1 District land uses.

Panels are made of solid materials and do not pose a chemical hazard to the public, underlying soil, or groundwater. Modern, photovoltaic (PV) solar panels are made of materials typical of those found in electronic equipment, are encased in glass and aluminum, and do not pose a concern for the water supply or public health. As noted in Exhibit C (sheet number Ex-1 on the Kimley-Horn plan), the landscape portion of the concept plan, native vegetation and plant species will be used to stabilize the site and will help improve soil quality over time.

Construction Timeline

Cassius Blue Solar LLC's goal for the Commercial Operation Date for the Project is anticipated prior to the 4th quarter (Q4) of 2028, following an estimated construction period of one to three years. The Project has an anticipated 40-year operating life. Following its operational life, or at any point if operations cease for 6 months, the Project will be decommissioned in accordance with a Decommissioning Plan and the site can be available to the property owners for other uses allowed in the district. A draft Decommissioning Plan is provided in Exhibit G.

Description of Existing Uses of Nearby Properties

The Cassius Blue project was sited in a rural area that does not have many homes or commercial buildings. This area was selected due to the prime opportunity to utilize, as a post-mining use, a large amount of reclaimed mine land, on which solar is the perfect post-industrial use. Another large portion of this project has historically been timber land.

The Cassius Blue project will improve the aesthetic appeal of the former Iluka mining area once construction is complete and landscaping is established. There will also be a reduction in traffic with fewer workers commuting day-to-day, which will assist in keeping the rural feel of the project and surrounding area.

A discussion of the surrounding land uses, and zoning is provided below.

- **To the north**, the project is bounded by the County's border with Dinwiddie County to the northwest. These neighboring properties are under Dinwiddie's Agricultural (A-2) zoning district and are primarily occupied by agricultural operations and pockets of rural residential. Walkers Mill Road (Route 665) turns along the Dinwiddie boundary and traverses the northern extent of the project area.
- **To the south, there are portions of cleared land associated with** the Concord Mineral Sand ("Concord") mine (owned by Iluka Resources Ltd.), and Atlantic Strategic Minerals (ASM)) which are in final stages of reclamation. Walkers Mill Road (Route 619) runs southward through the middle of the project through large lots of forested areas. Additionally, the Nottoway River is located in the vicinity of the Concord mine with several residential structures. This area is also zoned A-1.
- **To the east**, the land use is also under the A-1 zoning designation with agricultural facilities, forested parcels, and rural residential occupying the eastern edge of the Project. The Harris Swamp runs the full extent and outlines the east side of the Project. A Dominion Energy transmission line corridor is located on this side of the Project and bisects an area of open space within the Project's limits.
- **To the west**, the total length of the Project's southwestern boundary is defined by the Nottoway River and the county line with Greensville County. This abutting part of Greenville is all zoned A-1 with forested and agricultural lands with very limited residential. To the northwest is the county line with Dinwiddie County and a continuation of land that has been operated under Iluka mining permits.

Proposed Conditions

Proposed conditions have been provided by the Applicant for consideration by the Sussex County Board of Supervisors as part of the CUP review process. A copy of the proposed CUP conditions is attached as Exhibit H.

SOLAR FACILITY INVENTORY

Per the requirements identified in Section 34-908 of the Zoning Ordinance, an inventory of all solar facilities, including existing and proposed, within a four (4) mile radius of the Project site must accompany the Applicant's proposal (see Table 1). No existing or proposed solar facilities are within four miles of the Cassius Blue Solar Project.

One (1) battery storage facility (the "Shands Battery Energy Storage System" or "Shands BESS") is located approximately 3.5 miles east of the Project. The Shands BESS is expected to operate at the end of 2024 per VDEQ files.

Table 1. Solar Facility Inventory in Sussex County

Project Name	Project Area (acres)	Site Area (acres)	MW	MW/Acre Ratio	Average Project Area Coverage Percentage
Cassius Blue Solar (Proposed)	**2,214**	**4,811**	**394**	**17.0%**	**46.6%**
Shands BESS (County Approved May 2021)	2	32	BESS	N/A	6%

ECONOMIC IMPACT ANALYSIS

The Cassius Blue Solar Project will make significant economic and fiscal contributions to Sussex County and the surrounding area. The Solar Project will help sustain the economic contribution of previous industrial land uses while restoring rural and agricultural characteristics. In addition to substantial economic impacts, the Project will also cause favorable environmental impacts from the reduction in emissions associated with electricity production.

In September 2023, Mangum Economics produced a report assessing the economic and fiscal contribution of the Cassius Blue Solar Project to Sussex County. The results are presented in Exhibit I illustrating the immediate and long-term economic benefits of the Project. Cassius Blue Solar Project would help combat unemployment in Sussex County which outpaces neighboring Dinwiddie and Virgina as a whole. Based on a total capital investment of over $585 million, the Project is estimated to employ 1,110 local and non-local full-time workers during the construction of the project. Approximately 25% were estimated to come from out of state. Employment would range from architecture and engineering to site preparation and other construction jobs.

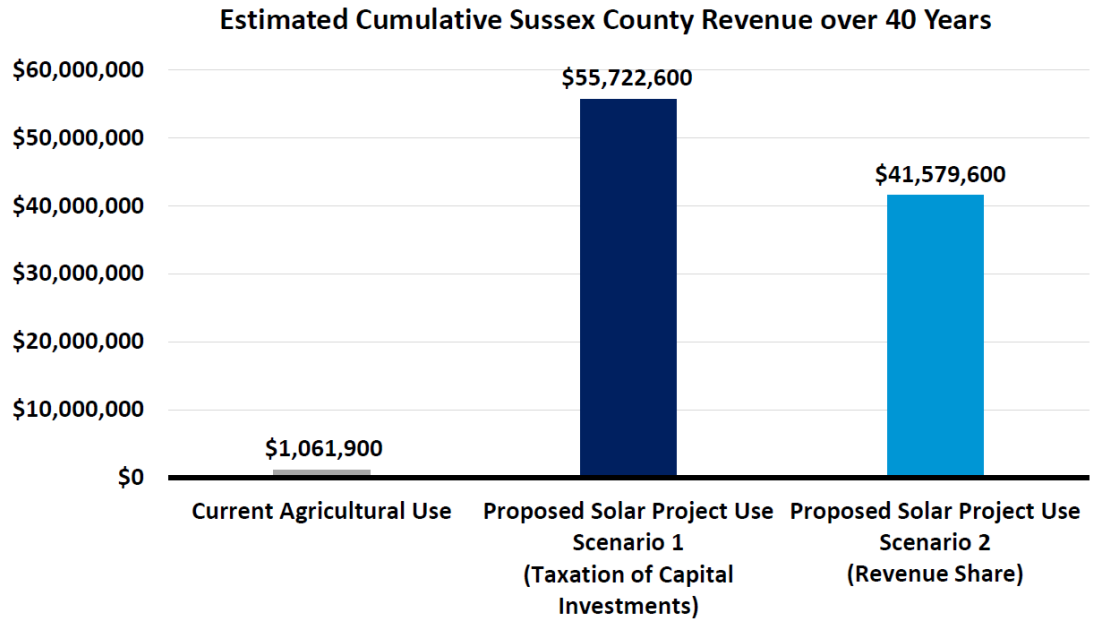
However, the economic impact is not measured only by the increase in employment. Each worker will contribute to the local economy during the construction period generating additional induced and indirect economic windfalls. Considering the economic ripple effects, total estimated initial impact due to Project construction could exceed $17 million in wages and benefits, and about $50 million in economic output.

Beyond the initial economic pulse generated by the Project, Cassius Blue Solar will also have an ongoing economic impact due to operations, taxes, and continual economic product. The Project is estimated to employ 10 workers on an ongoing, full-time basis. Similar to above, those workers spend earnings locally generating additional induced and indirect economic benefits amplifying the total economic output by about 50%.

The Project also provides a significantly favorable windfall toward Sussex County's fiscal burden. Exhibit I estimates the increase in annual county tax revenue under two typical scenarios stemming from the large capital investment. The figure below summarizes the total estimated revenue under the two scenarios and the significant increase of tax revenue compared to the existing expected tax revenue. There are advantages and disadvantages to each scenario; however, recent siting agreements have reconciled the advantages of each to the benefit of host counties (i.e., estimated higher total contribution of standard taxation + fixed payment schedule of revenue share ordinance).

The annual increase in tax revenue from the Project investment in Sussex County ranges depending on whether the county adopts a revenue sharing ordinance under Virginia Code §58.1-2636. Scenario 1 determines tax revenue based on current estimates for capital investments on a solar facility and Scenario 2 factors in adoption of Revenue Sharing based on the project's generation capacity. In comparison to the notable increases in revenue ranging

from about $42 million to about $56 million resulting from the solar project capital investment, the project site with the *existing* land-use would generate just over $1 million for Sussex County over the next 40-years. The solar land use delivers returns of 39 to 52 times that of the existing use.



Source: Mangum Economics Cassius Blue Solar Economic Report

Once constructed, the Cassius Blue Solar Project will generate significant tax revenue allowing for increased investment in County services and infrastructure without any increased demand for public utilities, solid waste disposal, public services, or education. The revenues resulting from the Project can be directly allocated to fundamental county services such as schools, police, fire department, and local infrastructure improvements such as broadband and much more.

ENVIRONMENTAL INVENTORY AND IMPACT STATEMENT

Per requirements in 34-909 of the Zoning Ordinance, an environmental inventory and impact statement regarding direct and indirect impacts to national and state resources and lands within three (3) miles was conducted in August 2023 and can be seen in Exhibit J. Additional information regarding Stormwater Management Strategies is also included with the Concept Plan.

Conservation and Recreation Lands

Data was reviewed from the Virginia Department of Conservation of Recreation (VDCR) Natural Heritage Database Explorer. No federal, state or local conservation or recreation lands were identified to occur within the Project area. There are two conservation easements and one

State Department easement within the site's 3-mile buffer. The Nottoway River Conservation Easement, a privately owned easement, is adjacent to the Site's southeastern portion. Public access to the Nottoway River Conservation Easement is currently closed but will not be impacted by the Cassius Blue project. One Virginia Department of Conservation and Recreation Easement, the Tobacco Heritage Trail, extends into the southwestern portion of the 3-mile buffer and is about 2.4 miles southeast of the Site. The Tobacco Heritage Trail is open to the public. The "Gvl-Vof-2698" State Department Easement is located approximately 2.9 miles southeast of the Site and is closed to the public. No national and state forests, national and state parks, wildlife management areas, or recreational areas were identified within the Site or 3-mile buffer. Given that there are no federal, state, or local conservation or recreation lands within the Project boundary and any publicly accessible lands are more than 2 miles from the Project area, there are no anticipated impacts to Conservation and Recreation Lands near the Project.

Data was reviewed from the Virginia Department of Conservation of Recreation (VDCR) Natural Heritage Database Explorer. The analysis determined that there were no federal, state, or local conservation or recreation lands within the Project area. However, within the three-mile buffer, there are two conservation easements and one State Department easement. These easements are centered on the Nottoway River and the Tobacco Heritage Trail. Impacts are not anticipated to the Nottoway River Conservation Easement, which is closed to the public, and the Tobacco Heritage Trail which is located 2.9 miles from the Project. No national or state parks, forests, wildlife management or recreational areas were identified in the three-mile buffer. See Figure 5 of Exhibit J.

Wetlands and Streams

Data from the National Wetland Inventory (NWI) and National Hydrography Dataset (NHD) databases were reviewed and identified potential wetlands and streams within portions of the Site and a 3-mile buffer. Wetland delineations have been conducted for the majority of the Site, and delineations for the remaining portions of the Site will be conducted during further Project development. Based on the field-delineated wetland boundaries, the Project design will apply setbacks and avoid impacts to wetland resources to the maximum extent feasible. The applicant will use the recommended setbacks to minimize impacts to delineated wetlands.

Threatened and Endangered Species

Data from Virginia Department of Wildlife Resources (VDWR) Wildlife Environmental Review Mapping System (WERMS), and the Virginia Fish and Wildlife Information Service (VaFWIS) was reviewed to determine the presence of any state or federally listed species. Habitat assessments for listed species with the potential to occur on-site were conducted in October 2022, and July and August 2023 by the applicant's consultant. See Exhibit J for a full list of potential species within the three-mile buffer.

Additionally, site-specific habitat assessments for listed species with potential to occur on-site were conducted in October 2022, and July and August 2023. Of the species listed in Exhibit J, eighteen were identified to have a moderate potential to occur based on the presence of potentially suitable habitat on-site. During the habitat surveys, no federal or state-listed species were observed. To ensure the project does not have any adverse impact on state-listed species, a consultation with VDWR will be initiated during the state permitting process.

Cultural and Historical Resources

The Project will require in-depth cultural surveys that will be submitted for approval and concurrence by the Virginia Department of Historic Resources (VDHR) due to permitting requirements at the county level as well as for the State Corporation Commission's Certificate of Public Need and Necessity (CPCN) including the development of this Environmental Resource Impact Analysis. Additional surveys may be required at the state level, should project development trigger a federal nexus or state permit, such as the Virginia Department of Environmental Quality's Construction Stormwater Permit. These cultural resource surveys will identify impacts to any listed or sensitive resources. If any resources are impacted, consultation with VDHR and other stakeholders will be undertaken to identify mitigation measures.

According to Virginia Cultural Resources Information System (VCRIS), the Project Area has not been previously surveyed for cultural resources. There are 30 previously recorded archaeological sites and 10 architectural resources located within the Project Boundary as seen in Exhibit C sheet number C300. None of the sites or resources within the Project Boundary are currently listed on the National Register of Historic Places (NRHP); however, two of the resources, the Croshaw School (091-5201) and the Stony Creek Depot Battlefield (091-5025) have been determined potentially eligible. There are also two previously recorded cemeteries (Carraway Cemetery and Stewart Chappell Family Cemetery) located within the Project Boundary. Lastly, there are 70 previously recorded archaeological sites and 34 architectural resources located within the Project Boundary. One of the resources within the buffer is listed on the NRHP. The Rose Bower property (026-0090) is located 0.4 miles north of the Project Boundary and could be visually impacted by the Project.

According to VDHR's VCRIS database, the Project Area has not been previously surveyed for cultural resources. There are 30 previously recorded archaeological sites and 10 architectural resources located within the Project Boundary.[3] The Project will require in-depth cultural surveys that will be submitted for approval and concurrence by the VDHR.

TRAFFIC IMPACT

Section 34-909 (7) outlines the provisions for the required traffic study. In September 2023, a traffic report, Exhibit K, identified the state of affected roadways, bridges, and intersections. Due to the scale of the Project set within a rural area, this research will inform the construction

phases by indicating roadways suitable for heavy truck traffic in addition to daily trips from construction employees. A review of these potential construction routes is available within the traffic report. Additionally, a breakdown of anticipated trips generated from the Project is noted in Table 2. The estimated timeline and trips shown below are not fully separate timelines but will overlap or run in parallel.

Table 2
Cassius Blue Solar Estimated Construction Traffic

Phase	Site preparation/Ground Stabilization	Panel Installation	Mechanical/Electrical Installation; and Inspection
Duration	12 to 18 months	6 to 12 months	6 to 12 months
Weeks (Average)	60	36	36
Total Workdays	300	180	180
Employees (Daily Average)	300	600	300
Heavy Truck Traffic (Truck Loads)			
Site Preparation	8,800		
Panel/Infrastructure Install		11,000	
Commissioning/Testing			2,200
Average Heavy Vehicle Traffic (Loads/day)	30	60	10

Based on existing roadway conditions, locations for proposed access points, and the average daily traffic data available for roads adjoining the Project site, the anticipated construction traffic volumes will not exceed roadway capacities. The reported average daily traffic on the adjacent secondary roads is far less than the traffic-carrying capacity of the roads, resulting in available capacity for traffic resulting from Project construction.

Throughout construction, Cassius Blue Solar and its general contractor will coordinate with representatives from Sussex County and VDOT to respond to traffic concerns that arise during construction and to determine appropriate transportation management measures.

Access

The Project will be served with 19 separate access points and a breakdown of these accesses is noted in Table 5. The Applicant will work with VDOT and the County to obtain any necessary driveway permitting before construction starts. The final design of the driveways will comply with all applicable roadway standards. Cassius Blue Solar is committed to a pre- and post-construction video survey of the roads in and around the project area to ensure it can quickly and efficiently identify road damages and potentially needed repairs. These repairs will be reported to the Planning Director within 60 days and repairs will commence upon approval.

All vehicular access points are proposed at least 50 feet from the nearest dwelling and largely utilize existing entrances away from existing residences. Site Access 1, 2, 6 – 19 are not located in proximity to dwellings. Site Access 5 is located within 200 feet of the nearest dwelling. Site Access 3 is located at least 450 feet from the nearest dwelling. Site Access 4 is located at least 700 feet from the nearest dwelling. The site access points are noted in Table 5.

Table 3: Proposed Site Access Driveways in Sussex County

Site Access (SA) Number	Intersecting Road	Roadway Surface	Roadway Width (feet)	Appendix C Figure #
1	Route 619 (Walkers Mill Road) across from driveway entrance to Iluka Resources facility	Paved	25	C-1
2, 3, 4, 5, 6, 7	Route 619 (Walkers Mill Road)	Paved	18	C-2 through C-7
8	Route 681 Concord Sappony Road	Paved	16	C-8
9,10	Barnes Road	Gravel and packed earth	8	C-9 and C-10
11	Unnamed private road south of Route 616 (College Road)	Packed earth	Unable to measure	C-11
12, 13, 14	Route 616 (College Road) west of Route 619 (Walkers Mille Road)	Gravel, packed earth	16	C-12, C-13, C-14
15, 16, 17, 18, 19	Route 616 (Stewart Road) east of Route 619 (Walkers Mill Road)	Paved	20	C-15 through C-19

VIEWSHED AND SCREENING

Per requirements in 34-910 of the Zoning Ordinance, the minimum setbacks for a solar development are defined as:

- A minimum of 150 feet from adjacent property lines.
- A minimum of 150 feet from all public rights-of-way.
- 300 feet from a dwelling.

Exhibit C depicts the location of all required setbacks throughout the Project with identifiers for where vegetation will be retained and areas where new landscaping will be located. The Applicant will work to retain existing vegetation where feasible to ensure screening between the development and adjacent properties. The proposed landscaping is planned in areas where the array may be most visible and where existing vegetation is nonexistent or inadequate to maintain 150’ of screening. As shown in the Landscape Plan, visual buffers are proposed largely around the site boundaries abutting public roadways to minimize viewshed impacts.

This screening zone consists of a 50-footwide planting strip of deciduous and evergreen trees and a 100’ strip of meadow. The meadow, planted on the fence-side of the 50’ strip of trees, helps meet the VA Pollinator Smart program’s goals and prevents the trees in the 50’ strip from shading the panels. The 50’ planting strip contains three rows of evergreen and deciduous trees within the property setback. The rows are planted in a staggered formation at approximately

15’ on center, and the species/cultivars of trees are varied every 100 linear feet to avoid a monotonous appearance along long stretches of the Project Area perimeter.

Additionally, visual simulations were produced with images taken in September 2023. These simulations depict the visual impact of the development, at full build out, from various viewpoints along the Project’s perimeter Exhibit L. The use of existing vegetation is crucial for the project, as these simulations depict, in keeping the solar infrastructure obscured. It is important to note that the centrally located Concord United Methodist Church will not have visibility to the project due to existing vegetation. Key Observation Points (KOP) for the simulations were submitted to the County on September 1, 2023.

LANDSCAPING PLAN

The Vegetative Management Plan is provided as Exhibit M. This plan provides an outline for the installation and long-term maintenance for onsite vegetation that is in keeping with the *Virginia Pollinator-Smart Comprehensive Manual*. There are three types of plantings proposed on site: a vegetative buffer, groundcovers, and reforestation — as well as preservation of existing vegetation in the Open Area and Screening Zone.

An outline of the vegetative buffer is provided for in the previous Viewshed and Screening section. Below are guidelines for selection of plant species to include within the buffer.

- Hardiness zone: the selected vegetation is classified as hardy in USDA Hardiness Zone 7b, which is the designation for the project site.
- Soil needs: the selected vegetation will grow in the site’s soil conditions.
- Drought tolerance: the selected vegetation is expected to sustain temporary drought conditions.
- Native or regionally adapted status: the selected vegetation is identified as native to Sussex County, Virginia (by the Virginia Department of Conservation and Recreation) or, if non-native, have been deemed to be regionally adapted and well-suited for the project growing conditions.
- Availability: the selected vegetation is generally available from regional nurseries and seed providers, including Monarch Vegetation Services and Ernst Conservation Seeds.
- Pollinator Suitability: per the VA Pollinator-Smart Scorecard, the selected seed mixes for the screening, open, and panel zones includes Solar Native Plant Finder species.

The Open Area within the fenced area of the site, surrounding the Panel Zone, will be seeded with short native grass mix after disturbance. A portion of the disturbed Open Area outside of the fence will be designated as Conserved Open Space; it will not be graded, but it must be revegetated with new groundcover per DEQ requirements for stormwater runoff reduction.

The landscaping will be established and managed to achieve its intended effect for the duration of the facility's operation. Particular attention is needed during the Establishment Period over the first three years following planting; this period is addressed in detail later in this section and in the "Project Schedule" section. A contractor will be responsible for ensuring the survival of plant material through the warranty period, and the buffer will be maintained in good condition until the facility has been decommissioned and removed. Plant material will be replaced as necessary.

The Project also identifies access corridors for wildlife to navigate through and across the Site. As shown on the Landscape Plan section of the concept plan which can be found in Exhibit C (sheet Ex-1 on the Kimley-Horn plan), the wildlife corridors are in areas between fencing so that they are kept open to allow for wildlife movement and migration. Retained vegetation and additional wildlife corridor buffers are established along the Nottoway River, at the southwestern extents of the Project. In addition, the existing transmission line right-of-way exists as a wildlife corridor bisecting the Project area. There are approximately 8.16 miles of wildlife corridors proposed for the Project. The wildlife corridors are approximately 50 feet wide.

DECOMMISSIONING AND RECLAMATION PLAN

In accordance with Section 34-910 (s), a draft Decommissioning Plan must provide procedures and requirements for the removal of all solar electric systems and restoration of the site to its pre-development condition.

The proposed Facility is designed to last up to 40 years. However, throughout the life of the project, occasional maintenance will be required, and various equipment may need to be replaced. This equipment will be disposed of in the same manner as that in the decommissioning plan. After a 6-month period in which no electricity is generated, all components of the solar energy system are required to be removed at the owner's or operator's expense in accordance with Section 34-910(s)(1) of the Ordinance. The decommissioning and restoration process includes removing structures and piling foundations and restoring the site to pre-development condition.

The anticipated sequence of decommissioning and removal is provided in Exhibit G. The Project owner or operator will coordinate with Sussex County when decommissioning occurs.

In addition to the Sussex County and state of Virginia decommissioning requirements, all Geenex lease agreements include decommissioning provisions. This includes the removal of all improvements and alterations to the land (including all fencing, roads, solar panels and mounting, and other improvements or alterations) and any electrical or communication or other utility poles, lines and connections unless the landowner requests these remain. Cassius Blue will be required to regrade the land and replant any crops or plants. The removal and

restoration shall be completed in a manner that does not materially, adversely affect the potential re-use of the land. These agreements are in the name of the project and will require the project to carry out these steps for decommissioning.

COMMUNITY ENGAGEMENT

Since 2021, Cassius Blue Solar representatives have been educating and supporting the local community through regular communications, donations, sponsorships, and hosting events within Sussex County about the Cassius Blue Solar Project. The Applicant is building an ongoing, collaborative partnership with the community through their involvement and demonstrating their dedication to preserve the site's farmland and utilize reclaimed mined land. Looking forward to a 40-year operating life of the Cassius Blue Solar Project, the Cassius Blue Solar team is committed to being a good corporate citizen to the community and its neighbors.

Information about the Project has been shared through multiple encounters and conversations with local government, community representatives and organizations. These include door-to-door neighbor outreach, online emails, newsletters, and educational events about the Applicant and the Project. In addition, Cassius Blue Solar has sponsored many local organizations and has been a member of Sussex County Chamber of Commerce since 2021.

Cassius Blue Solar is an active member of the community where they have hosted events for participating and adjoining landowners, met with church leaders, emergency services departments, volunteer fire-fighters, the school system, and other community organizations. A "Meet the Team" event was hosted by Cassius Blue Solar representatives at the Sussex Chamber of Commerce on September 13th and 14th, 2023, to provide solar education and answer questions about the Project. The invite to these events was sent to the local landowners within a 2-mile radius of the project area. Cassius Blue Solar representatives have also attended regular Sussex County Board of Supervisor and Planning and Zoning meetings to better understand how the Cassius Blue Solar Project can align with the County's goals. A "Family Fun Day" event was held in April 2024 as an opportunity for neighbors and community members to learn about the Project and ask questions.

Cassius Blue Solar is committed to fostering positive relationships with local communities in Sussex County. Our ongoing dedication to community engagement is a cornerstone of our commitment to transparency, collaboration, and support for the regions that host the Cassius Blue Solar Project. We understand the importance of maintaining open lines of communication and actively contributing to the well-being of our neighbors. To achieve this, Cassius Blue Solar has developed a community outreach plan that encompasses various initiatives and activities.

In May of 2024 Cassius Blue Solar is holding an open house that will be staffed by members of the project team as well as subject matter experts in topics such as fire safety, economic benefits, environmental, and more. Invites were sent out to the community to attend the events and ask questions.

After submitting this application, the Applicant will host a community meeting as required before the first public hearing. The open house meeting will consist of a presentation in which the Cassius Blue Solar team will provide an overview of the Cassius Blue Solar Project, information from the application, and answer any questions. The Applicant has developed a project website at cassiusbluesolar.com to inform the community more about the Project and provide ongoing updates.

Exhibit N provides a compiled set of documents related to the Project's community engagement efforts thus far including a post card mailing, newsletters, informational one-sheeter, pictures of community engagement donations and sponsorships, as well as a historical recap of community engagement on behalf of Cassius Blue Solar LLC. Cassius Blue Solar has also received many support letters from the project community and can be found in Exhibit N.

TAB C

Cassius Blue Solar

Cassius Blue Solar Project

Exhibit A

CUP Application
(Updated August 2024)

Sussex County Conditional Use Permit Application

"Good Things Are Happening in Sussex County!"
Sussex County, Virginia
Planning and Zoning Department

CONDITIONAL USE PERMITS

WHY DO I NEED A CONDITIONAL USE PERMIT?

Sussex County's Zoning Ordinance permits certain "by right" land uses in a district, and other uses, which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right. Such other uses, under the right set of circumstances and conditions, may be acceptable in certain specific locations only after review and recommendation of a Conditional Use Permit by the Planning Commission and approval by the Board of Supervisors.

WHAT IS THE PROCEDURE FOR OBTAINING A CONDITIONAL USE PERMIT?

1. Prior to submitting an application, we recommend scheduling a pre-application meeting to review the application and discuss any questions the applicant may have. Pre-application meetings may be scheduled by calling the Planning and Zoning Department at 434-246-1043.

2. Submit fifteen (15) copies of the completed application form, completed application checklist with all required documents (See Submittal Checklist for additional items that may be required), completed disclosure of real estate holdings, owner's affidavit, the filing fee and one (1) digital copy of all documents.

Conditional Use Permit

- Basic Fee: $1,000 + $50 per acre
- Cell Tower: $5,000
- Renewable Energy Project: $5,000

WHEN IS A CONDITIONAL USE PERMIT APPLICATION CONSIDERED BY THE PLANNING COMMISSION?

Once a completed application has been submitted to the County, the application is distributed for comment and review to all appropriate County and State agencies and departments. Once all comments are received and the application is deemed acceptable by all appropriate County and State agencies and departments, the application is scheduled for public hearing at the next Planning Commission meeting. Planning Commission meetings are held at 6:00 p.m. on the first Monday of each month in the General District Courtroom at the Sussex Judicial Center. The advertising deadline for an upcoming Planning Commission public hearing is the first Friday of the month; therefore, an application must be deemed acceptable by the Planning and Zoning Department prior to this deadline in order to be placed on the next month's agenda.

WHAT IS THE PUBLIC HEARING PROCEDURE FOR A CONDITIONAL USE PERMIT?

1. Once the application is scheduled for a public hearing by the Planning Commission, the applicant may be required to submit additional copies of the application deemed necessary by the Planning and Zoning Department for distribution to the Planning Commission. All required items must be submitted to the Planning and Zoning Department no fewer than ten calendar days prior to the scheduled public hearing.

2. The applicant will be given at least one sign to post on the property at least ten (10) days prior to the Planning Commission public hearing, indicating an application has been filed.

Additional signs may be required based on linear road frontage. These signs are provided by the County and may be picked up in the Planning and Zoning Department at 21035 Princeton Road, Sussex, VA 23884.

3. The application is advertised for public hearing in the local newspaper(s) twice – no more than twenty-one (21) days and no less than five (5) days prior to the public hearing.

4. Notices are sent by the Planning Department to all property owners within a 200-foot radius of the property associated with the application at least five (5) days prior to the public hearing.

5. Staff will prepare a report on the application and the applicant will be sent a copy of the report and other comments made by County and State agencies and departments prior to the meeting date.

6. The applicant and/or a representative is required to attend the Planning Commission meeting to present the application and answer any questions from Commission members.

7. Following the Planning Commission's recommendation of approval or denial, the application will be placed on the Board of Supervisors' agenda for a public hearing. Board of Supervisors meetings are held on the third Thursday of each month and begin at 6:00 pm in the Sussex County General District Courtroom, 15098 Courthouse Road, Sussex, VA 23884. The same notification procedure as outlined above will be followed, and ten (10) additional copies of all application documents will be required to be submitted by the applicant for distribution to the Board of Supervisors. All required items must be submitted to the Planning and Zoning Department no fewer than ten calendar days prior to the scheduled public hearing.

8. The Board of Supervisors will hold the public hearing as scheduled, and make a determination to approve or deny the application. The applicant and or a representative is required to attend the Board of Supervisors meeting to present the application and answer any questions from Board of Supervisors members.

9. The applicant will be notified in writing of the Board of Supervisors' discussion. If denied, a period of at least one (1) year must elapse in order to resubmit the application, unless significant changes are made. Also, the applicant may appeal the Board's decision to the Sussex County Circuit Court within 30 days.

HOW LONG IS A CONDITIONAL USE PERMIT VALID?

Indefinitely, unless the Board of Supervisors places a time limit or other condition on the use permit that makes it not indefinite.

CAN A CONDITIONAL USE PERMIT BECOME VOID OR BE REVOKED?

Yes, unless otherwise specified by the conditions of the use permit, failure to establish the use within two (2) years from the date of approval shall cause the use permit to become void. When a use is discontinued for any reason for a continuous period of two (2) years or more, the use permit shall become void. The Board of Supervisors may revoke a use permit due to a change in conditions affecting the public, repeated violations of the Zoning Ordinance and/or the conditions of the use permit, or providing false information in order to obtain the use permit.

WHAT OTHER PERMITS OR APPROVALS MAY BE REQUIRED PRIOR TO CONSTRUCTION?

- Zoning Permit
- Stormwater Permit
- Building Permit
- Health Department Permit
- Site Plan Approval
- Subdivision Plat Approval
- Landscaping Surety
- BMP Maintenance Agreement

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Sussex County, Virginia
Planning and Zoning Department

SUBMITTAL CHECKLIST FOR CONDITIONAL PERMITAPPLICATIONS

In conjunction with Article XV, *Administration and Enforcement* of the Sussex County Zoning Ordinance, as amended, the following information shall be submitted for a Conditional Use Permit Application. Please note that it is the applicant's responsibility to ensure that the application is in compliance with all Federal, State and County regulations.

No application for a Conditional Use shall be certified as complete unless the following information is provided, unless the Zoning Administrator reduces the number of required copies.

- ☐ 1. Fifteen (15) copies of the original, executed application and one (1) original executed application. Both the applicant(s) and the property owner(s) must have their signature(s) notarized on page No. 2 of the application.

- ☐ 2. The appropriate fees have been submitted with the application. Checks should be made payable to: Treasurer, Sussex County.

- ☐ 3. Fifteen (15) copies of a statement of the reasons for seeking such permit, and if applicable, astatement of conditions.

- ☐ 4. Fifteen (15) copies) of a narrative description of the property which shall include the Tax Parcel Identification Number.

- ☐ 5. One (1) copy of the most recent deed(s) for the property(s) associated with the application.

- ☐ 6. A concept plan of the property showing all existing and proposed physical improvements and such other information as is necessary to clearly indicate to the Planning Commission and Board of Supervisors that adequate provisions shall be made for compliance with all standards for that particular use and the extent of the property to be so used on a given parcel or parcels. Such document shall be drawn to scale and shall include the following information:
  1. A vicinity map at a scale of no less than one (1) inch equals two thousand (2,000) feet
  2. Title of drawing
  3. Date of drawing
  4. Existing wood line
  5. North arrow
  6. Scale bar
  7. Dimensions of property, location, size and elevation of existing buildings and proposed buildings, roadways, sidewalks, parking and loading spaces, and landscaping.
  8. Current zoning of parcel(s) to be rezoned, including tax map number(s) and owner(s)
  9. Current zoning of adjacent parcel(s), including tax map number(s) and owner(s)
  10. Street names including route number and width(s) of the right-of-way(s)
  11. Fifteen (15) full size copies, with one (1) reduced 11-inch X 17-inch copy shall be submitted
  12. Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process in order to more effectively review the application and prepare the staff reports for the Planning Commission and Board of Supervisors.

☐ 7. Fifteen (15) copies of such supplemental material as may be necessitated by the proposal.

☐ 8. One (1) electronic copy of all application documents.

☐ 9. All real estate taxes must be paid and current at the time of submittal; otherwise, the submittal will be refused at the counter. Proof of the most recent tax payment to the County must accompany the application.

I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents and other submittals, and that all statements made herein are, to the best of my knowledge, true and correct. I further certify that I have exercised due diligence to obtain the most recent, complete and correct information available. I understand that any section not completed in its entirety may delay processing of this application and the date of the Planning Commission public hearing and that the submittal of a complete application does not guarantee the application will be placed on the next available Planning Commission agenda.

Juergen Fehr
Printed or Typed Name


Signature

09/28/2023
Date

"Good Things Are Happening in Sussex County!"
Sussex County, Virginia
Planning and Zoning Department

APPLICATION FOR CONDITIONAL USE PERMIT

This application should be used to petition for a permit for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. The following application requirements are consistent with the procedures set forth in Section 16-274*, Public hearing on Conditional Use Permit,* of the Sussex County Zoning Ordinance*,* as amended*.*

A. APPLICATION:

Conditional Use Permit (Are applicant proposed conditions attached?): ☑ Yes ☐ No

The proposed use or activity is listed as a conditional use in the A-1 zoning district as per Section 16-22(17) in Article III of the Sussex County Zoning Ordinance.

Proposed Use, Activity, or Type of Improvement: Utility Scale Solar Generation

Fair Market Value of Improvements? $ 581.1M capital investment

B. PROJECT DESCRIPTION:

Project Name: Cassius Blue Solar, LLC Project

Property Address (if any): The Cassius Blue Solar project is located off Routes 681 (Concord Sappony Road) and 619 (Walkers Mill Road).

Election District: Henry

Comprehensive Plan Designation: Agricultural/Forested/ Open Space

The use permit will apply to 4,811 acres out of 4,811 total acres

Tax Parcel Identification # See attached sheet. Number of acres to be effected: See attached sheet.

Tax Parcel Identification # _____ Number of acres to be effected: _____

Tax Parcel Identification # _____ Number of acres to be effected: _____

Proposed Utilities (check all that apply): Public Water ☐ Private Well ☐

Public Sewer ☐ Private Septic ☐

Are there any deed restrictions on the property? ☐ Yes ☑ No
(If yes, please attach a copy of the deed restrictions.)

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Sussex County, Virginia
Planning and Zoning Department

C. APPLICATION INFORMATION:

Applicant(s) Name(s): Cassius Blue Solar, LLC

Address: 7804-C Fairview Rd. #257

City, State, Zip Code: Charlotte, NC 28226

Phone No.: 980-237-7926, 606-356-0266 Email: cassiusblue@geenexsolar.com, info@geenexsolar.com Fax No.: _____

Property Owner(s) Name(s): See attached

Address: _____

City, State, Zip Code: _____

Phone No.: _____ Email: _____ Fax No.: _____

Applicants/Owners Affidavit (including compliance with all deed restrictions and covenants)

This application must be signed by the owner(s) of the subject property or must have attached written evidence of the owner's consent, which may be in the form of a binding contract of sale with the owner's signature or a letter signed by the owner(s), containing written authorization to act with full authority on the owner(s) behalf in filing this use permit application. Signing this application shall certify the owner's compliance with all deed restrictions and covenants, and shall constitute the granting of authority of the County to enter onto the property for the purpose of conducting site analyses and compliance with Federal, State and County regulations.

This notarial act was an online notarization via two-way webcam and audiovisual technology.

Applicant: Juergen Fehr
Printed or Typed Name

Owner: _____
Printed or Typed Name

Applicant: _____ Date: 09/28/2023
Signature

Owner: _____ Date: _____
Signature

County of Harris, State of Texas

Subscribed and sworn to before me Linda F. Peeples, A Online Notary Public in and for the County of Harris, State of Texas, this 28th day of September, 20 23

Linda F Peeples, Online Notary Public
Notary Public

My Commission Expires 07/21/2024

LINDA F PEEPLES
Notary ID #132579084
My Commission Expires
July 21, 2024

Produced North Carolina DL as identification along with multi-factor KBA authentication.

County of _____, State of _____

Subscribed and sworn to before me _____, A Notary Public in and for the County of _____, State of _____, this _____ day of _____, 20_____

_____
Notary Public

My Commission Expires _____

"Good Things Are Happening in Sussex County!"
Sussex County, Virginia
Planning and Zoning Department

Owner: _____
Printed or Typed Name

Owner:_____Date:_____
Signature

County of Sussex, Commonwealth of Virginia

Subscribed and sworn to before me_____
_____, A Notary Public in and for the County of Sussex, Commonwealth of Virginia, this_____ day of _____, 20_____

_____
Notary Public

My Commission Expires_____

Owner:_____
Printed or Typed Name

Owner:_____Date:_____
Signature

County of Sussex, Commonwealth of Virginia

Subscribed and sworn to before me_____
_____, A Notary Public in and for the County of Sussex, Commonwealth of Virginia, this_____ day of _____, 20_____

_____
Notary Public

My Commission Expires_____

"Good Things Are Happening in Sussex County!"

Sussex County, Virginia

Planning and Zoning Department

NOTICE: THE ATTACHED CHECKLIST MUST BE COMPLETED, CERTIFIED, AND SUBMITTED OR THE APPLICATION WILL BE CONSIDERED INCOMPLETE.

Remit Application to: Sussex County Planning Department, 20135 Princeton Road, P. O. Box 1397, Sussex, Virginia 23884

FOR OFFICE USE ONLY:

Complete Application Received On:_____ Fees Paid: _____
Tax Query: [ ] Current [ ] Delinquent Distribution Date: _____
Posted/Date to Post: _____

AGENCIES REFERRALS:

_____Department of Environmental Quality
_____Finance
_____Industrial Development Authority
_____County Administration
_____Public Safety
_____Health Department
_____VDOT
_____Commissioner of the Revenue
_____Sussex Service Authority
_____Building Inspections
_____Sheriff's Office
_____Town of Jarratt
_____Town of Waverly
_____Town of Stony Creek
_____Town of Wakefield
_____Schools
_____County Attorney
_____Other_____

Verified By:_____Date: _____

TAB D

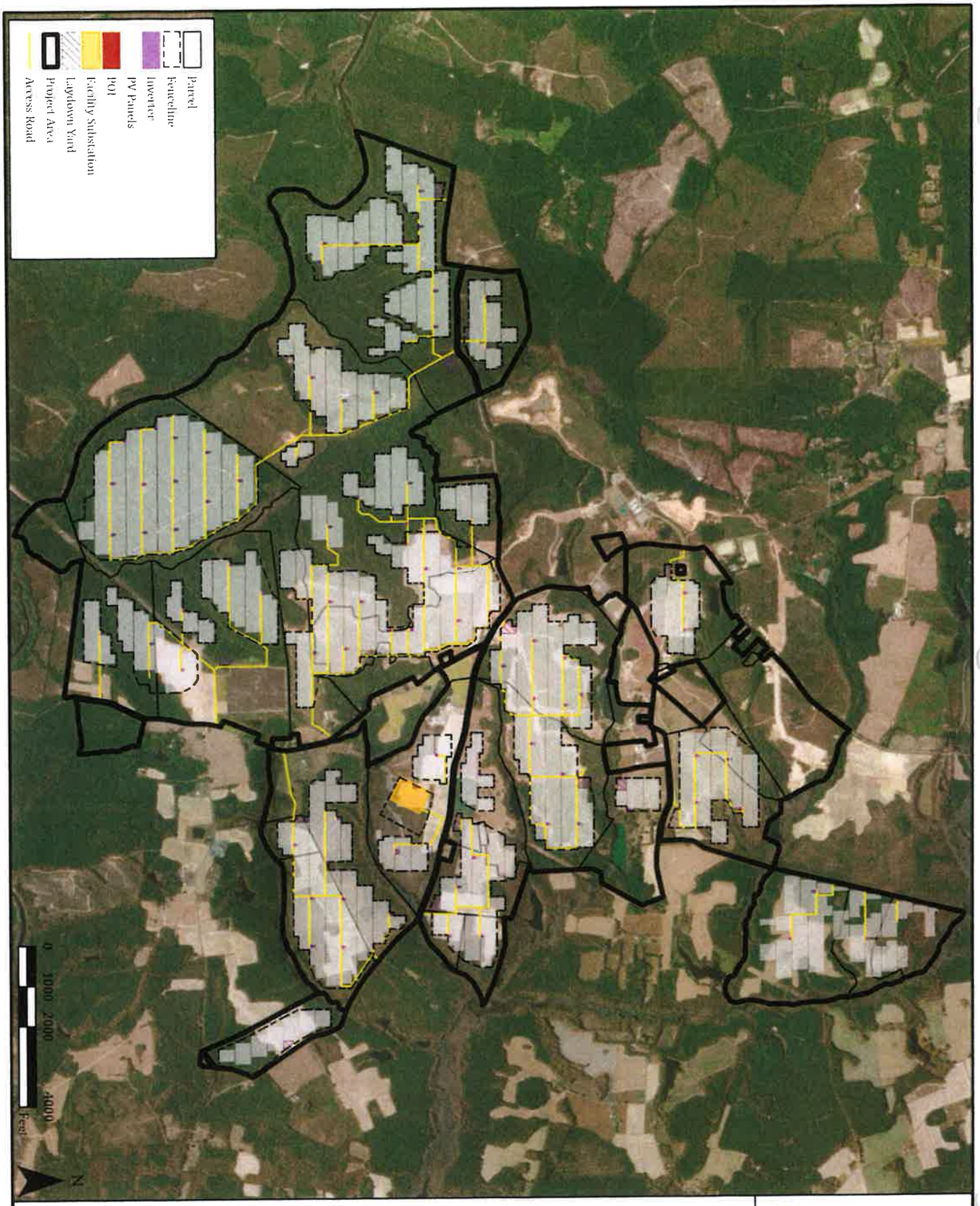
Cassius Blue Solar

Cassius Blue Solar Project

Exhibit B

Aerial Map

Sussex County Conditional Use Permit Application



FACILITY LAYOUT

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

geenex

TAB E

Cassius Blue Solar Project

Exhibit C

Concept Plan
(Updated March 2025)

Sussex County Conditional Use Permit Application

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ALL DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF STANTEC AND THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

CONCEPT PLAN
FOR
CASSIUS BLUE SOLAR, LLC
394 MW (AC)
LOCATED AT
SUSSEX COUNTY, VA

PRELIMINARY DRAWING FOR
INTERCONNECTION APPLICATION ONLY.
NOT FOR CONSTRUCTION

APPLICANT/PROJECT OWNER
CASSIUS BLUE SOLAR, LLC
7804-C FAIRVIEW RD. #257
CHARLOTTE, NC 28226
CONTACT: AERIN GARCZYK

CIVIL ENGINEER
STANTEC CONSULTING SERVICES
12080 N CORPORATE PARKWAY
MEQUON, WI 53097
CONTACT: CHAD MARTIN

SURVEYOR
STANTEC CONSULTING SERVICES
209 COMMERCE PARKWAY
COTTAGE GROVE, WI 53527

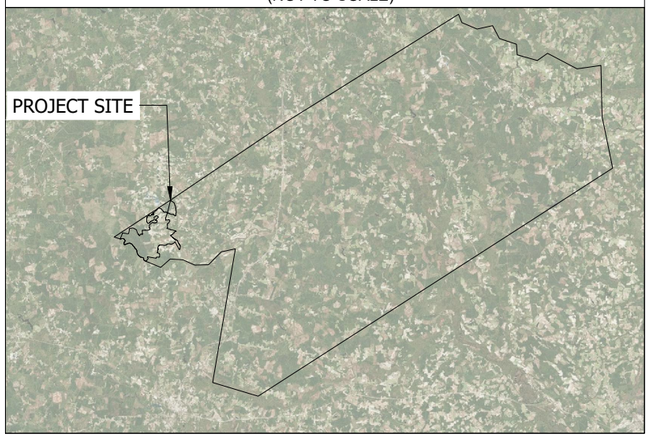
SOLAR CONSULTANT
CASSIUS BLUE SOLAR LLC
7804-C FAIRVIEW RD. #257
CHARLOTTE, NC 28226
CONTACT: AERIN GARCZYK
EMAIL: aerin.garczyk@geenexsolar.com

SITE INFORMATION

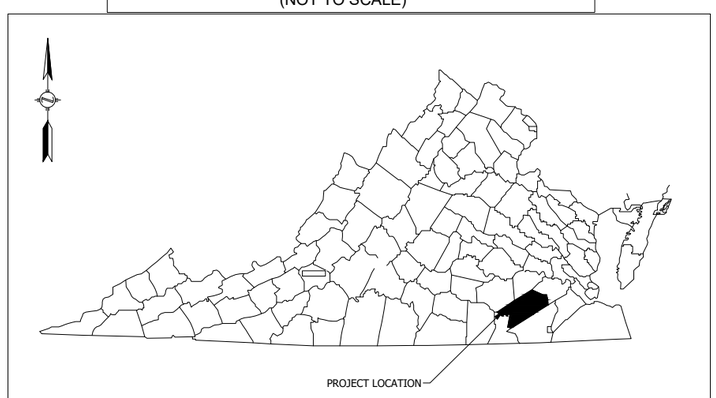
PARCEL ZONING
A-1

PROJECT DESCRIPTION
PARCEL AREA 4,811.815 AC.
FENCED ACREAGE OF PROJECT SITE IS 2,214 AC.
PROPOSED MODULE MODEL: CSN7N-TB-AG
PROPOSED MOUNTING SYSTEM: SINGLE AXIS TRACKING
PROPOSED INVERTER MODEL: SC-4400-UP-US

LOCATION MAP
(NOT TO SCALE)



VIRGINIA COUNTY MAP
(NOT TO SCALE)



SHEET INDEX

SHT#	SHEET TITLE
G001	TITLE SHEET
C001	EXISTING CONDITIONS
C002	EXISTING CONDITIONS - TOPOGRAPHY
C003	EXISTING CONDITIONS - SOILS
C004	PARCEL BOUNDARIES
C004A	PARCEL & SOILS INFORMATION
C100	OVERALL CONSTRAINTS & SETBACK PLAN
C101	NW ENLARGED CONSTRAINTS & SETBACK PLAN
C102	NE ENLARGED CONSTRAINTS & SETBACK PLAN
C103	SE ENLARGED CONSTRAINTS & SETBACK PLAN
C104	SW ENLARGED CONSTRAINTS & SETBACK PLAN
C200	OVERALL PROPOSED SITE PLAN
C201	NW ENLARGED PROPOSED SITE PLAN
C202	NE ENLARGED PROPOSED SITE PLAN
C203	SE ENLARGED PROPOSED SITE PLAN
C204	SW ENLARGED PROPOSED SITE PLAN
C300	OVERALL CULTURAL AREAS
C301	NW ENLARGED CULTURAL AREAS
C302	NE ENLARGED CULTURAL AREAS
C303	SE ENLARGED CULTURAL AREAS
C304	SW ENLARGED CULTURAL AREAS
C400	OVERALL CONCEPTUAL STORMWATER BASINS PLAN
C800	CIVIL DETAILS
L200	OVERALL LANDSCAPING PLAN
L201	NW LANDSCAPING PLAN
L202	NE LANDSCAPING PLAN
L203	SE LANDSCAPING PLAN
L204	SW LANDSCAPING PLAN
L800	LANDSCAPE TYPICAL BUFFERS
L801	LANDSCAPE DETAILS
L802	LANDSCAPE DETAILS

Stantec
One Columbus Center Suite 641
Virginia Beach VA
www.stantec.com

04.02.2024
FINAL DRAFT

TITLE SHEET
CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

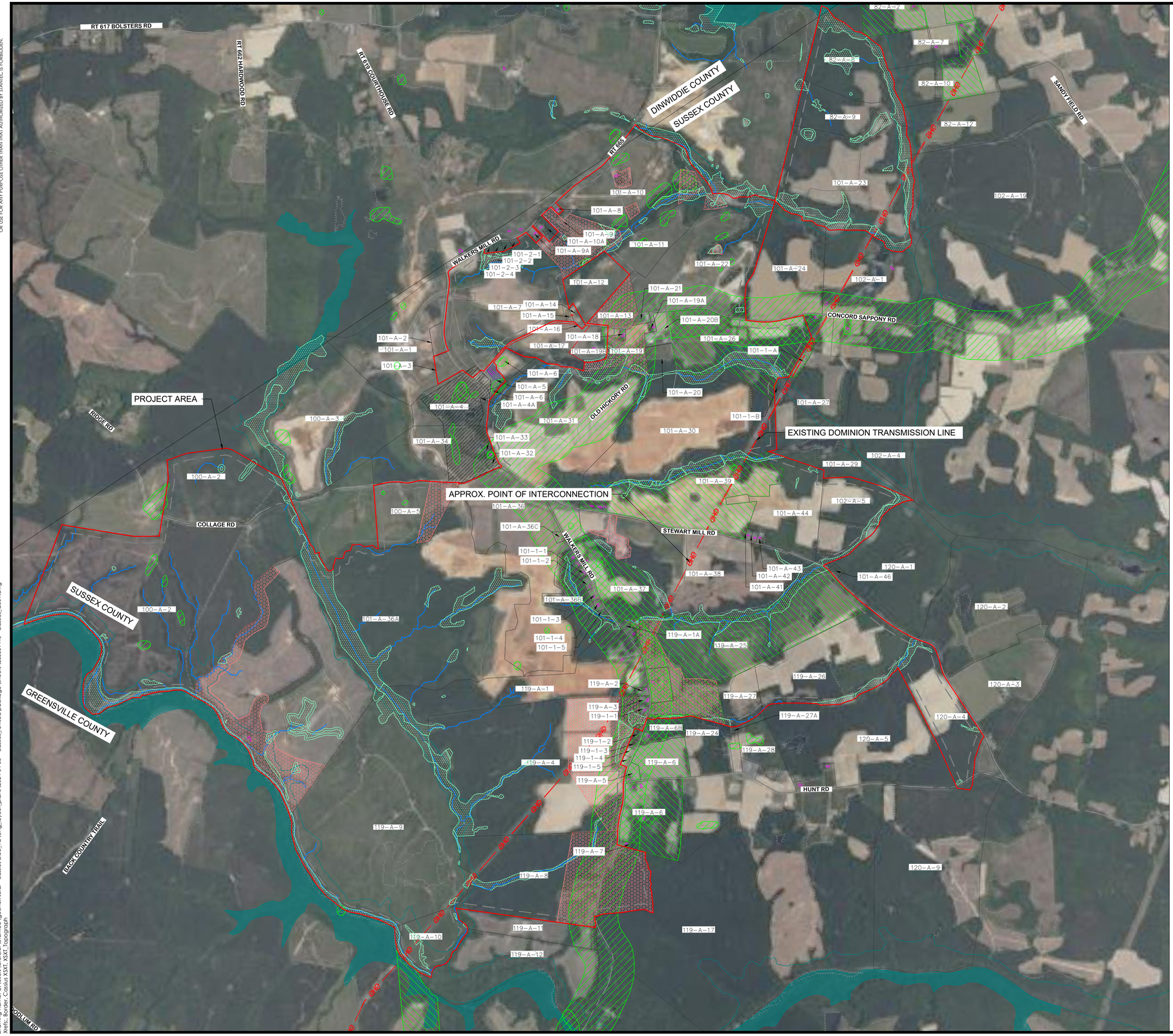
NO	REVISION	DATE
		7.31.2024

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
G001

Plot Date: 05/13/2024 - 11:58am
Drawing name: C:\Users\dfoster\Stantec\geenex solar - cassius blue_va\eng_layout_plans\2024-04-03 - cassius_revised package\sheets\235301410 - Cassius_G001.dwg
Xrefs: None

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- EXISTING TREELINE
- EXISTING PUBLIC ROAD CENTERLINES
- OHP — EXISTING OVERHEAD ELECTRIC
- OT — EXISTING OVERHEAD UTILITY
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- 100-YR FLOODPLAIN, FEMA
- DO NOT DISTURB AREA
- CULTURAL AREAS, SEE SHEET C300
- PHASE 1 ESA AREAS OF RECOMMENDATION
- ARCHAEOLOGY
- NON PARTICIPATING STRUCTURE
- 102-A-19 — PARCEL ID, SEE SHEET C004A

NOTES:
1. FOR PARCEL INFORMATION, SEE SHEET C004A

N

0 1200' 2400'

Stantec
One Columbus Center Suite 641
Virginia Beach VA
www.stantec.com

04-02-2024

FINAL DRAFT

EXISTING CONDITIONS

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
C001

Plot Date: 05/13/2024 - 11:38am
Drawing name: C:\Users\JOshea.Stantec\genex.sdcx - cassius blue_v01.eng_layout_plans\2024-04-03 - cassius_revised package\sheets\235301410 - Cassius_C001.dwg
Xrefs: Base_Cassius_XREF_Topography

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RT 617 BOLSTERS RD
RT 662 HARDWOOD RD
RT 617 COURTHOUSE RD
DINWIDDIE COUNTY
SUSSEX COUNTY
RT 665
SANDY FIELD RD
WALKERS MILL RD
CONCORD SAPPONY RD
OLD HICKORY RD
PROJECT AREA
RIDGE RD
EXISTING DOMINION TRANSMISSION LINE
APPROX. POINT OF INTERCONNECTION
COLLAGE RD
STEWART MILL RD
WALKERS MILL RD
SUSSEX COUNTY
GREENSVILLE COUNTY
HUNT RD
BACK COUNTRY TRAIL
POPLIN RD

OHP

LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- EXISTING TREELINE
- EXISTING PUBLIC ROAD CENTERLINES
- OHP — EXISTING OVERHEAD ELECTRIC
- OT — EXISTING OVERHEAD UTILITY
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- 100-YR FLOODPLAIN, FEMA
- NON PARTICIPATING STRUCTURE
- STEEP SLOPES, GREATER THAN 10%
- 140 — MAJOR CONTOURS, 10 FOOT INTERVAL

NOTES:
1. CONTOUR DATA AND STEEP SLOPE AREAS ARE A COMBINATION OF GEENEX PROVIDED DATA AND PUBLICLY AVAILABLE COUNTY GIS DATA.
2. FOR SOIL TYPES, SEE C004A

N

0 1200' 2400'

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Virginia Beach VA

EXISTING CONDITIONS - TOPOGRAPHY

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

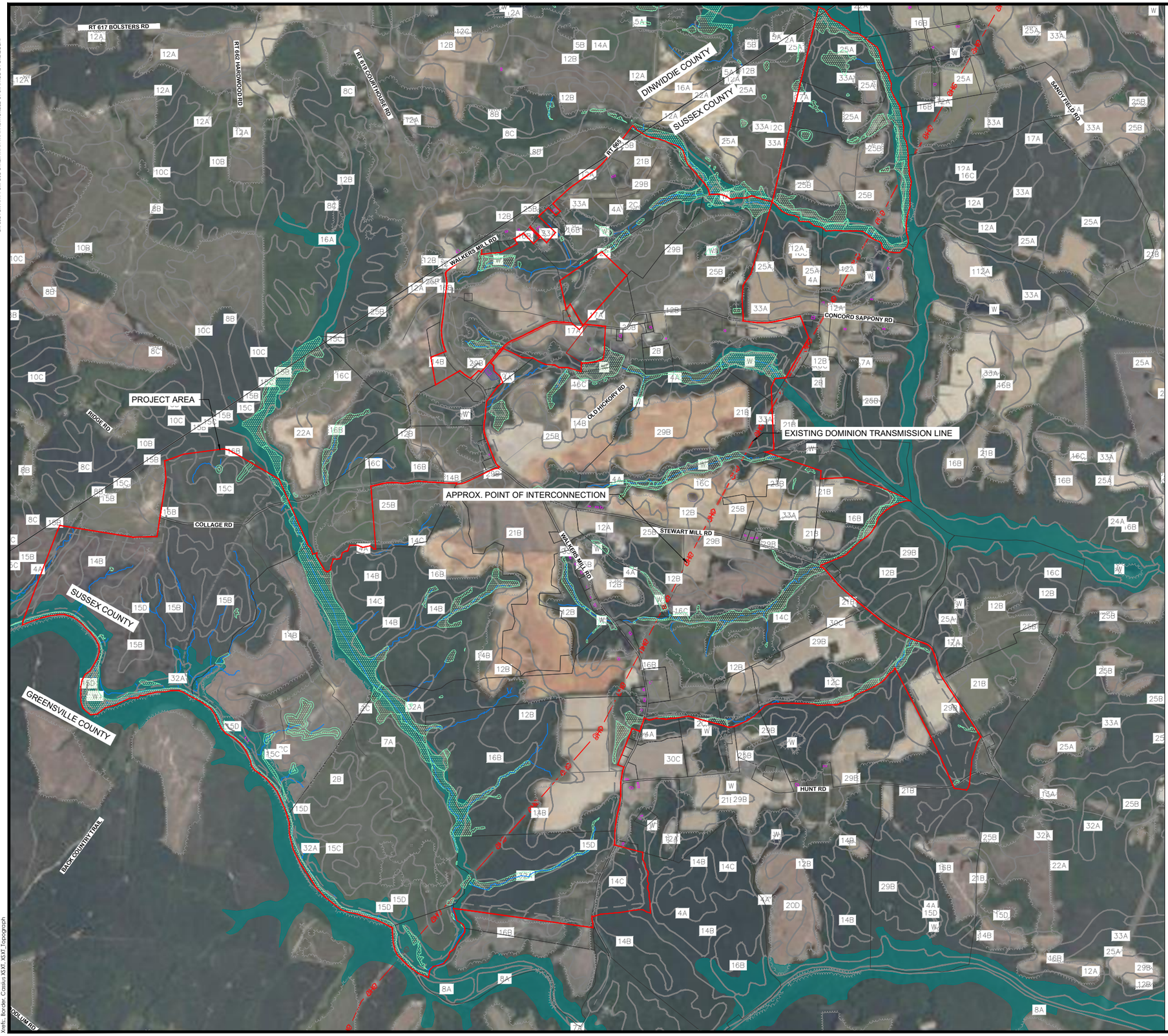
NO	REVISION	DAT

SURVEY	
DRAWN	AM
DESIGNED	
CHECKED	JJ
APPROVED	G
PROJ. NO.	235301410

SHEET NUMBER
C002

Plot Date: 05/13/2024 - 11:58am
Drawing name: C:\Users\dfoster\AppData\Local\Temp\geenex.sdtr - cassius blue_v01\eng_layout_plans\2024-04-03 - cassius_revised package\sheets\235301410 - Cassius_C001.dwg
Xref(s) files: C004A, A001, Sept2023

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- EXISTING TREELINE
- EXISTING PUBLIC ROAD CENTERLINES
- OHP — EXISTING OVERHEAD ELECTRIC
- OT — EXISTING OVERHEAD UTILITY
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- 100-YR FLOODPLAIN, FEMA
- NON PARTICIPATING STRUCTURE
- 8B — SOILS

NOTES:

1. TOPSOIL REMOVAL AREAS WILL BE DETERMINED DURING FINAL DESIGN. TOPSOIL REMOVAL WILL BE LIMITED TO REQUIRED GRADING AREAS NOT TO EXCEED THE PROJECT AREA.
2. FOR SOIL TYPES, SEE C004A

N

0 1200' 2400'

Stantec
One Columbus Center Suite 641
Virginia Beach VA
www.stantec.com

04-02-2024

FINAL DRAFT

EXISTING CONDITIONS - SOILS

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
C003

Plot Date: 05/13/2024 - 11:59am
Plotted by: Gabriel Mcfarland
Xrefs: Border, Cassius_XSAT, XSAT_Topograph

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- EXISTING TREELINE
- EXISTING PUBLIC ROAD CENTERLINES
- OHP — EXISTING OVERHEAD ELECTRIC
- OT — EXISTING OVERHEAD UTILITY
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- 100-YR FLOODPLAIN, FEMA
- NON PARTICIPATING STRUCTURE
- 102-A-19 — PARCEL ID, SEE SHEET C004A

NOTES:
1. FOR PARCEL INFORMATION, SEE SHEET C002A

N

0 1200' 2400'

Stantec
One Columbus Center Suite 641
Virginia Beach VA

PARCEL BOUNDARIES

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

NO	REVISION	DAT

SURVEY	
DRAWN	AM
DESIGNED	
CHECKED	JJ
APPROVED	G
PROJ. NO.	235301410

SHEET NUMBER
C004

Plot Date: 05/13/2024 - 11:59am
Drawing name: C:\Users\dfoye.Stantec\.geenex.solar - cassius blue_va\1eng_layout_plans\2024-04-03 - cassius_revised package\sheet\235301410 - Cassius_C001.dwg
Xref: Base, Cassius_Solar_Layer, Topogeom

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND DESIGNS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

ADJOINING PARCELS

Parcel_ID	Parcel_Owner	Owner_Address	Zoning
101-1-1	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
101-1-2	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
101-1-3	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
101-1-4	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
101-1-5	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
101-1-A	Information not available in county database (8/22/2	Information not available in county database (8/22/23)	A-1
101-1-B	Information not available in county database (8/22/2	Information not available in county database (8/22/23)	A-1
101-2-1	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
101-2-2	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
101-2-3	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
101-2-4	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
101-A-1	RIDEOUT JAMES R & MELVIN B	Information not available in county database (8/22/23)	A-1
101-A-10A	RAINEY OTIS	Information not available in county database (8/22/23)	A-1
101-A-12	EVERETT ANNE P 2/3 INT	26819 COURTHOUSE RD STONY CREEK VA	A-1
101-A-17	EVERETT ANNE P TRUSTEE FOR	26819 COURTHOUSE RD STONY CREEK VA	A-1
101-A-18	EVERETT ANNE P & JULIA H PARSON	26819 COURTHOUSE RD STONY CREEK VA	A-1
101-A-19A	BOYD JULIA A	P O BOX 1561 NAGS HEAD NORTH CAROLINA	A-1
101-A-19B	EVERETT LEE RANDOLPH & MELISSA K	Information not available in county database (8/22/23)	A-1
101-A-2	RIDEOUT JAMES R & MELVIN B	Information not available in county database (8/22/23)	A-1
101-A-20	EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	A-1
101-A-20B	EVERETT ANNE P TRUSTEE FOR	26819 COURTHOUSE RD STONY CREEK VA	A-1
101-A-21	PARSON JULIA H	Information not available in county database (8/22/23)	A-1
101-A-24	SPIERS MARK C	Information not available in county database (8/22/23)	A-1
101-A-27	SPIERS MARK C	Information not available in county database (8/22/23)	A-1
101-A-29	SPIERS MARK C	Information not available in county database (8/22/23)	A-1
101-A-32	ILUKA RESOURCES	Information not available in county database (8/22/23)	A-1
101-A-33	BOYD JULIA P	P O BOX 1561 NAGS HEAD NORTH CAROLINA	A-1
101-A-34	ILUKA RESOURCES INC	Information not available in county database (8/22/23)	A-1
101-A-36C	EVERETT BROS PROPERTIES INC	Information not available in county database (8/22/23)	A-1
101-A-37	CHAPPELL KENNETH ROSS	Information not available in county database (8/22/23)	A-1
101-A-3A	EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	A-1
101-A-4	ANDREWS SHIRLEY P ESTATE	Information not available in county database (8/22/23)	A-1
101-A-41	HILL JAMES ERVIN	Information not available in county database (8/22/23)	A-1
101-A-42	JONES JAMES L	Information not available in county database (8/22/23)	A-1
101-A-43	DIAMOND GREGORY & PATRICIA	Information not available in county database (8/22/23)	A-1
101-A-46	THOMAS ANDREW J III & DONNIE J	Information not available in county database (8/22/23)	A-1
101-A-4A	CONCORD UNITED METHODIST CHURCH	Information not available in county database (8/22/23)	A-1
101-A-5	CONCORD UNITED METHODIST CHURCH	Information not available in county database (8/22/23)	A-1
101-A-8	CURRY PATRICIA A & ERMAGEAN FLOWERS	Information not available in county database (8/22/23)	A-1
101-A-9A	JONES RASHEEDAH KAREEMAH ESTATE	Information not available in county database (8/22/23)	A-1
102-A-1	CROSHAW MARY ELLEN	Information not available in county database (8/22/23)	A-1
102-A-19	POARCH J EMERSON JR	Information not available in county database (8/22/23)	A-1
102-A-4	CROSHAW MARY ELLEN	Information not available in county database (8/22/23)	A-1
119-1-1	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
119-1-2	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
119-1-3	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
119-1-4	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
119-1-5	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1
119-A-11	SMITH LUCINDA H (STRICKLAND)	Information not available in county database (8/22/23)	A-1
119-A-12	JONES EDWARD MILLARD	Information not available in county database (8/22/23)	A-1
119-A-17	ROSE THOMAS H JR & MARGARET W ROSE	Information not available in county database (8/22/23)	A-1
119-A-1A	REGO AUNGELIKA	Information not available in county database (8/22/23)	A-1
119-A-2	BRADSHAW JILLIAN M	Information not available in county database (8/22/23)	A-1
119-A-24	RYLAND EDWIN IVERSON JR	Information not available in county database (8/22/23)	A-1
119-A-27A	RIDEOUT JAMES LAWRENCE OR	Information not available in county database (8/22/23)	A-1
119-A-28	RIDEOUT JAMES R	Information not available in county database (8/22/23)	A-1
119-A-3	SEYMOUR CRYSTAL N & BRIAN N	Information not available in county database (8/22/23)	A-1
119-A-5	HOLLOWAY CLINTON W JR	19030 WALKERS MILL ROAD JARRATT VA 23867	A-1
119-A-6	HOLLOWAY CLINTON W JR	19030 WALKERS MILL ROAD JARRATT VA 23867	A-1
119-A-6B	STRICKLAND LUCINDA H	Information not available in county database (8/22/23)	A-1
119-A-7	SHANDS ROSALYN M & SHEILA M WALTON	Information not available in county database (8/22/23)	A-1
120-A-1	THOMAS ANDREW J III & DONNIE J	Information not available in county database (8/22/23)	A-1
120-A-2	RIDEOUT JAMES R & MELVIN B	Information not available in county database (8/22/23)	A-1
120-A-3	MORRIS JAMES EDWARD	Information not available in county database (8/22/23)	A-1
120-A-5	OWEN RALPH MARSHALL JR	Information not available in county database (8/22/23)	A-1
120-A-9	HOLLOWAY CLINTON W JR &	19030 WALKERS MILL ROAD JARRATT VA 23867	A-1
82-A-1	SPIERS ROBERT H JR OR FAYE C	21018 DOUBLE BRANCH ROAD STONY CREEK VA	A-1
82-A-10	SPIERS ROBERT H JR OR FAYE C	21018 DOUBLE BRANCH ROAD STONY CREEK VA	A-1
82-A-12	DANIEL JOAN FAYE	Information not available in county database (8/22/23)	A-1
82-A-2	SPIERS LAWRENCE E JR	Information not available in county database (8/22/23)	A-1
82-A-7	SPIERS DOUGLAS WAYNE & ALICE	25713 COURTHOUSE RD STONY CREEK VA	A-1

PROJECT PARCELS

Parcel_ID	Parcel_Owner	Owner_Address	Zoning	Acreage
100-A-2	MEADOWS 163 LLC	3660 GATEWAY ST SPRINGFIELD OR 97477	A-1	509.2
100-A-5	PARSON F PARSON & JOYCE R TRUSTEES	16003 PARSONS LANE STONY CREEK VA	A-1	65
101-A-3	EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	A-1	4.1
101-A-6	EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	A-1	13.98
101-A-10	PARSON F P & JOYCE R TRUSTEES OF	16003 PARSONS LANE STONY CREEK VA 23882	A-1	10.425
101-A-11	PARSON F P & JOYCE R TRUSTEES OF	16003 PARSONS LANE STONY CREEK VA	A-1	28.33
101-A-13	EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	A-1	16.5
101-A-14	EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	A-1	3.5
101-A-15	EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	A-1	1
101-A-16	EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	A-1	0.75
101-A-19	EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	A-1	15.8
101-A-22	POOLE FARMS SOLAR LLC	4701 WARRIOR WAY SE MABLETON GA	A-1	162
101-A-23	SPIERS MARK CARPENTER	21014 DOUBLE BRANCH ROAD STONY CREEK VIRGINIA	A-1	176.5
101-A-26	CABANISS PATRICIA R	19 WOODLAWN TERRACE FREDERICKSBURG VA	A-1	119
101-A-30	MAUNEY LORETTA DALE	300 NORTH RIDGE RD UNIT 83 HENRICO VA	A-1	180
101-A-31	EVERETT CHRISTOPHER LANCE	26975 COURTHOUSE RD STONY CREEK VA	A-1	200
101-A-36	EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	A-1	161.3
101-A-36A	BOYD JULIA P (PARSON)	P O BOX 1561 NAGS HEAD NORTH CAROLINA	A-1	722
101-A-36B	EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	A-1	36
101-A-38	EVERETT CHRISTOPHER LANCE	26975 COURTHOUSE RD STONY CREEK VA	A-1	187
101-A-39	GRIZZARD ROBERT WAYNE	ESTATES 5397 STEWART RD JARRATT VA	A-1	137
101-A-40	GRIZZARD ROBERT WAYNE	ESTATES 5397 STEWART RD JARRATT VA	A-1	2.9
101-A-44	MAUNEY DALE BARNES	300 NORTH RIDGE RD UNIT 83 HENRICO VA	A-1	69.1
101-A-45	EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	A-1	23.5
101-A-7	EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	A-1	120.61
101-A-9	PARSON F P & JOYCE R TRUSTEES OF	16003 PARSONS LANE STONY CREEK VA 23882	A-1	117.85
102-A-5	MAUNEY LORETTA B	300 NORTH RIDGE RD UNIT 83 HENRICO VA	A-1	50
119-A-1	GRIZZARD ROBERT WAYNE	3469 MINERAL LANE JARRATT VA	A-1	129.24
119-A-10	ROSEBURG RESOURCES CO	3660 GATEWAY ST SPRINGFIELD OR	A-1	36
119-A-25	COLEMAN LAWRENCE L JR	18275 WALKERS MILL ROAD JARRATT VA 23867	A-1	211.2
119-A-26	KANIPE MARTIN H	P O BOX 82 WYLLLIESBURG VIRGINIA 23976	A-1	130
119-A-27	KANIPE MARTIN H	P O BOX 82 WYLLLIESBURG VIRGINIA	A-1	28
119-A-4	OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	A-1	351.63
119-A-8	HOLLOWAY CLINTON W JR OR	19030 WALKERS MILL ROAD JARRATT VA 23867	A-1	210
119-A-9	ROSEBURG RESOURCES CO	3660 GATEWAY ST SPRINGFIELD OR	A-1	322
120-A-4	PARSON GEORGE LEE & THOMAS WESLEY	3064 WELLINGTON COURT ATLANTA GA 30339	A-1	77.9
82-A-8	SPIERS DOUGLAS WAYNE & ALICE	25713 COURTHOUSE RD STONY CREEK VA	A-1	91.25
82-A-9	SPIERS ROBERT H JR OR FAYE C	21018 DOUBLE BRANCH ROAD STONY CREEK VA	A-1	91.25
			Total	4811.815

ILUKA MINING PARCEL
TOTAL ACREAGE: 2473.61

SOILS LEGEND

Map Unit Symbol	Greensville County, Virginia (VA081) Map Unit Name
1B	Abell loam, 2 to 7 percent slopes
2A	Altavista fine sandy loam, 0 to 3 percent slopes
3A	Altavista fine sandy loam, 0 to 2 percent slopes, frequently flooded
5B	Appling gravelly coarse sandy loam, 2 to 7 percent slopes
8A	Bojac loamy fine sand, 0 to 2 percent slopes, frequently flooded
9A	Chenneby silt loam, 0 to 2 percent slopes, frequently flooded
10B3	Craven clay loam, 2 to 6 percent slopes, severely eroded
10C3	Craven clay loam, 6 to 12 percent slopes, severely eroded
12B	Emporia loamy fine sand, 2 to 6 percent slopes
13A	Faceville loamy sand, 0 to 2 percent slopes
14B	Fluvanna loam, 2 to 7 percent slopes
15B3	Fluvanna clay loam, 2 to 7 percent slopes, severely eroded
15C3	Fluvanna clay loam, 7 to 15 percent slopes, severely eroded
16B3	Fluvanna-Goldston complex, 2 to 7 percent slopes, severely eroded
16C3	Fluvanna-Goldston complex, 7 to 15 percent slopes, severely eroded
17B	Fluvanna-Mattaponi complex, 2 to 7 percent slopes
17C	Fluvanna-Mattaponi complex, 7 to 15 percent slopes
18B	Georgeville loam, 2 to 7 percent slopes
19B3	Georgeville clay loam, 2 to 7 percent slopes, severely eroded
19C3	Georgeville clay loam, 7 to 15 percent slopes, severely eroded
20B	Helena gravelly coarse sandy loam, 2 to 7 percent slopes
21B	Iredell loam, 2 to 7 percent slopes
22C3	Iredell clay loam, 7 to 15 percent slopes, severely eroded
25B	Mattaponi sandy loam, 2 to 6 percent slopes
28C3	Peawick clay loam, 6 to 12 percent slopes, severely eroded
30A	Riverview silt loam, 0 to 2 percent slopes, frequently flooded
31A	Roanoke loam, 0 to 2 percent slopes, frequently flooded
32A	Roanoke silt loam, 0 to 2 percent slopes, ponded
33A	Slagle fine sandy loam, 0 to 3 percent slopes
34A	State loamy sand, 0 to 3 percent slopes
35A	Tarboro loamy sand, 0 to 2 percent slopes, frequently flooded
36B	Uchee loamy sand, 0 to 6 percent slopes
38A	Wickham fine sandy loam, 0 to 3 percent slopes
39A	Wickham sandy loam, 0 to 2 percent slopes, frequently flooded
40A	Woodington fine sandy loam, 0 to 2 percent slopes

Map Unit Symbol	Sussex County, Virginia (VA183) Map Unit Name
1A	Altavista fine sandy loam, 0 to 2 percent slopes, rarely flooded
1B	Altavista fine sandy loam, 2 to 6 percent slopes, rarely flooded
2B	Appling sandy loam, 2 to 7 percent slopes
2C	Appling sandy loam, 7 to 15 percent slopes
3A	Augusta sandy loam, 0 to 2 percent slopes, rarely flooded
4A	Bibb and Chastain soils, 0 to 2 percent slopes, frequently flooded
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded
8A	Chewacla loam, 0 to 2 percent slopes, occasionally flooded
10C3	Craven clay loam, 6 to 10 percent slopes, severely eroded
12A	Emporia-Slagle complex, 0 to 2 percent slopes
12B	Emporia-Slagle complex, 2 to 6 percent slopes
12C	Emporia-Slagle complex, 6 to 10 percent slopes
13A	Eulonia fine sandy loam, 0 to 2 percent slopes
13B	Eulonia fine sandy loam, 2 to 6 percent slopes
14B	Faceville fine sandy loam, 2 to 6 percent slopes
14C	Faceville fine sandy loam, 6 to 10 percent slopes
15B	Georgeville silt loam, 2 to 7 percent slopes
15C	Georgeville silt loam, 7 to 15 percent slopes
15D	Georgeville silt loam, 15 to 25 percent slopes
16B	Helena loam, 2 to 7 percent slopes
16C	Helena loam, 7 to 15 percent slopes
17A	Myatt loam, 0 to 2 percent slopes
20D	Nevarc and Emporia soils, 10 to 15 percent slopes
21B	Ocilla loamy sand, 0 to 6 percent slopes
22A	Roanoke loam, 0 to 2 percent slopes, frequently flooded
23B	Rumford-Uchee complex, 2 to 6 percent slopes
24A	Seabrook sand, 0 to 2 percent slopes
25A	Slagle fine sandy loam, 0 to 2 percent slopes
25B	Slagle fine sandy loam, 2 to 6 percent slopes
26A	State sandy loam, 0 to 2 percent slopes, rarely flooded
27B	Tarboro loamy sand, 0 to 6 percent slopes, rarely flooded
28A	Tomotley sandy loam, 0 to 2 percent slopes, rarely flooded
29B	Uchee loamy sand, 0 to 6 percent slopes
30C	Uchee-Slagle complex, 6 to 10 percent slopes
31.0000	Udorthents, 0 to 25 percent slopes
32A	Warne fine sandy loam, 0 to 2 percent slopes, rarely flooded
33A	Yemassee fine sandy loam, 0 to 2 percent slopes
W	Water

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Virginia Beach VA

PARCEL & SOILS INFORMATION

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

NO	REVISION	DAT

SURVEY	
DRAWN	AM
DESIGNED	
CHECKED	JJ
APPROVED	G
PROJ. NO.	235301410

SHEET NUMBER
C004A

Plot Date: 07/24/2024 - 3:08pm
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Xrefs Scaled: C004A_XREF_Layout_Overgrown

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LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- EXISTING PUBLIC ROAD CENTERLINES
- OHP — EXISTING OVERHEAD ELECTRIC
- OT — EXISTING OVERHEAD UTILITY
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- 100-YR FLOODPLAIN, FEMA
- DO NOT DISTURB AREA
- CULTURAL AREAS, SEE SHEET C300
- PHASE 1 ESA AREAS OF RECOMMENDATION
- ARCHAEOLOGY
- NON PARTICIPATING STRUCTURE
- FENCE, MIN. 7' HEIGHT

SETBACK SUMMARY TABLE

CONSTRAINT	SETBACK
100-YEAR FLOOD ZONE (FEMA)	25 FT
WETLANDS (DELINEATED)	50 Ft
STREAMS (DELINEATED)	50 FT
POTENTIALLY ELIGIBLE ARCHITECTURAL RESOURCES	25 FT
POTENTIALLY ELIGIBLE ARCHAEOLOGICAL RESOURCES	25 FT
TRANSMISSION LINE	75 FT
PUBLIC ROAD	150 FT
UNOCCUPIED STRUCTURES	50 FT
OCCUPIED STRUCTURES	300 FT
NON-PARTICIPATING PARCELS	150 FT
101A-36A PARCEL & ACCESS ROAD	50 FT
RIVER WELL	150 FT
PROJECT PARCEL	150 FT

N

0 1200' 2400'

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04-02-2024

FINAL DRAFT

OVERALL CONSTRAINTS & SETBACK PLAN

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
C100

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Xref's Used: C_Cassius_XR_235301410_XSNO_2024.02.24_Cassius_Base

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LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- EXISTING PUBLIC ROAD CENTERLINES
- OHP — EXISTING OVERHEAD ELECTRIC
- OT — EXISTING OVERHEAD UTILITY
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- 100-YR FLOODPLAIN, FEMA
- DO NOT DISTURB AREA
- CULTURAL AREAS, SEE SHEET C300
- PHASE 1 ESA AREAS OF RECOMMENDATION
- ARCHAEOLOGY
- NON PARTICIPATING STRUCTURE
- FENCE, MIN. 7' HEIGHT

SETBACK SUMMARY TABLE

CONSTRAINT	SETBACK
100-YEAR FLOOD ZONE (FEMA)	25 FT
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STREAMS (DELINEATED)	50 FT
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TRANSMISSION LINE	75 FT
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OCCUPIED STRUCTURES	300 FT
NON-PARTICIPATING PARCELS	150 FT
101A-36A PARCEL & ACCESS ROAD	50 FT
RIVER WELL	150 FT
PROJECT PARCEL	150 FT

N

0 600' 1200'

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FINAL DRAFT

NW ENLARGED CONSTRAINTS & SETBACK PLAN

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

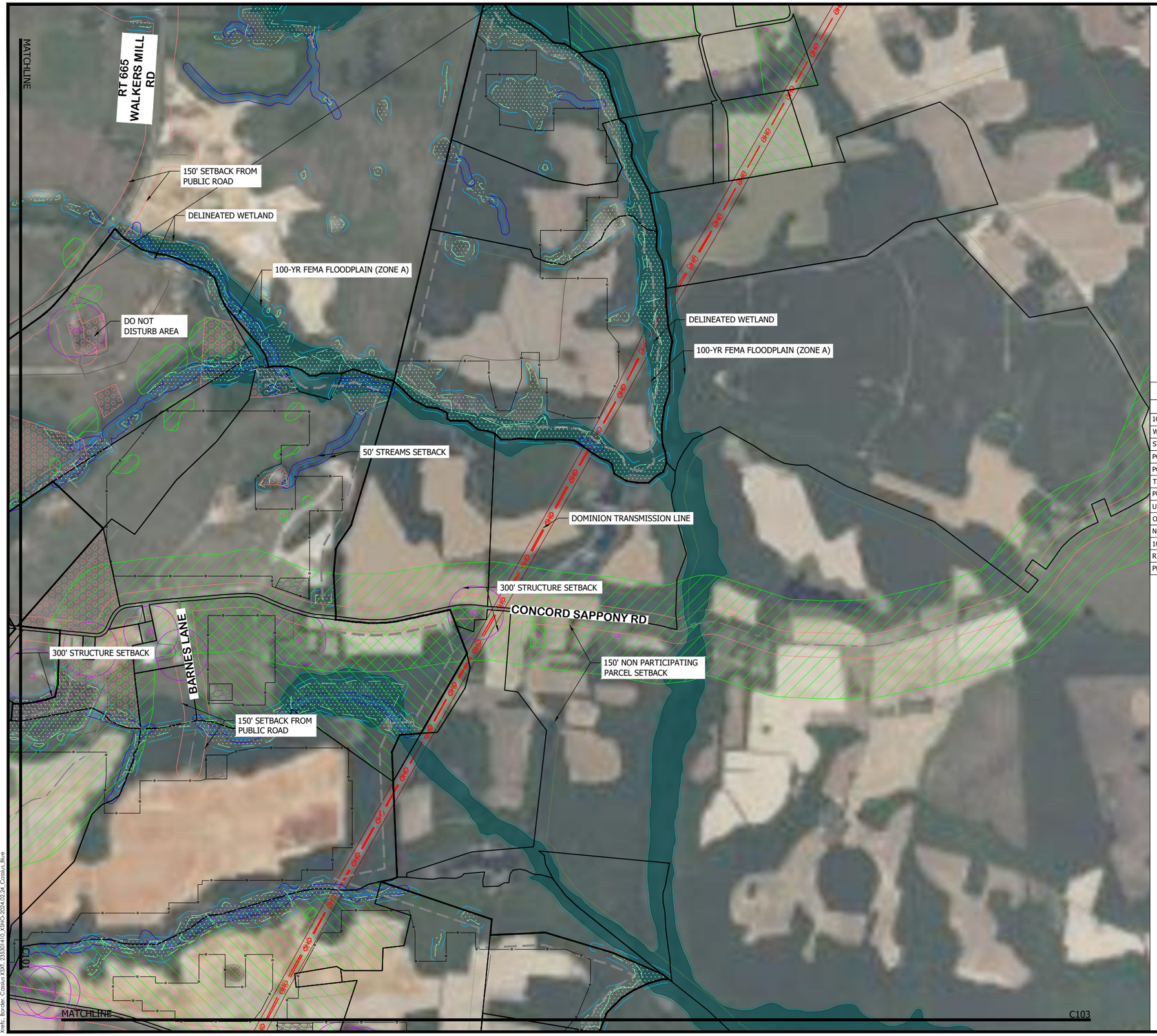
NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
C101

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LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- EXISTING PUBLIC ROAD CENTERLINES
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD UTILITY
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- 100-YR FLOODPLAIN, FEMA
- DO NOT DISTURB AREA
- CULTURAL AREAS, SEE SHEET C300
- PHASE 1 ESA AREAS OF RECOMMENDATION
- ARCHAEOLOGY
- NON PARTICIPATING STRUCTURE
- FENCE, MIN. 7' HEIGHT

SETBACK SUMMARY TABLE

CONSTRAINT	SETBACK
100-YEAR FLOOD ZONE (FEMA)	25 FT
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OCCUPIED STRUCTURES	300 FT
NON-PARTICIPATING PARCELS	150 FT
101A-36A PARCEL & ACCESS ROAD	50 FT
RIVER WELL	150 FT
PROJECT PARCEL	150 FT

N

0 600' 1200'

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FINAL DRAFT

NE ENLARGED CONSTRAINTS & SETBACK PLAN

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

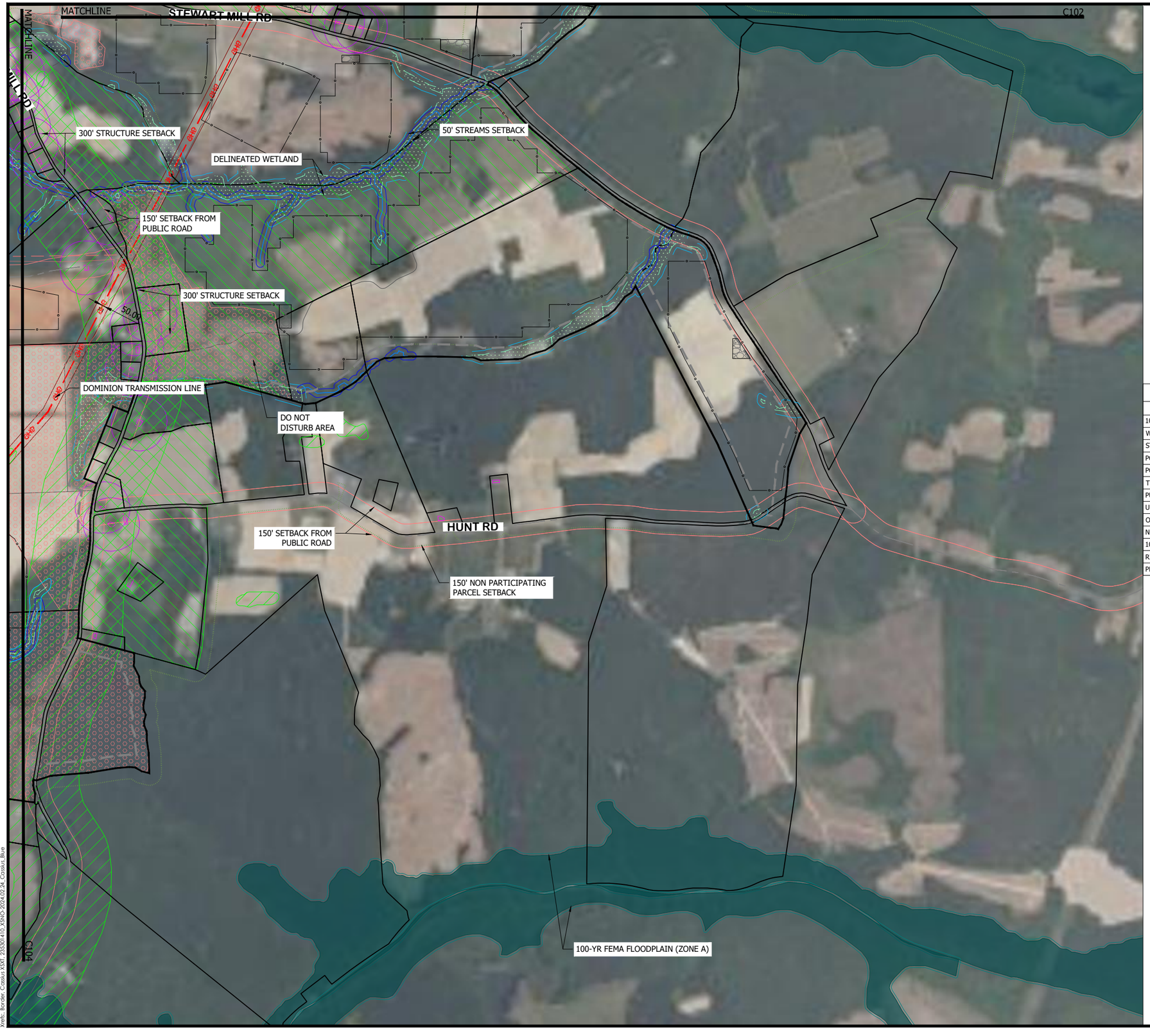
NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
C102

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Xrefs Scaled: cassius_2023\235301410_XREFs\2024-02-24_Cassius_Base

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LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- EXISTING PUBLIC ROAD CENTERLINES
- EXISTING OVERHEAD ELECTRIC (OHP)
- EXISTING OVERHEAD UTILITY (OT)
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- 100-YR FLOODPLAIN, FEMA
- DO NOT DISTURB AREA
- CULTURAL AREAS, SEE SHEET C300
- PHASE 1 ESA AREAS OF RECOMMENDATION
- ARCHAEOLOGY
- NON PARTICIPATING STRUCTURE
- FENCE, MIN. 7' HEIGHT

SETBACK SUMMARY TABLE

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OCCUPIED STRUCTURES	300 FT
NON-PARTICIPATING PARCELS	150 FT
101A-36A PARCEL & ACCESS ROAD	50 FT
RIVER WELL	150 FT
PROJECT PARCEL	150 FT

N

0 600' 1200'

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FINAL DRAFT

SE ENLARGED CONSTRAINTS & SETBACK PLAN

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
C103

Plot Date: 05/13/2024 - 12:06pm
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Xrefs: Sector_Cassius_235301410_CSV_2024.02.24_Cassius_Blue

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MATCHLINE

C101

MATCHLINE

WALKERS M

50' ASM RIVER PIPELINE SETBACK

100.00

150' WELL SETBACK

50.00

WELL ACCESS ROAD TO BE MAINTAINED

DOMINION TRANSMISSION LINE

50.00

C103

ODLUM RD

LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- EXISTING PUBLIC ROAD CENTERLINES
- OHP OHP OHP — EXISTING OVERHEAD ELECTRIC
- OT OT OT — EXISTING OVERHEAD UTILITY
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- 100-YR FLOODPLAIN, FEMA
- DO NOT DISTURB AREA
- CULTURAL AREAS, SEE SHEET C300
- PHASE 1 ESA AREAS OF RECOMMENDATION
- ARCHAEOLOGY
- NON PARTICIPATING STRUCTURE
- FENCE, MIN. 7' HEIGHT

SETBACK SUMMARY TABLE

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OCCUPIED STRUCTURES	300 FT
NON-PARTICIPATING PARCELS	150 FT
101A-36A PARCEL & ACCESS ROAD	50 FT
RIVER WELL	150 FT
PROJECT PARCEL	150 FT

N

0 600' 1200'

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04-02-2024

FINAL DRAFT

SW ENLARGED CONSTRAINTS & SETBACK PLAN

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

NO	REVISION	DATE

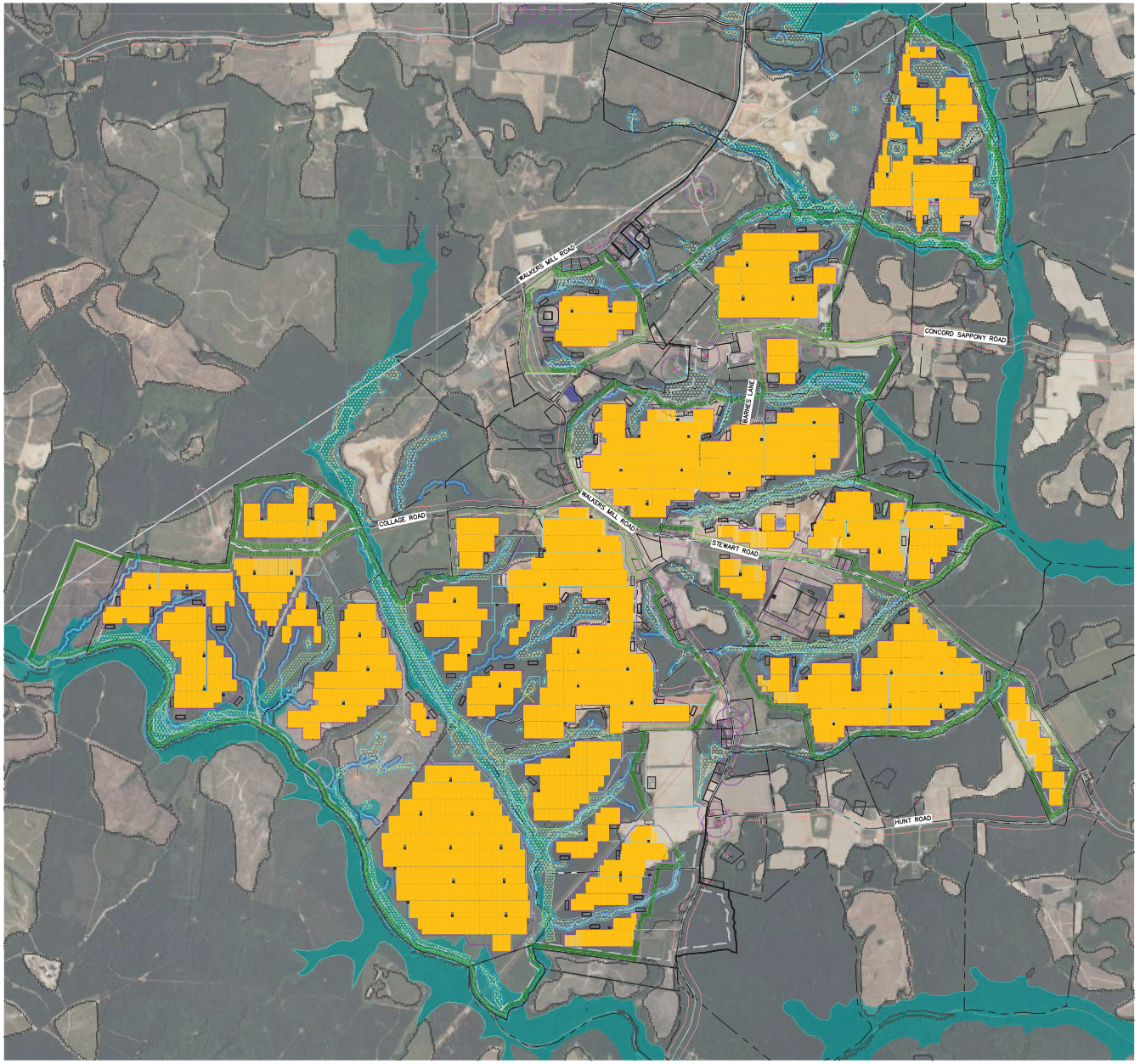
SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
C104

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Plotted by: Gabriel Hernandez-Martinez
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Xrefs: Border: Cassius_XSMT_235301410_XSNO_2024.02.24_Cassius_Blue

The data and maps shown on Sheets C200–C204 and L200-L204 of Exhibit C (Updated August 2024) have been removed and replaced with Sheet Number EX-1

[See Next Page]



EXISTING CONDITIONS

- PROPERTY LINE
- EXISTING TREELINE
- EXISTING PUBLIC ROAD CENTERLINES
- EXISTING OVERHEAD ELECTRIC
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- EXISTING VEGETATIVE BUFFER
- 100-YR FEMA FLOODPLAIN

PROPOSED CONDITIONS

- MAXIMUM PROJECT EXTENTS
- FENCE (MINIMUM 7FT HEIGHT)
- PROPOSED ACCESS ROAD CENTERLINES
- PROPOSED VEGETATIVE BUFFER
- WILDLIFE CORRIDOR
- STORMWATER FACILITY
- SOLAR ARRAYS
- OCCUPIED STRUCTURES WITH 300FT BUFFER

NOTE: CONCEPTUAL DESIGN PROVIDED FOR VISUAL REFERENCE ONLY. FINAL DESIGN SUBJECT TO CONDITIONAL USE PERMIT, SITE PLAN REVIEW, AND COUNTY/STATE APPROVAL PROCESS.

NORTH

GRAPHIC SCALE IN FEET
0 1250 2500 5000

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2035 MAYWILL STREET, SUITE 200, ALEXANDRIA, VA 22330
PHONE: 804-672-3862
WWW.KIMLEY-HORN.COM

NOT FOR CONSTRUCTION

KHA PROJECT 115534002
DATE 12/06/2024
SCALE AS SHOWN
DESIGNED BY
DRAWN BY NEF
CHECKED BY ECT

CONCEPTUAL SITE PLAN

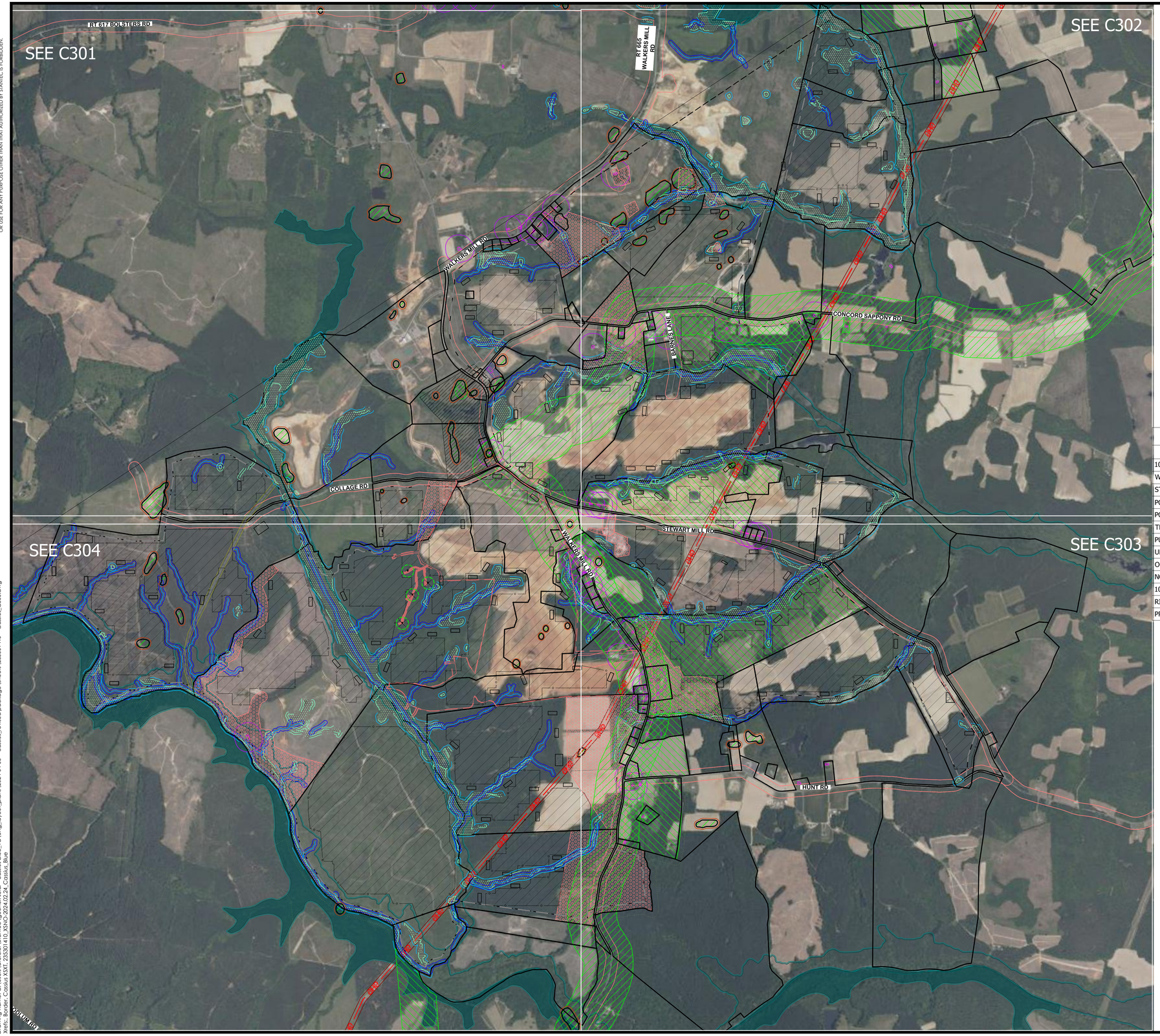
CASSIUS BLUE SOLAR, LLC

SUSSEX COUNTY VA

SHEET NUMBER
EX-1

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LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD UTILITY
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- 100-YR FLOODPLAIN, FEMA
- DO NOT DISTURB AREA
- CULTURAL AREAS
- PHASE 1 ESA AREAS OF RECOMMENDATION
- ARCHAEOLOGY
- NON PARTICIPATING STRUCTURE
- SOLAR ARRAYS
- STORMWATER BASIN
- FENCE, MIN. 7' HEIGHT

SETBACK SUMMARY TABLE

CONSTRAINT	SETBACK
100-YEAR FLOOD ZONE (FEMA)	25 FT
WETLANDS (DELINEATED)	50 Ft
STREAMS (DELINEATED)	50 FT
POTENTIALLY ELIGIBLE ARCHITECTURAL RESOURCES	25 FT
POTENTIALLY ELIGIBLE ARCHAEOLOGICAL RESOURCES	25 FT
TRANSMISSION LINE	75 FT
PUBLIC ROAD	150 FT
UNOCCUPIED STRUCTURES	50 FT
OCCUPIED STRUCTURES	300 FT
NON-PARTICIPATING PARCELS	150 FT
101A-36A PARCEL & ACCESS ROAD	50 FT
RIVER WELL	150 FT
PROJECT PARCEL	150 FT

NOTES

1. PANELS CAN BE MOVED ANYWHERE WITHIN THE MAXIMUM PROJECT EXTENTS THAT ARE NOT RESTRICTED BY FEATURES. THESE DESIGNS ARE PRELIMINARY/CONCEPTUAL AND WILL BE FINALIZED PRIOR TO CONSTRUCTION.

N

0 1200' 2400'

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FINAL DRAFT

OVERALL CULTURAL AREAS

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

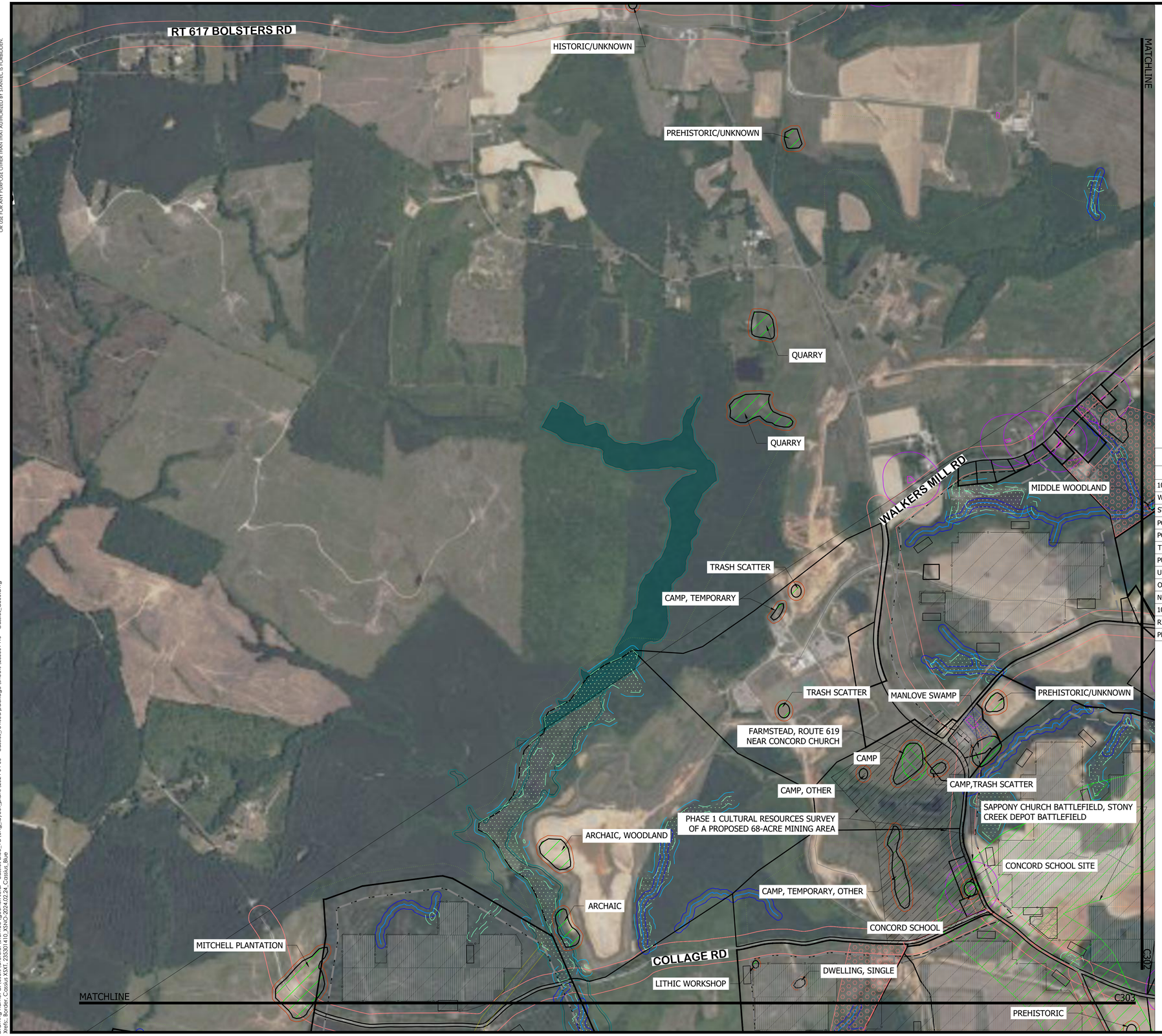
NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
C300

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LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- OHP — EXISTING OVERHEAD ELECTRIC
- OT — EXISTING OVERHEAD UTILITY
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- EXISTING WETLAND, DELINEATED
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- CULTURAL AREAS
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- ARCHAEOLOGY
- NON PARTICIPATING STRUCTURE
- SOLAR ARRAYS
- STORMWATER BASIN
- FENCE, MIN. 7' HEIGHT

SETBACK SUMMARY TABLE

CONSTRAINT	SETBACK
100-YEAR FLOOD ZONE (FEMA)	25 FT
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OCCUPIED STRUCTURES	300 FT
NON-PARTICIPATING PARCELS	150 FT
101A-36A PARCEL & ACCESS ROAD	50 FT
RIVER WELL	150 FT
PROJECT PARCEL	150 FT

NOTES

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N

0 600' 1200'

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NW ENLARGED CULTURAL AREAS

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

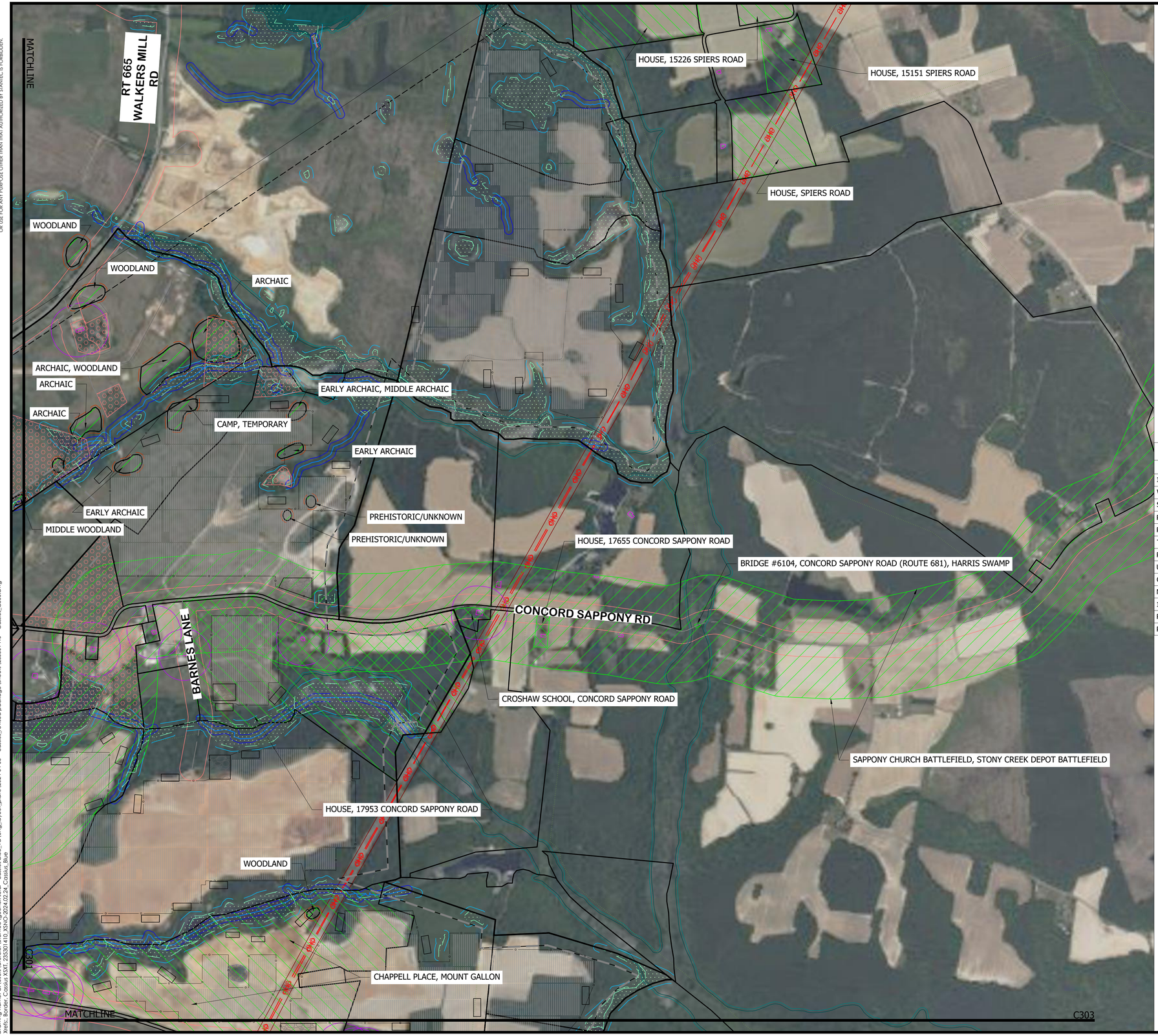
NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
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Xrefs Bound: ..\Cassius_XXX_235301410_XSIO_2024.02.24_Cassius_Base

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LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD UTILITY
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
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- ARCHAEOLOGY
- NON PARTICIPATING STRUCTURE
- SOLAR ARRAYS
- STORMWATER BASIN
- FENCE, MIN. 7' HEIGHT

SETBACK SUMMARY TABLE

CONSTRAINT	SETBACK
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OCCUPIED STRUCTURES	300 FT
NON-PARTICIPATING PARCELS	150 FT
101A-36A PARCEL & ACCESS ROAD	50 FT
RIVER WELL	150 FT
PROJECT PARCEL	150 FT

NOTES
1. PANELS CAN BE MOVED ANYWHERE WITHIN THE MAXIMUM PROJECT EXTENTS THAT ARE NOT RESTRICTED BY FEATURES. THESE DESIGNS ARE PRELIMINARY/CONCEPTUAL AND WILL BE FINALIZED PRIOR TO CONSTRUCTION.

N

0 600' 1200'

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04-02-2024

FINAL DRAFT

NE ENLARGED CULTURAL AREAS

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
C302

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LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
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- EXISTING OVERHEAD UTILITY
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- 100-YR FLOODPLAIN, FEMA
- DO NOT DISTURB AREA
- CULTURAL AREAS
- PHASE 1 ESA AREAS OF RECOMMENDATION
- ARCHAEOLOGY
- NON PARTICIPATING STRUCTURE
- SOLAR ARRAYS
- STORMWATER BASIN
- FENCE, MIN. 7' HEIGHT

SETBACK SUMMARY TABLE

CONSTRAINT	SETBACK
100-YEAR FLOOD ZONE (FEMA)	25 FT
WETLANDS (DELINEATED)	50 Ft
STREAMS (DELINEATED)	50 FT
POTENTIALLY ELIGIBLE ARCHITECTURAL RESOURCES	25 FT
POTENTIALLY ELIGIBLE ARCHAEOLOGICAL RESOURCES	25 FT
TRANSMISSION LINE	75 FT
PUBLIC ROAD	150 FT
UNOCCUPIED STRUCTURES	50 FT
OCCUPIED STRUCTURES	300 FT
NON-PARTICIPATING PARCELS	150 FT
101A-36A PARCEL & ACCESS ROAD	50 FT
RIVER WELL	150 FT
PROJECT PARCEL	150 FT

NOTES

1. PANELS CAN BE MOVED ANYWHERE WITHIN THE MAXIMUM PROJECT EXTENTS THAT ARE NOT RESTRICTED BY FEATURES. THESE DESIGNS ARE PRELIMINARY/CONCEPTUAL AND WILL BE FINALIZED PRIOR TO CONSTRUCTION.

N

0 600' 1200'

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04-02-2024

FINAL DRAFT

SE ENLARGED CULTURAL AREAS

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
C303

Plot Date: 05/13/2024 - 12:03pm
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Xrefs Bound: Cassius_XSEC_235301410_JMN0_20240724_Cassius_Blue

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MATCHLINE

C301

MATCHLINES W

WALKE'S W

UNKNOWN

MITCHELL PLANTATION

MIDDLE ARCHAIC, LATE ARCHAIC, EARLY WOODLAND

CAMP

WOODLAND

UNKNOWN

HISTORIC/UNKNOWN

UNKNOWN

TRASH PIT

MILL DAM AT BLACK POOL

SAPPONY CHURCH BATTLEFIELD, STONY CREEK DEPOT BATTLEFIELD

BARN, OLE' BARN ROAD

WYATT'S UPPER MILL DAM

ODLUM RD

C303

OHP

LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD UTILITY
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- 100-YR FLOODPLAIN, FEMA
- DO NOT DISTURB AREA
- CULTURAL AREAS
- PHASE 1 ESA AREAS OF RECOMMENDATION
- ARCHAEOLOGY
- NON PARTICIPATING STRUCTURE
- SOLAR ARRAYS
- STORMWATER BASIN
- FENCE, MIN. 7' HEIGHT

SETBACK SUMMARY TABLE

CONSTRAINT	SETBACK
100-YEAR FLOOD ZONE (FEMA)	25 FT
WETLANDS (DELINEATED)	50 Ft
STREAMS (DELINEATED)	50 FT
POTENTIALLY ELIGIBLE ARCHITECTURAL RESOURCES	25 FT
POTENTIALLY ELIGIBLE ARCHAEOLOGICAL RESOURCES	25 FT
TRANSMISSION LINE	75 FT
PUBLIC ROAD	150 FT
UNOCCUPIED STRUCTURES	50 FT
OCCUPIED STRUCTURES	300 FT
NON-PARTICIPATING PARCELS	150 FT
101A-36A PARCEL & ACCESS ROAD	50 FT
RIVER WELL	150 FT
PROJECT PARCEL	150 FT

NOTES

1. PANELS CAN BE MOVED ANYWHERE WITHIN THE MAXIMUM PROJECT EXTENTS THAT ARE NOT RESTRICTED BY FEATURES. THESE DESIGNS ARE PRELIMINARY/CONCEPTUAL AND WILL BE FINALIZED PRIOR TO CONSTRUCTION.

N

0 600' 1200'

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04-02-2024

FINAL DRAFT

SW ENLARGED CULTURAL AREAS

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

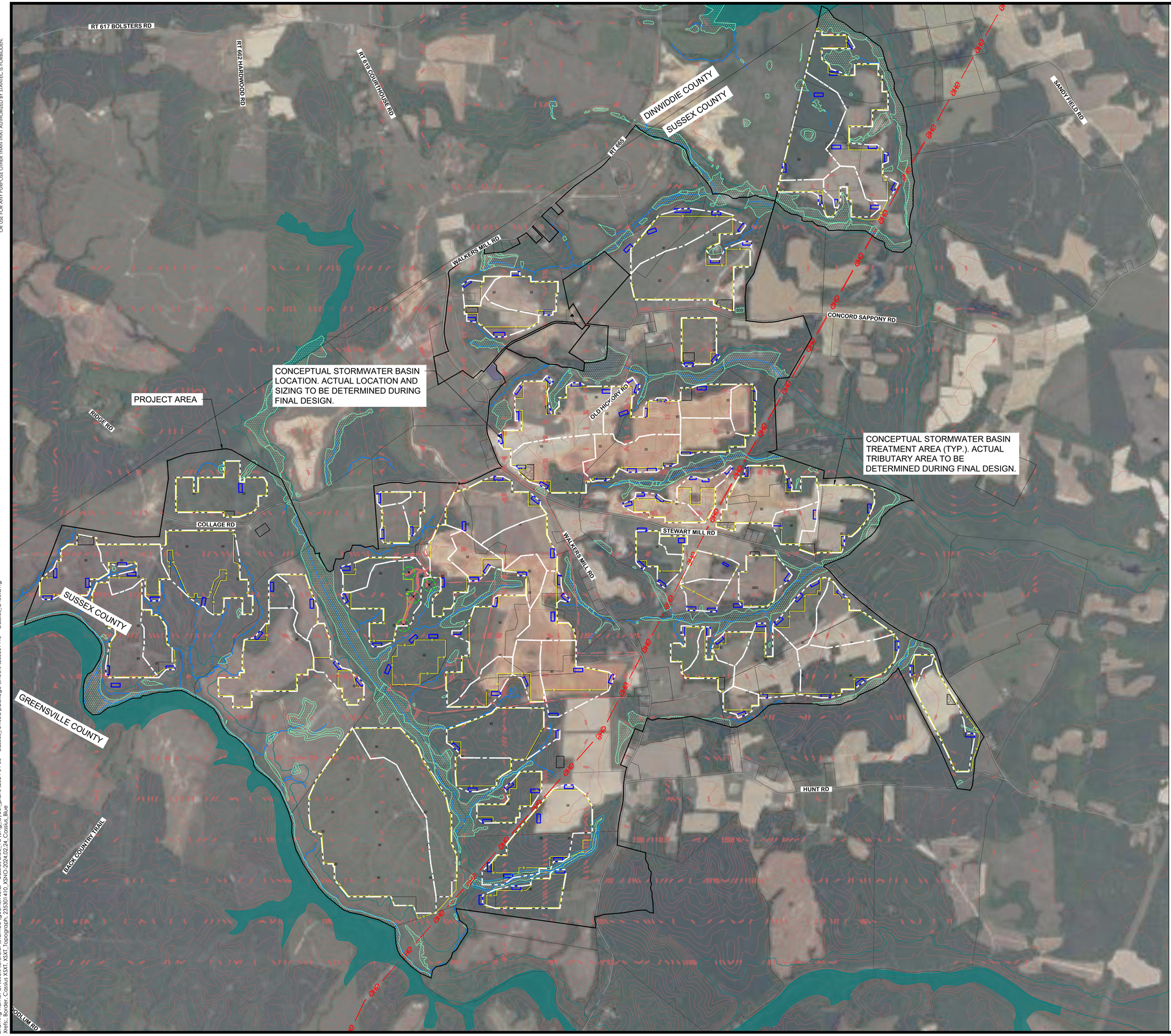
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DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

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LEGEND

- MAXIMUM PROJECT EXTENTS
- PARCEL BOUNDARY
- EXISTING PUBLIC ROAD CENTERLINES
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD UTILITY
- EXISTING STREAMS, DELINEATED
- EXISTING WETLAND, DELINEATED
- 100-YR FLOODPLAIN, FEMA
- MAJOR CONTOURS, 10 FOOT INTERVAL
- CONCEPTUAL STORMWATER BASIN TREATMENT AREA

NOTES:

1. THE STORMWATER BASINS SHOWN ARE PRELIMINARILY SITED WITH UPSTREAM FORCING STRATEGIES THAT WILL NEED TO BE REFINED UNDER FURTHER DESIGN DEVELOPMENT OF THE GRADING AND DRAINAGE PLAN. PLACEMENT OF BASINS ARE CONCEPTUAL FOR PLANNING.
2. STORMWATER BASINS WILL BE SIZED IN ACCORDANCE WITH VIRGINIA EROSION AND SEDIMENT CONTROL PROGRAM (VESCP).
3. COMPLIANCE WITH VESCP FOR TEMPORARY CONSTRUCTION ACTIVITIES, CONSTRUCTION GENERAL PERMIT (CGP), COMPLIANCE AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) CONFORMANCE AND VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REQUIREMENTS FOR POST CONSTRUCTION STORMWATER COMPLIANCE WILL BE CONSIDERED IN THE OVERALL GRADING AND DRAINAGE STRATEGY THAT WILL BE DEVELOPED IN THE FINAL DESIGN PHASES OF THE PROJECT.
4. LIMITED GRADING WITH THE FOCUS ON THE ACCESS ROADS AND STORMWATER STRATEGY FOR CONVEYANCE TO THE BASINS ALONG WITH NEW TECHNOLOGIES IN SOLAR TRACKERS WILL AID IN TOPSOIL MAINTENANCE. A DETAILED GRADING AND TOPSOIL STAGING PLAN WILL BE DEVELOPED IN FINAL DESIGN PHASES.
5. DEQ'S GUIDANCE MEMO NO. 22-2012 - STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL DESIGN GUIDE (DEQ TECHNICAL GUIDANCE) IS REMAINS IN EFFECT. IT IS ANTICIPATED THAT THE PROJECT WILL HAVE AN ACCEPTABLE INTERCONNECTION AGREEMENT PER SECTION 5.500 OF THE DEQ TECHNICAL GUIDANCE BY DECEMBER 2024. AS SUCH, THE APPROACH HAS BEEN DEVELOPED WITH THIS IN MIND - PRIMARILY MEANING IT IS ASSUMED THE ARRAY AREA WILL BE TREATED AS MEADOW FOR THE WATER QUANTITY ASSESSMENT AND MANAGED TURF FOR THE WATER QUALITY ASSESSMENT.

N

0 1200' 2400'

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04-02-2024

FINAL DRAFT

OVERALL CONCEPTUAL STORMWATER BASINS PLAN

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

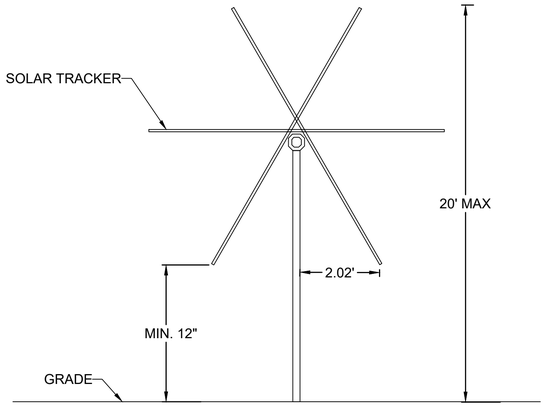
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DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
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C400

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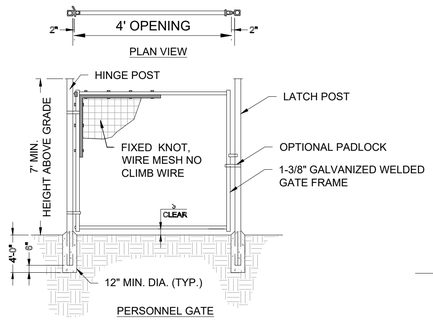
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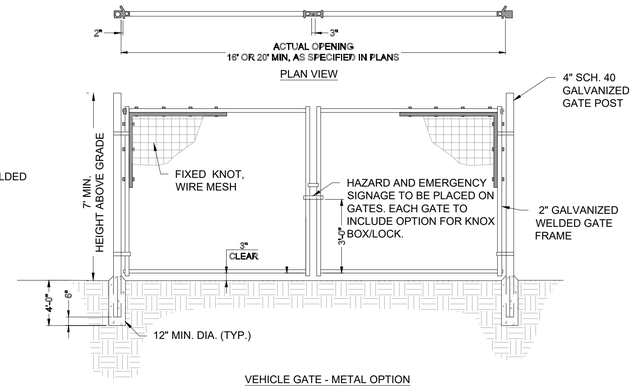


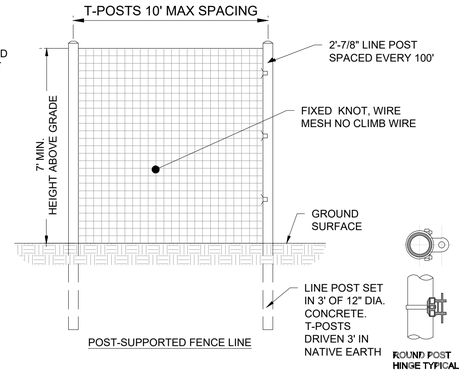
NOTES:

1. TRACKER HEIGHT RANGES ACCOUNT FOR ELEVATION CHANGE

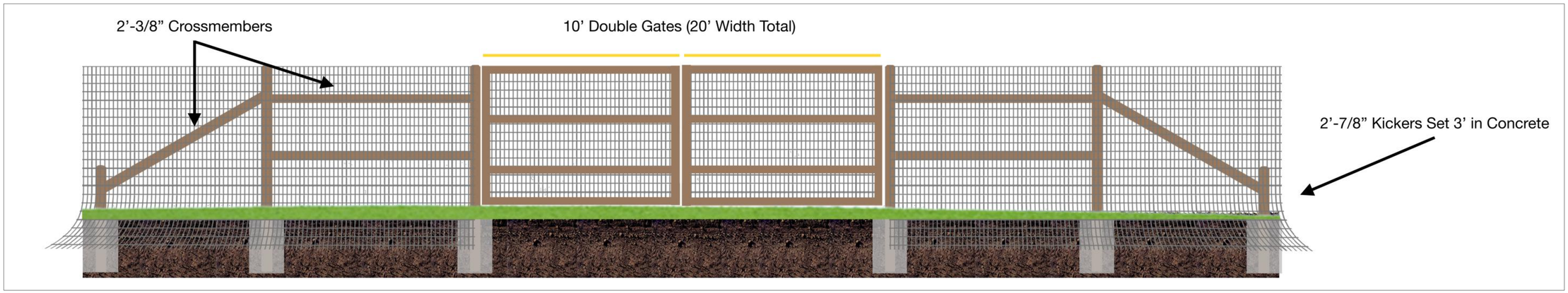
1 C2.00 SOLAR ARRAY RACK DETAIL
NTS







2 SHEETS PERIMETER FENCE - FIXED KNOT
NTS



3 C2.00 20' WOOD DOUBLE GATE OPTION
NTS

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04-02-2024

FINAL DRAFT

CIVIL DETAILS

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

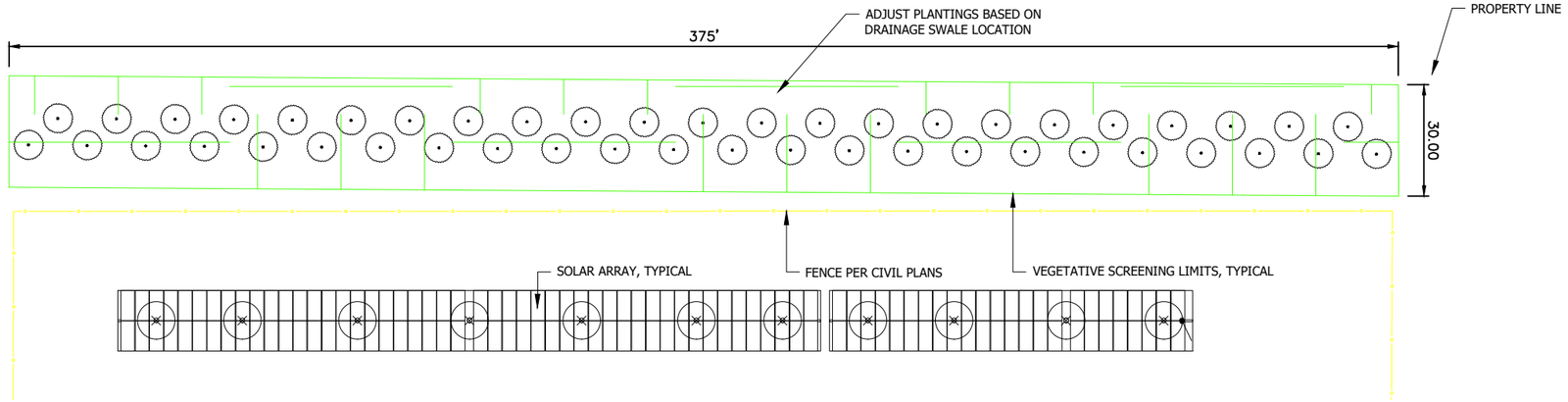
NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
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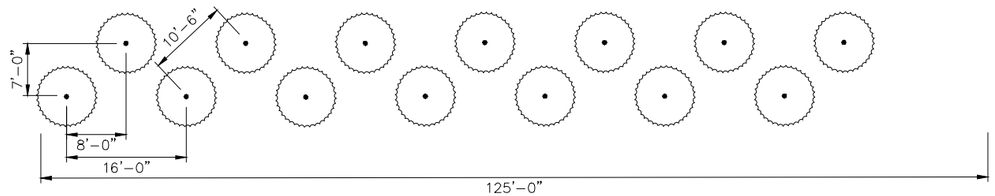
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Xrefs: None

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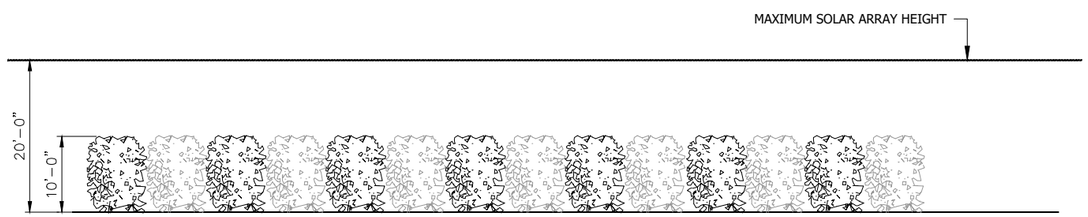


*IF SPECIFIED PLANT MATERIAL IS NOT AVAILABLE, NOTIFY OWNER, ALONG WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
ANY PROPOSED SUBSTATION SHALL HAVE A SIMILAR GROWTH RATE, HARDINESS AND REQUIRE MINIMAL MAINTENANCE.
DO NOT MAKE SUBSTITUTIONS WITHOUT OWNERS WRITTEN APPROVAL.

1 / L100 VEGETATIVE SCREEN PLANTING PLAN AND SCHEDULE
SCALE: 1"=20'



2 / L100 VEGETATIVE SCREEN: PLAN VIEW OF TYPICAL 125' SEGMENT
SCALE: 1"=10'



3 / L100 VEGETATIVE SCREEN: SECTION VIEW OF TYPICAL 125' SEGMENT
SCALE: 1"=10'

NOTE: SECTION VIEW REPRESENTS PLANTINGS AT FULL GROWTH
(APPROXIMATELY 3-5 YEARS AFTER INSTALLATION)

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04-02-2024
FINAL DRAFT

LANDSCAPE TYPICAL BUFFERS

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

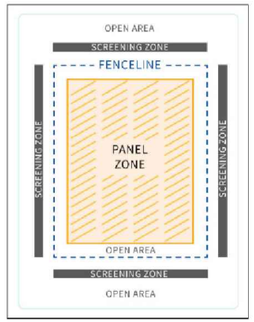
NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
L800

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Xrefs: Borders: Cassius XSXT, Existing Topography_xref_235301410_XSNC-2024.02.24_Cassius_Blue

PROJECT AREA DIAGRAM



DEFINITIONS

Open Area: Any area beyond the panel zone, within the property boundary.

Panel Zone: The area underneath the solar arrays, including inter-row spacing.

Screening Zone: A vegetated visual barrier.

Solar Native Plant Finder: The Virginia Solar Site Native Plant Finder (link), an online research tool developed by the DCR Natural Heritage Program.

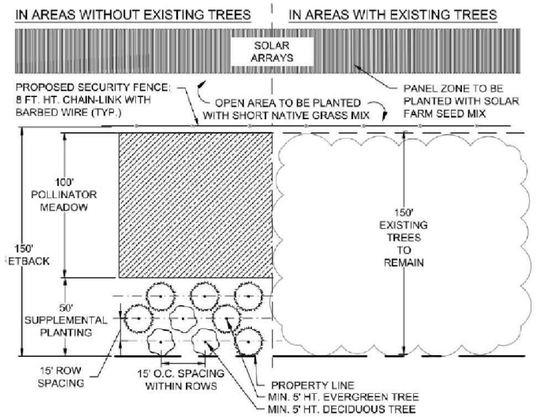
Used by Pollinators: Plant species with a "pollinator" designation on the Virginia Solar Site Native Plant Finder.

SOURCE: VIRGINIA POLLINATOR-SMART COMPREHENSIVE PLAN

VEGETATIVE BUFFER NOTES

- PROVIDE A 50-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF A STAGGERED TRIPLE ROW OF EVERGREEN AND DECIDUOUS TREES PER APPENDIX B, ARTICLE I, SEC. 16-406(F) OF SUSSEX COUNTY ORDINANCE.
- SEED POLLINATOR MEADOW WITH SOLAR POLLINATOR BUFFER MIX.
- PRESERVE EXISTING WETLANDS AND WOODLANDS TO SERVE AS A MINIMUM 150' VEGETATIVE BUFFER. IF EXISTING TREES AND VEGETATION ARE DISTURBED, PROVIDE NEW BUFFER PLANTINGS. WHERE INTERMITTENT EXISTING TREES OR SHRUBS EXIST WITHIN A PROPOSED BUFFER LOCATION, PROPOSED SCREENING MUST BE FIELD-LOCATED AND PLANTED AS NEEDED TO SUPPLEMENT THE EXISTING VEGETATIVE SCREENING.
- ENSURE THAT ALL PLANT MATERIAL MEETS REQUIREMENTS IN THE SUSSEX COUNTY ORDINANCE.
- TREES PLANTED IN THE BUFFER MUST BE AT LEAST FIVE (5) FEET TALL AT TIME OF PLANTING. SHRUBS SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT WHEN PLANTED. ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- VARY THE SPECIES USED EVERY 100 LINEAR FEET.
- FENCING MUST BE INSTALLED ON THE SOLAR PANEL SIDE OF THE BUFFER (SEE PLANTING TEMPLATE BELOW).

VEGETATIVE BUFFER PLANTING TEMPLATE



RECOMMENDED GROUNDCOVER SEED MIXES

NATIVE DETENTION BASIN SEED MIX
FOR USE IN STORMWATER BASINS
VA SOUTHERN PIEDMONT DETENTION BASIN MIX - ERNMIX-864

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date:

VA Southern Piedmont Detention Basin Mix - ERNMX-864

	Botanical Name	Common Name	Price/Lb
30.00 %	*Panicum virgatum, NJ Ecotype*	Switchgrass, NJ Ecotype	14.63
20.00 %	*Elymus virginicus, PA Ecotype*	Virginia Wildrye, PA Ecotype	9.14
17.00 %	*Panicum clandestinum, Tioga*	Deertongue, Tioga	22.51
15.50 %	*Panicum rigidulum, PA Ecotype*	Redtop Panicgrass, PA Ecotype	57.60
5.00 %	*Carex vulpinoidea, PA Ecotype*	Fox Sedge, PA Ecotype	28.80
5.00 %	*Chasmanthium latifolium, WV Ecotype*	River Oats, WV Ecotype	96.00
2.00 %	*Agrostis perennans, Albany Pine Bush-NY Ecotype*	Autumn Bentgrass, Albany Pine Bush-NY Ecotype	16.80
2.00 %	*Juncus effusus*	Soft Rush	48.00
2.00 %	*Juncus tenuis, NC Ecotype*	Path Rush, NC Ecotype	79.20
0.40 %	*Helenium autumnale, Northern VA Ecotype*	Common Sneezeweed, Northern VA Ecotype	216.00
0.40 %	*Helenium flexuosum, VA Ecotype*	Purplehead Sneezeweed, VA Ecotype	144.00
0.40 %	*Vernonia noveboracensis, PA Ecotype*	New York Ironweed, PA Ecotype	264.00
0.30 %	*Scirpus cyperinus, PA Ecotype*	Woolgrass, PA Ecotype	115.20
100.00 %		**Mix Price/Lb Bulk:**	**$30.93**

Seeding Rate: Seed at 20 lbs/acre with a cover crop. For a cover crop use Japanese Millet (10 lbs/acre; 1 May to 31 Aug), Barnyard Grass (10 lbs/acre; 1 May to 31 Aug), or Grain Rye (30 lbs/acre; 1 Sept to 30 Apr).

Grasses & Grass-like Species - Herbaceous Perennial; Stormwater Management

Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Price quotes guaranteed for 30 days.
All prices are FOB Meadville, PA.
Please check our web site at www.ernstseed.com for current pricing when placing orders.

NOTE:
SEE VEGETATION MANAGEMENT PLAN FOR SEEDING NOTES.

RECOMMENDED COVER CROPS (TEMPORARY SEEDING)

BOTANICAL NAME	COMMON NAME	SEEDS RATE: POUNDS PER ACRE
AVENA SATIVA	GRAIN OATS	50-100
SETARIA ITALICA	GERMAN MILLET	50
SECALE CEREALE	GRAIN RYE	50-100

NOTE:
SEE VEGETATION MANAGEMENT PLAN FOR SEEDING NOTES.

RECOMMENDED BUFFER PLANT LIST

EVERGREEN TREES (REQUIRED TO MITIGATE VISUAL IMPACT)
BOTANICAL NAME / COMMON NAME
ILEX OPACA / AMERICAN HOLLY
JUNIPERUS VIRGINIANA 'BRODIE' / EASTERN RED CEDAR
PINUS VIRGINIANA / VIRGINIA PINE
PINUS TAEDA / LOBLOLLY PINE
PINUS PALUSTRIS / LONGLEAF PINE

DECIDUOUS TREES
(REFER TO REFORESTATION SCHEDULE FOR SPECIES RECOMMENDATIONS)

RECOMMENDED GROUNDCOVER SEED MIXES

SOLAR FARM SEED MIX
FOR USE IN PANEL ZONE
ERNST CUSTOM SUSSEX COUNTY SOLAR FARM SEED MIX

CHESAPEAKE VALLEY SEED
A W.S.CONNELLY COMPANY

Chesapeake Valley Seed, Inc.
8869 Greenwood Place
Suite C
Savage, MD 20763
301-725-7333

CUSTOM MIX QUOTATION

DATE:

TO:

JOB:

CVS Panel Zone Mixture	% BY WT.	Lbs/Acre
Creeping Bentgrass - Agrostis stolonifera	14.89%	7.00
Bermudagrass RAW - Cynodon dactylon	21.28%	10.00
White Clover (VNS) - Trifolium repens	21.28%	10.00
Annual Ryegrass - Lolium multiflorum	21.28%	10.00
Cereal Rye - Secale cereale	21.28%	10.00
Mix Price/Lb	$	3.66
Total Pounds/acre	47.00	

PRICES ARE QUOTED FIRM FOR 30 DAYS AND SUBJECT TO AVAILABILITY AT TIME OF ORDER

APPLY THIS MIX AT 42 LBS PLS/ACRE WITH A COVER CROP.
FOR A COVER CROP USE ONE OF THE FOLLOWING: OATS (30 LBS/ACRE; 1 JAN TO 30 APR), BROWN TOP MILLET (10 LBS/ACRE; 1 MAY TO 31 AUG), OR GRAIN RYE (30 LBS/ACRE; 1 SEP TO 31 DEC).
SEE VEGETATION MANAGEMENT PLAN FOR SEEDING NOTES.

NATIVE SOLAR POLLINATOR BUFFER MIX
FOR USE IN OPEN AREA AND SCREENING ZONE
ERNST CUSTOM SUSSEX COUNTY SOLAR POLLINATOR MIX

Ernst Conservation Seeds Inc
8884 Mercer Pike
Meadville, PA 16335-9275
Phone (814) 336-2404; (800) 873-3321; Fax (814) 336-5191
www.ernstseed.com; sales@ernstseed.com

QUOTE

Quote Number Q274810
Quote Date 4/11/2023
Page Number 1 of 2

Customer PO#	Customer ID	Shipping Method	UPS Shipper #	Terms	Salesperson ID
EM 041123 NH	TIMM002	UPS GROUND		Credit Card	

Bulk Qty	PLS Qty	UOM	Item Number	Description	Unit Price	Ext. Price
0.000		EACH	SUSSEX CO VA SOLAR BU		$0.00000	$0.00
0.007	0.006	LB PLS	ASCSYR01	Common Milkweed, PA Ecotype	$86.66667	$0.52
0.017	0.015	LB PLS	ASCTUB05	Butterfly Milkweed	$286.34667	$4.30
0.004	0.008	LB PLS	ASTLAT01	Calico Aster	$324.64000	$2.68
0.039	0.030	LB PLS	CHAFAS01	Partridge Pea, PA Ecotype	$7.89800	$0.24
0.011	0.010	LB PLS	CHANIC04	Sensitive Pea, NC Ecotype	$92.17600	$0.52
0.338	0.300	LB PLS	ELYVIR01	Virginia Wildrye, PA Ecotype	$9.09000	$2.78
0.011	0.010	LB PLS	ERAHIR01	Bigtop Lovegrass, VA Ecotype	$136.00000	$1.36
0.022	0.020	LB PLS	GEUCAN01	White Avens, PA Ecotype	$174.32000	$3.49
0.011	0.010	LB PLS	HELANG01	Narrowleaf Sunflower, Coastal Plain NC Ecotype	$64.20000	$0.64
0.011	0.010	LB PLS	HELHEL01	Oxeye Sunflower, PA Ecotype	$29.96000	$0.30
0.019	0.018	LB PLS	LESCAP01	Roundhead Lespedeza, RI Ecotype	$102.40000	$1.84
0.009	0.008	LB PLS	LESVIR05	Slender Lespedeza, VA Ecotype	$198.90000	$1.59
0.005	0.004	LB PLS	MONFIS03	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	$101.80000	$0.41
0.004	0.004	LB PLS	MONPUN03	Spotted Beebalm, Albany Pine Bush-NY Ecotype	$271.70000	$1.09
0.064	0.050	LB PLS	PANANC01	Beaked Panicgrass, Eastern Shore MD Ecotype	$45.86400	$2.29
0.006	0.006	LB PLS	PENLAE01	Appalachian Beardtongue, PA Ecotype	$294.00000	$1.76
0.005	0.004	LB PLS	PYCINC02	Hoary Mountainmint, MD Ecotype	$412.20000	$1.65
0.011	0.010	LB PLS	PYCTEN01	Narrowleaf Mountainmint	$150.78000	$1.51
0.063	0.060	LB PLS	RUDHIR04	Blackeyed Susan	$27.25233	$1.64
0.011	0.010	LB PLS	RUDTRI02	Browneyed Susan, WV Ecotype	$51.69600	$0.52
0.416	0.350	LB PLS	SCHSCO08	Little Bluestem, Fort Indiantown Gap-PA Ecotype	$14.00000	$4.90
0.010	0.010	LB PLS	SENHEB01	Wild Senna, VA & WV Ecotype	$24.50400	$0.25
0.011	0.010	LB PLS	SENMAR01	Maryland Senna	$25.27200	$0.25
0.005	0.004	LB PLS	SOLBIC01	White Goldenrod, PA Ecotype	$243.09000	$0.97
0.005	0.004	LB PLS	SOLNEM01	Gray Goldenrod, PA Ecotype	$260.15000	$1.04
0.004	0.002	LB PLS	SOLODO01	Licorice Scented Goldenrod, PA Ecotype	$689.60000	$1.38
0.006	0.002	LB PLS	SOLRUG01	Wrinkleleaf Goldenrod, PA Ecotype	$695.20000	$1.39
0.026	0.025	LB PLS	ZIZAUR01	Golden Alexanders, PA Ecotype	$63.19200	$1.58
1.000		EA	TOTAL	MIX NOTES	$0.00000	$0.00

$44.87 per pound including 5% mix charge
Total 100%

APPLY THIS MIX AT 10 LBS PLS/ACRE WITH A COVER CROP.
FOR A COVER CROP USE ONE OF THE FOLLOWING: OATS (30 LBS/ACRE; 1 JAN TO 30 APR), BROWN TOP MILLET (10 LBS/ACRE; 1 MAY TO 31 AUG), OR GRAIN RYE (30 LBS/ACRE; 1 SEP TO 31 DEC).
SEE VEGETATION MANAGEMENT PLAN FOR SEEDING NOTES.

Stantec
One Columbus Center Suite 641
Virginia Beach VA
www.stantec.com

04-02-2024

FINAL DRAFT

LANDSCAPE DETAILS

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

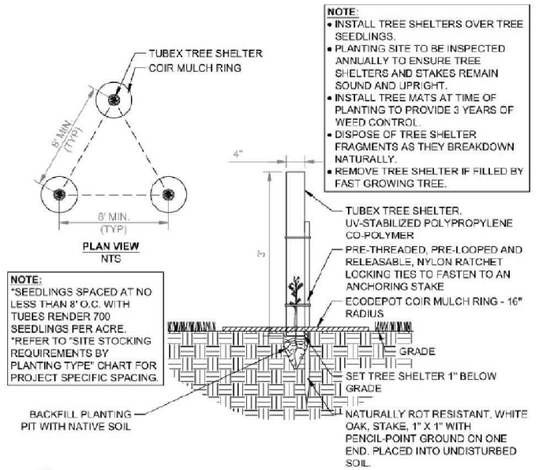
SHEET NUMBER
L801

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. ALL REPORTS, PLANS, STUDIES AND DRAWINGS PRODUCED BY STANTEC FOR THIS PROJECT ARE THE COPYRIGHT PROPERTY OF STANTEC AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

REFORESTATION SCHEDULE

ZONE	STRATUM	GROUPS	SPECIES: BOTANICAL NAME	SPECIES: COMMON NAME	INDICATOR STATUS	PLANT SPACING (FEET O.C.)
UPLAND FOREST	TREE LAYER	1	*Quercus phellos*	Willow oak	FACW	6-10'
			Juniperus virginiana	Eastern red cedar	FACU	6-10'
		2	*Liquidambar styraciflua*	Sweetgum	FAC	6-10'
			Liriodendron tulipifera	Tuliptree	FACU	6-10'
		3	*Sassafras albidum*	Sassafras	FACU	6-10'
			Pinus virginiana	Virginia pine	UPL	6-10'
	SHRUB LAYER	1	*Morus rubra*	Red mulberry	FACU	6-10'
			Juniperus virginiana	Eastern red cedar	FACU	6-10'
		2	*Viburnum dentatum*	Southern arrowwood	FAC	6-10'
			Cercis canadensis	Eastern redbud	FACU	6-10'
		3	*Hamamelis virginiana*	American witchhazel	FACU	6-10'
			Amelanchier arborea	Common serviceberry	FACU	6-10'
RIPARIAN FOREST	TREE LAYER	1	*Platanus occidentalis*	American sycamore	FACW	6-10'
			Betula nigra	River birch	FACW	6-10'
		2	*Quercus phellos*	Willow oak	FACW	6-10'
			Salix nigra	Black willow	FACW	6-10'
		3	*Liquidambar styraciflua*	Sweetgum	FAC	6-10'
			Acer rubrum	Red maple	FAC	6-10'
		4	*Liriodendron tulipifera*	Tuliptree	FACU	6-10'
			Juniperus virginiana	Eastern red cedar	FACU	6-10'
	SHRUB LAYER	1	*Cephalanthus occidentalis*	Common buttonbush	OBL	6-10'
			Cornus amomum	Silky dogwood	FACW	6-10'
		2	*Cornus alba*	Red osier dogwood	FACW	6-10'
			Morella cerifera	Wax myrtle	FAC	6-10'
		3	*Magnolia virginiana*	Sweetbay	FACW	6-10'
			Virburnum dentatum	Southern arrowwood	FAC	6-10'
		4	*Cercis canadensis*	Eastern redbud	FACU	6-10'
			Hamamelis virginiana	American witchhazel	FACU	6-10'
FORESTED WETLAND	TREE LAYER	1	*Platanus occidentalis*	American sycamore	FACW	6-10'
			Betula nigra	River birch	FACW	6-10'
		2	*Quercus michauxii*	Swamp chestnut oak	FACW	6-10'
			Pinus palustris	Longleaf pine	FAC	6-10'
		3	*Liquidambar styraciflua*	Sweetgum	FAC	6-10'
			Acer rubrum	Red maple	FAC	6-10'
		4	*Taxodium distichum*	Bald cypress	OBL	6-10'
			Nyssa biflora	Swamp tupelo	OBL	6-10'
	SHRUB LAYER	1	*Cephalanthus occidentalis*	Common buttonbush	OBL	6-10'
			Cornus amomum	Silky dogwood	FACW	6-10'
		2	*Sambucus nigra*	American elderberry	FACW	6-10'
			Virburnum nudum	Possumhaw	FACW	6-10'
		3	*Magnolia virginiana*	Sweetbay	FACW	6-10'
			Morella cerifera	Wax myrtle	FAC	6-10'
		4	*Alnus serrulata*	Smooth alder	FACW	6-10'
			Rosa palustris	Swamp rose	OBL	6-10'

1 REFORESTATION SCHEDULE



NOTE:
- INSTALL TREE SHELTERS OVER TREE SEEDLINGS.
- PLANTING SITE TO BE INSPECTED ANNUALLY TO ENSURE TREE SHELTERS AND STAKES REMAIN SOUND AND UPRIGHT.
- INSTALL TREE MATS AT TIME OF PLANTING TO PROVIDE 3 YEARS OF WEED CONTROL.
- DISPOSE OF TREE SHELTER FRAGMENTS AS THEY BREAKDOWN NATURALLY.
- REMOVE TREE SHELTER IF FILLED BY FAST GROWING TREE.

NOTE:
"SEEDLINGS SPACED AT NO LESS THAN 8' O.C. WITH TUBES RENDER 700 SEEDLINGS PER ACRE. "REFER TO "SITE STOCKING REQUIREMENTS BY PLANTING TYPE" CHART FOR PROJECT SPECIFIC SPACING.

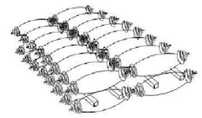
2 REFORESTATION (BARE-ROOT)
3/4" = 1'-0"

Site Stocking Requirements by Planting Type

Size	Number Required per Acre	Approximate Spacing (feet on center)	Survivability Requirement (at the end of the second growing season)	
Bare Root Seedlings or Whips	700	8 x 8	55%	385
Container Grown Seedling Tubes (Minimum Cavity Width 1.5")	450	10 x 10	65%	290
Container Grown 1, 2, 3 Gallon	350	12 x 12	75%	260
Container Grown 5, 7 Gallon or 1" Caliper B&B	200	15 x 15	85%	170
Container Grown 15, 25 Gallon or 1.5" - 2" Caliper B&B	100	20 x 20	100%	100

NOTE: Spacing does not imply that trees or shrubs must be platned in a grid pattern. They should be planted in randomized arrangements to mimic natural reforestation communities.

3 REFORESTATION SITE STOCKING REQUIREMENTS
NTS



CARE OF SEEDLINGS UNTIL PLANTED

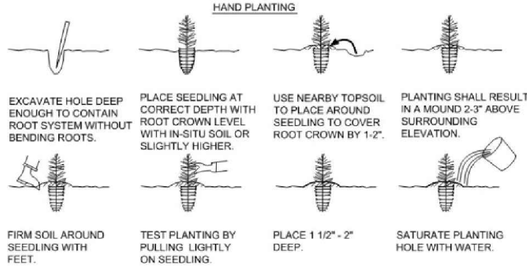
SEEDLINGS SHOULD BE PLANTED IMMEDIATELY. IF IT IS NECESSARY TO STORE MOSS-PACKED SEEDLINGS FOR MORE THAN 2 WEEKS, ONE PINT OF WATER PER PKG. SHOULD BE ADDED. IF CLAY-TREATED, DO NOT ADD WATER TO PKG. PACKAGES MUST BE SEPARATED TO PROVIDE VENTILATION TO PREVENT "HEATING". SEPARATE PACKAGES WITH WOOD STRIPS AND STORE OUT OF THE WIND IN A SHADED, COOL (NOT FREEZING) LOCATION.

CARE OF SEEDLINGS DURING PLANTING

WHEN PLANTING, ROOTS MUST BE KEPT MOIST UNTIL TREES ARE IN THE GROUND. DO NOT CARRY SEEDLINGS IN YOUR HAND EXPOSED TO THE AIR AND SUN. KEEP MOSS-PACKED SEEDLINGS IN A CONTAINER PACKED WITH WET MOSS OR FILLED WITH THICK MUDDY WATER. COVER CLAY-TREATED SEEDLINGS WITH WET BURLAP ONLY. ALL BARE ROOT SEEDLINGS SHALL BE TREATED WITH ROOT DIP ABSORBENT POLYMERS AND MYCORRHIZAL ROOT DIP INOCULATES IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. SAID ROOT DIP SHALL BE MYCORTREE® ROOT DIP OR APPROVED EQUAL.



HAND PLANTING





4 TUBELING AND BARE-ROOT INSTALLATION SEQUENCE
NTS

Stantec
One Columbus Center Suite 641
Virginia Beach VA
www.stantec.com

04-02-2024
FINAL DRAFT

LANDSCAPE DETAILS

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

NO	REVISION	DATE

SURVEY	
DRAWN	AMF
DESIGNED	
CHECKED	JJM
APPROVED	GM
PROJ. NO.	235301410

SHEET NUMBER
L802

Plot Date: 05/13/2024 - 12:07pm
Drawing Name: C:\Users\dforster\Stantec\Greenex solar - cassius blue_vol\eng_layout_plans\2024-04-03 - cassius_revised package\sheet\v235301410 - Cassius_L802.dwg
Xrefs Bound

TAB F

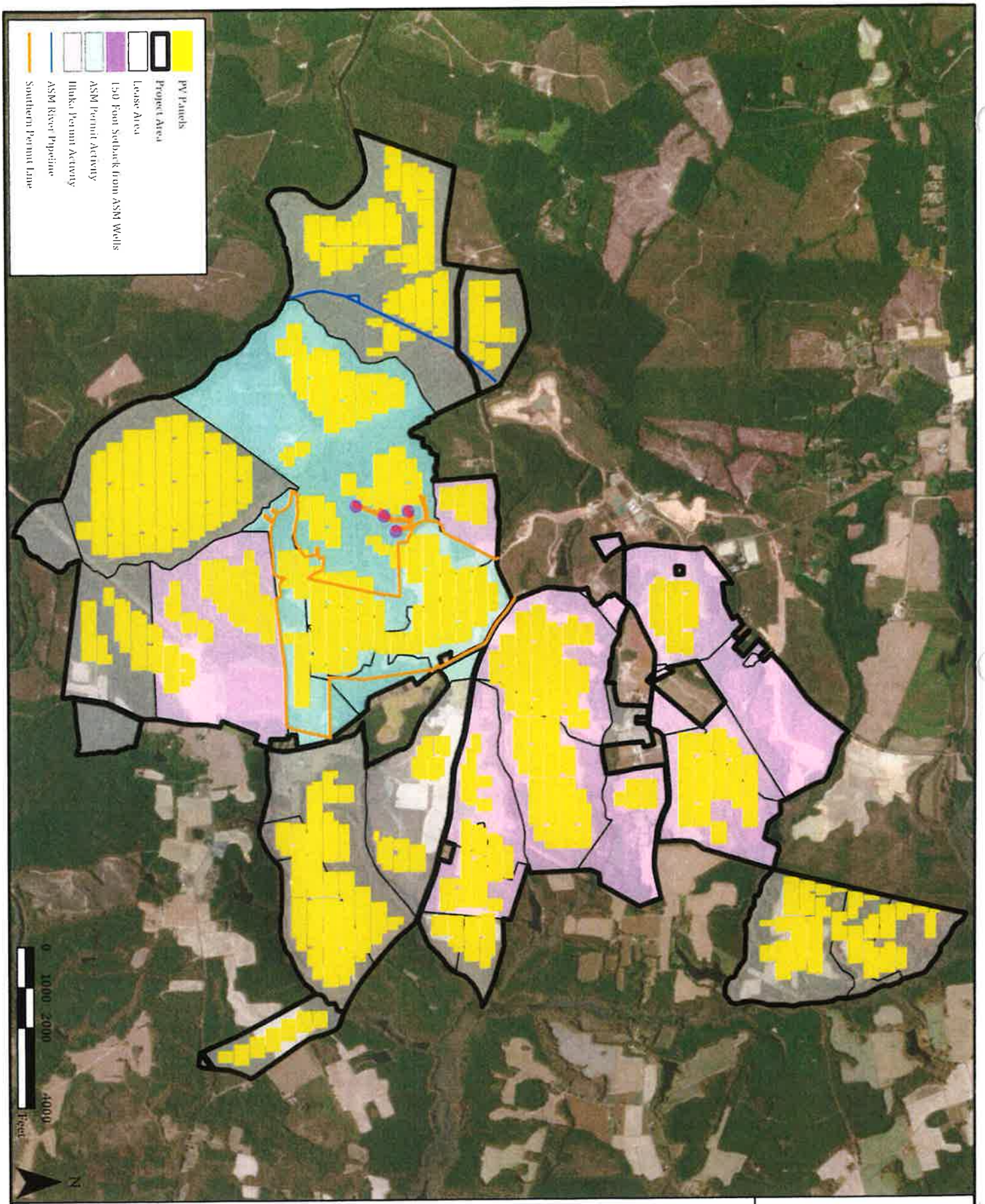
Cassius Blue Solar

Cassius Blue Solar Project

Exhibit D

Mine Lease Map

Sussex County Conditional Use Permit Application



MINE LEASES

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

geenex

TAB G

Cassius Blue Solar

Cassius Blue Solar Project

Exhibit E

Iluka Reclamation Schedule

Sussex County Conditional Use Permit Application

ILUKA

October 5, 2021

Damien Fehrer
Mine Inspector
Department of Mines, Minerals, and Energy
900 Natural Resources Dr.
Charlottesville, VA 22903

RE: Mine Operation Plan Update – Old Hickory Permit #90370AA

Dear Mr. Fehrer,

At your request Iluka Resources would like to request approval of this amendment to update the mine operations plan with the following information:

- Updated mine reclamation schedule
- Plan for wetlands in the 620 series ponds
- Updated mine permit map showing jack and bore locations
- Landfill relocation in the 1400 series ponds

Updated Mine Reclamation Schedule:

Stabilization and regrading activities are expected to be completed in the fall of 2023 with final bond release anticipated in 2025. Earthworks will continue to generally follow the order of disturbance with activities in 2021 to focus on the 1100-1200, 1300, and 500 tailing areas. This order of execution is aligned with stakeholder discussions relating to timing and post mining land use.

Reclamation will be conducted in alignment with the reclamation plan in the approved operating permit. These methods are based on best practice methods and continuing research conducted on-site in partnership with Virginia Tech.

Stabilization and grading activities will be completed primarily during the drier and warmer months (April through October). During the winter (November through March) limited activities will be planned as these months are typically cool and wet and not conducive to most rehabilitation activities. Activities completed during this time will focus on erosion and sediment control items throughout the entire bond area. Perimeter erosion and sediment control structures will continue to remain in place until the upstream drainage area has sufficient grass cover to minimize erosion and the structures are deemed redundent.

The following chart describes the proposed earthworks and monitoring schedule.

Iluka Resources Inc. – VA Operations
12472 St. John Church Rd., Stony Creek, VA 23882
Phone: 434.348.4300 Fax: 434.246.3039



The chart below describes the final pasture seeding forecast by year.

Acres Seeded in Final Pasture							
		2017-2020	2021	2022	2023	2024	2025
Brink		70	184	216	229	59 *	0
Concord		163	12	338	410	106 *	0
Total		233	196	554	639	165	0

* 165 acres plant and equipment area

The delay in schedule, when compared to the amendment submitted in 2017, is largely due to the underperformance of the earthworks contractor during the 2017 and 2018 earthworks seasons in both safety and production. As a result of this underperformance, the contract was terminated in late 2018. The reclamation work was re-bid to multiple earthworks contractors and awarded to Envirocon in late 2019. The bidding and selection process took approximately 18 months, with Envirocon starting production in April 2020. A separate bidding and selection process for topsoil return at Concord (870s and 1000s) and Brink (200-300s) was completed, with award going to Great Lakes Environmental and Infrastructure (now Forgen). This work was completed in 2019. During both bidding and selection processes, Iluka's operations team continued to complete minor

Iluka Resources Inc. – VA Operations
12472 St. John Church Rd., Stony Creek, VA 23882
Phone: 434.348.4300 Fax: 434.246.3039

earthworks and prepared future reclamation areas (road widening, ring ditching, safety berm construction, ESC maintenance).

Since 2017, Iluka has worked to optimize landform designs to minimize movements and true planned production rates with actual production rates.

Throughout the project the Iluka rehabilitation team will continue to develop and refine rehabilitation plans; engage with stakeholders to align expectations for landform design, timing and final land use; followed by modification of plans as required. Final land use modifications from the approved post mining land use will be submitted to the DMM as a permit amendment after stakeholder approval.

Currently the Concord concentrator is scheduled to be demolished in 2022 with concentrator site earthworks scheduled to follow in 2023.

Wetlands in 620 Series Ponds:

The wetlands in the 620 series pond will serve as the final land use of the property. This property (TM 101-A-34) is owned by Iluka Resources Inc. The wetland impacts were permitted with the VDEQ and USACE. Iluka mitigated the impacts by purchasing credits which eliminated the requirement for onsite restoration, but determined that was the best use for the area and restored them anyway. Upon release, the land use acres will be designated as wetland.

Updated Permit Map:

The jack and bore locations are now inlcuded on the permit map. The updated permit map is attached to this amendment.

Landfill Relocation in the 1400 Series Ponds:

In 2013, a landfill location was approved by DMME in the 1400 series ponds. The landfill is located on the Poole/Grizzard property (lease #1081 – tax ID 101-39). As part of reclamation, Iluka lowered the grade in the area of the existing approved landfill, which exposed the originally disposed material. Iluka removed a portion of the landfill and disposed of it in a low area roughly 400 feet to the east of the original location. A minimum of five feet of cover was placed over top of the new disposal location. The original landfill location was backfilled with suitable material and now has at least five feet of cover. Both disposal sites were operated in accordance with the Communications Memorandum 02-04. The new landfill site is located approximately 400 feet from the nearest surface body of water and 350 feet from the nearest wetland. The nearest public road right-of-way is 800 feet away. The two landfill locations are shown on the attached 1400s area map and have also been included on the attached permit map.

Should you have any questions or concerns related to this request for amendment please do not hesitate to contact myself or Adam Haywood.

Sincerely,

Chris Miller
Senior Mine Engineer

Iluka Resources Inc. – VA Operations
12472 St. John Church Rd., Stony Creek, VA 23882
Phone: 434.348.4300 Fax: 434.246.3039

TAB H

Cassius Blue Solar

Cassius Blue Solar Project

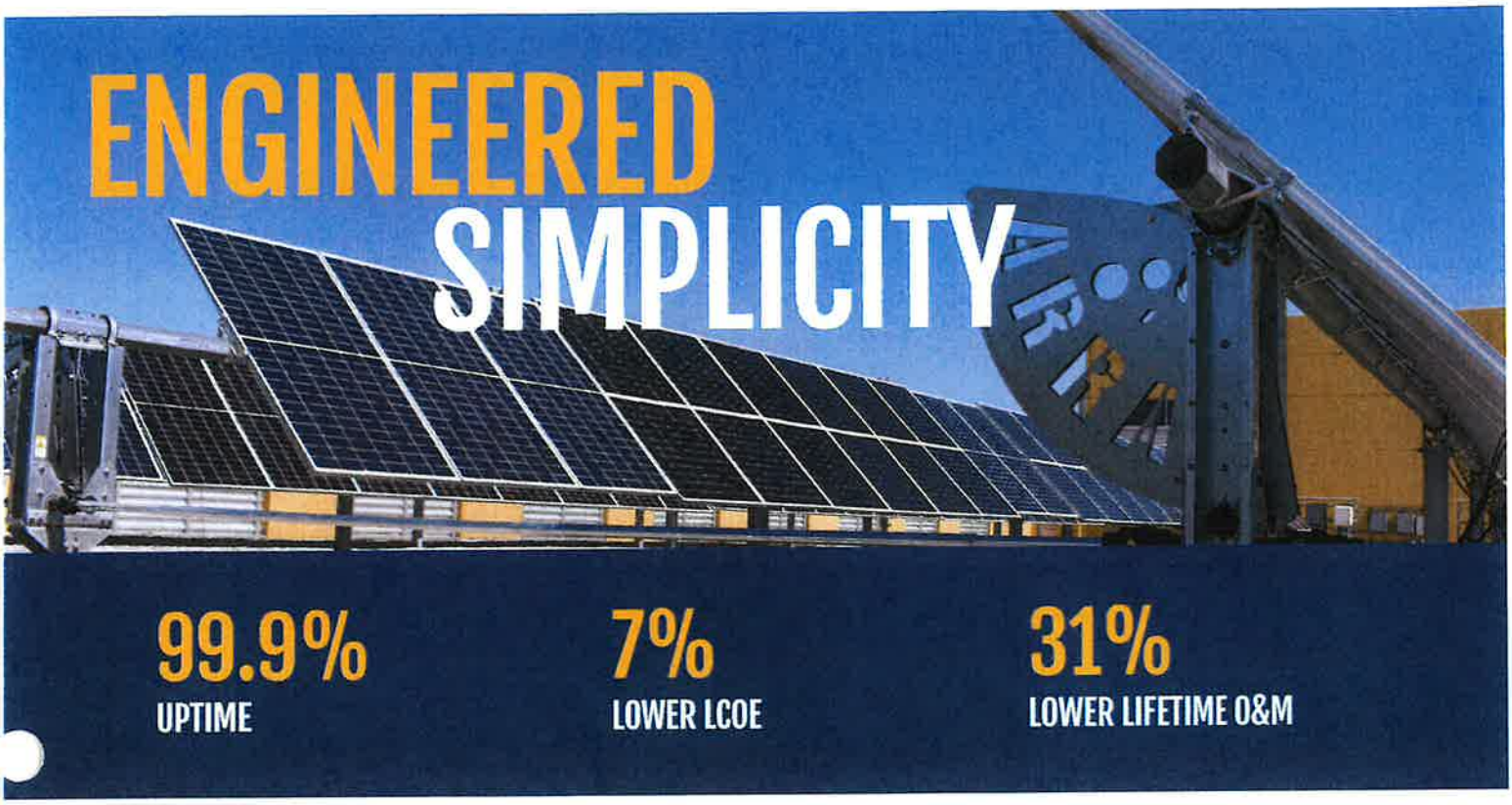
Exhibit F

Manufacturers Information on Racking Systems, Panels, and Inverters

Sussex County Conditional Use Permit Application

ARRAY TECHNOLOGIES

FOLLOW THE SUN.
FOLLOW THE LEADER.



Array DuraTrack®

The most durable, reliable tracking system under the sun. While our single-bolt module clamp and forgiving tolerances streamline installation, and our flexibly linked architecture maximizes power density, it's our innovative use of fewer components and a failure-free wind management system that makes Array Technologies the best choice for solar trackers. **Better. Stronger. Smarter.**

Zero Scheduled Maintenance

Maintenance-free motors and gears, fewer moving parts, and industrial-grade components, means no scheduled maintenance required for our customers. While our competitors average two unscheduled maintenance events per day, we average only one per year.

High Power Density

Higher density means more power and more profit. DuraTrack offers the unique ability to maximize the power density of each site, boasting up to 120 modules per row and higher density than our closest competition.

Failure-free wind management

Nobody can control the weather, but DuraTrack self-manages wind events to power through even the harshest storms.

Fewer Components. Greater Reliability.

Array was founded on a philosophy of engineered simplicity. Minimizing potential failure points. With fewer components than competitors, DuraTrack consistently delivers higher reliability and superior uptime.

ARRAY TECHNOLOGIES

FOLLOW THE SUN.
FOLLOW THE LEADER.

IEC PTL US CERTIFIED

COST VERSUS VALUE

Value is more than the cost of a tracking system. It's about building with forgiving tolerance and fewer parts so construction crews can work efficiently. It means protecting your investment with a failure-free wind management system. It also includes increasing power density. But most of all, value is measured in operational uptime, or reliability.

THE GLOBAL LEADER IN RELIABILITY

Maintenance-free motors and gears, fewer moving parts, and industrial-grade components, means no scheduled maintenance required for our customers. While our competitors average two unscheduled maintenance events per day, we average only one per year.

ARRAY TECHNOLOGIES, INC.

3901 Midway Place NE
Albuquerque, NM 87109 USA

+1 505.881.7567
+1 855.TRACKPV (872.2578)
+1.505.881.7572

sales@arraytechinc.com
arraytechinc.com

30+ GW YEARS OF OPERATION

NEARLY **200x** FEWER ELECTRICAL COMPONENTS PER 100MWAC THAN DECENTRALIZED TRACKERS

STRUCTURAL & MECHANICAL FEATURES/SPECIFICATIONS

Tracker Type	Horizontal single axis (1 module in portrait)
Ground Cover Ratio (GCR)	Site configurable. Typical: 28-45%
Linked Rows per Drive Motor	Up to 32
Drive Type	Rotating gear drive connected by drivelines (no driveline or bearing lubrication required)
Array Height	Torque Tube Elevation: 54" standard, adjustable (48" min height above grade)
Tracking Range of Motion	-/- 52°
Terrain Flexibility (N-S)	Up to 8.5° standard (up to 15° optional)
Terrain Flexibility (E-W)	Up to 25° combined angle
Wind Protection	Autonomous passive mechanical system No sensors or grid power required to activate
Max Wind Speed	140mph (225 km/h) per ASCE 7-10 (3-second gust), higher wind speeds possible depending on project conditions
Operating Temp Range	Standard: -4°F to 140°F (-20°C to 60°C) Optional: -40°F to 104°F (-40°C to 40°C)
Materials	Pre-galv steel, HDG steel and aluminum structural members, as required.
Codes and Standards	Certified to UL 3703 and IEC 62817

MODULE COMPATIBILITY

c-Si Modules per Row (1500V DC)	Typical: 84-112 Maximum: 120
First Solar Modules per Row (1500V DC)	Series 6 Plus: 84-108 Series 7: 96-114
Modules Supported	Most commercially available, including framed or frameless crystalline, thin film, bifacial, and back rails
Module Attachment	Single fastener, high-speed mounting clamps with integrated grounding. Traditional rails for crystalline in landscape, custom racking for thin film and frameless crystalline and bifacial per manufacturer specs.

CONTROL SYSTEM DETAILS

Baseline Solar Tracking Method	SANDIA's Ephemeris Model
Control Electronics	SmarTrack™ Controller Site Data Controller 6X Motor Controllers
Communications	MODBUS TCP
Backtracking	Yes (Optional terrain adaptive backtracking with SmarTrack)
Diffuse Light Response	Optional with SmarTrack
Night-time Stow	Yes (configurable)
Tracking Accuracy	-/- 2°
Motor Type	2HP, 3 Phase, 480V AC

INSTALLATION, OPERATION, AND MAINTENANCE

Annual Power Consumption (kWh per 1 MW)	Approximately 310 kWh per MW
PE Stamped Structural Calculations & Drawings	Yes
On-site Training and System Commissioning	Yes
Connection	100% bolted connections. No drilling, cutting or welding on-site or in-field fabrication
Scheduled Maintenance	None required
Module Cleaning Compatibility	Robotic, Tractor, Manual
Warranty	10 years structural, 5 years drive and controls components

Array Technologies, Inc. reserves the right to make changes without notice.

NEW

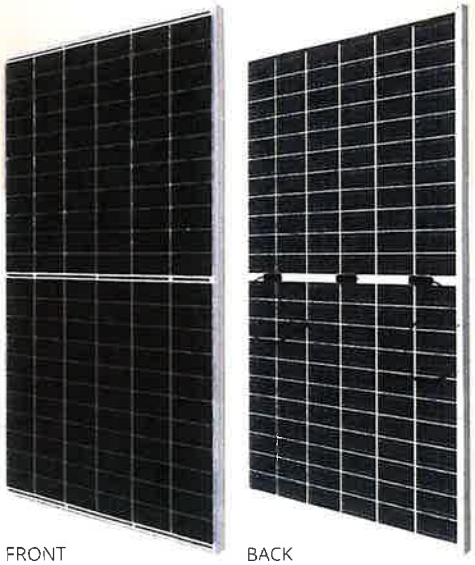
CanadianSolar

BiHiKu7

BIFACIAL MONO PERC

640 W ~ 670 W

CS7N-640|645|650|655|660|665|670MB-AG



FRONT BACK

MORE POWER

- Module power up to 670 W
  Module efficiency up to 21.6 %
- Up to 8.9 % lower LCOE
  Up to 4.6 % lower system cost
- Comprehensive LID / LeTID mitigation technology, up to 50% lower degradation
- Compatible with mainstream trackers, cost effective product for utility power plant
- Better shading tolerance

MORE RELIABLE

- 40 °C lower hot spot temperature, greatly reduce module failure rate
- Minimizes micro-crack impacts
- Heavy snow load up to 5400 Pa, wind load up to 2400 Pa*

* For detailed information, please refer to the Installation Manual.

12 Years **Enhanced Product Warranty on Materials and Workmanship***

30 Years **Linear Power Performance Warranty***

1st year power degradation no more than 2%
Subsequent annual power degradation no more than 0.45%

*According to the applicable Canadian Solar Limited Warranty Statement.

MANAGEMENT SYSTEM CERTIFICATES*

ISO 9001:2015 / Quality management system
ISO 14001:2015 / Standards for environmental management system
ISO 45001: 2018 / International standards for occupational health & safety

PRODUCT CERTIFICATES*

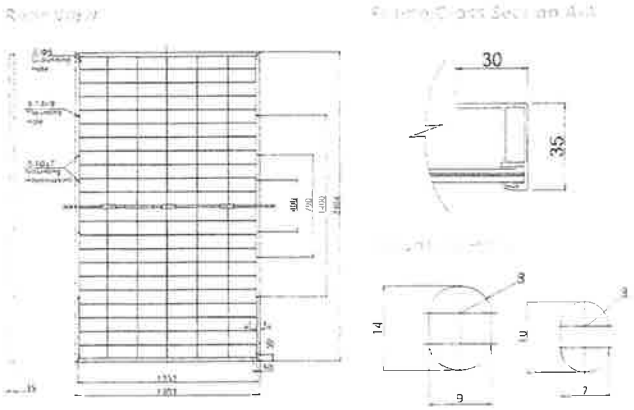
IEC 61215 / IEC 61730 / CE / INMETRO / MCS / UKCA
CEC listed (US California) / FSEC (US Florida)
UL 61730 / IEC 61701 / IEC 62716 / IEC 60068-2-68
Take-e-way

* The specific certificates applicable to different module types and markets will vary, and therefore not all of the certifications listed herein will simultaneously apply to the products you order or use. Please contact your local Canadian Solar sales representative to confirm the specific certificates available for your Product and applicable in the regions in which the products will be used.

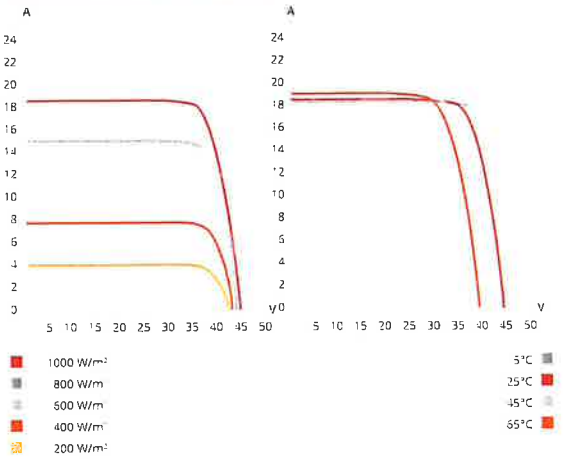
CSI Solar Co., Ltd. is committed to providing high quality solar photovoltaic modules, solar energy and battery storage solutions to customers. The company was recognized as the No. 1 module supplier for quality and performance/price ratio in the IHS Module Customer Insight Survey. Over the past 20 years, it has successfully delivered over 70 GW of premium-quality solar modules across the world.

CSI Solar Co., Ltd.
199 Lushan Road, SND, Suzhou, Jiangsu, China, 215129, www.csisolar.com, support@csisolar.com

ENGINEERING DRAWING (mm)



CS7N-650MB-AG / I-V CURVES



ELECTRICAL DATA | STC*

		Nominal Max. Power (Pmax)	Opt. Operating Voltage (Vmp)	Opt. Operating Current (Imp)	Open Circuit Voltage (Voc)	Short Circuit Current (Isc)	Module Efficiency
CS7N-640MB-AG		640 W	37.5 V	17.07 A	44.6 V	18.31 A	20.6%
Bifacial Gain**	5%	672 W	37.5 V	17.92 A	44.6 V	19.23 A	21.6%
	10%	704 W	37.5 V	18.78 A	44.6 V	20.14 A	22.7%
	20%	768 W	37.5 V	20.48 A	44.6 V	21.97 A	24.7%
CS7N-645MB-AG		645 W	37.7 V	17.11 A	44.8 V	18.35 A	20.8%
Bifacial Gain**	5%	677 W	37.7 V	17.97 A	44.8 V	19.27 A	21.8%
	10%	710 W	37.7 V	18.84 A	44.8 V	20.19 A	22.9%
	20%	774 W	37.7 V	20.53 A	44.8 V	22.02 A	24.9%
CS7N-650MB-AG		650 W	37.9 V	17.16 A	45.0 V	18.39 A	20.9%
Bifacial Gain**	5%	683 W	37.9 V	18.03 A	45.0 V	19.31 A	22.0%
	10%	715 W	37.9 V	18.88 A	45.0 V	20.23 A	23.0%
	20%	780 W	37.9 V	20.59 A	45.0 V	22.07 A	25.1%
CS7N-655MB-AG		655 W	38.1 V	17.20 A	45.2 V	18.43 A	21.1%
Bifacial Gain**	5%	688 W	38.1 V	18.06 A	45.2 V	19.35 A	22.1%
	10%	721 W	38.1 V	18.93 A	45.2 V	20.27 A	23.2%
	20%	786 W	38.1 V	20.64 A	45.2 V	22.12 A	25.3%
CS7N-660MB-AG		660 W	38.3 V	17.24 A	45.4 V	18.47 A	21.2%
Bifacial Gain**	5%	693 W	38.3 V	18.10 A	45.4 V	19.39 A	22.3%
	10%	726 W	38.3 V	18.96 A	45.4 V	20.32 A	23.4%
	20%	792 W	38.3 V	20.69 A	45.4 V	22.16 A	25.5%
CS7N-665MB-AG		665 W	38.5 V	17.28 A	45.6 V	18.51 A	21.4%
Bifacial Gain**	5%	698 W	38.5 V	18.14 A	45.6 V	19.44 A	22.5%
	10%	732 W	38.5 V	19.02 A	45.6 V	20.36 A	23.6%
	20%	798 W	38.5 V	20.74 A	45.6 V	22.21 A	25.7%
CS7N-670MB-AG		670 W	38.7 V	17.32 A	45.8 V	18.55 A	21.6%
Bifacial Gain**	5%	704 W	38.7 V	18.20 A	45.8 V	19.48 A	22.7%
	10%	737 W	38.7 V	19.05 A	45.8 V	20.41 A	23.7%
	20%	804 W	38.7 V	20.78 A	45.8 V	22.26 A	25.9%

* Under Standard Test Conditions (STC) of irradiance of 1000 W/m², spectrum AM 1.5 and cell temperature of 25°C.

** Bifacial Gain: The additional gain from the back side compared to the power of the front side at the standard test condition. It depends on mounting (structure, height, tilt angle etc.) and albedo of the ground.

ELECTRICAL DATA

Operating Temperature	-40°C ~ +85°C
Max. System Voltage	1500 V (IEC/UL) or 1000 V (IEC/UL)
Module Fire Performance	TYPE 29 (UL 61730) or CLASS C (IEC61730)
Max. Series Fuse Rating	35 A
Application Classification	Class A
Power Tolerance	0 ~ + 10 W
Power Bifaciality*	70 %

* Power Bifaciality = $Pmax_{rear}$ / $Pmax_{front}$, both $Pmax_{rear}$ and $Pmax_{front}$ are tested under STC, Bifaciality Tolerance: ± 5 %

* The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the on-going innovation and product enhancement. CSI Solar Co., Ltd. reserves the right to make necessary adjustment to the information described herein at any time without further notice.

Please be kindly advised that PV modules should be handled and installed by qualified people who have professional skills and please carefully read the safety and installation instructions before using our PV modules.

ELECTRICAL DATA | NMOT*

	Nominal Max. Power (Pmax)	Opt. Operating Voltage (Vmp)	Opt. Operating Current (Imp)	Open Circuit Voltage (Voc)	Short Circuit Current (Isc)
CS7N-640MB-AG	480 W	35.2 V	13.64 A	42.2 V	14.77 A
CS7N-645MB-AG	484 W	35.3 V	13.72 A	42.3 V	14.80 A
CS7N-650MB-AG	487 W	35.5 V	13.74 A	42.5 V	14.83 A
CS7N-655MB-AG	491 W	35.7 V	13.76 A	42.7 V	14.86 A
CS7N-660MB-AG	495 W	35.9 V	13.79 A	42.9 V	14.89 A
CS7N-665MB-AG	499 W	36.1 V	13.83 A	43.1 V	14.93 A
CS7N-670MB-AG	502 W	36.3 V	13.85 A	43.3 V	14.96 A

* Under Nominal Module Operating Temperature (NMOT), irradiance of 800 W/m² spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s.

MECHANICAL DATA

Specification	Data
Cell Type	Mono-crystalline
Cell Arrangement	132 [2 x (11 x 6)]
Dimensions	2384 × 1303 × 35 mm (93.9 × 51.3 × 1.38 in)
Weight	37.9 kg (83.6 lbs)
Front Glass	2.0 mm heat strengthened glass with anti-reflective coating
Back Glass	2.0 mm heat strengthened glass
Frame	Anodized aluminium alloy
J-Box	IP68, 3 bypass diodes
Cable	4.0 mm² (IEC), 10 AWG (UL)
Cable Length (Including Connector)	460 mm (18.1 in) (+) / 340 mm (13.4 in) (-) or customized length*
Connector	T6 or T4 series or MC4-EVO2
Per Pallet	31 pieces
Per Container (40' HQ)	527 pieces or 465 pieces (only for US)

* For detailed information, please contact your local Canadian Solar sales and technical representatives.

TEMPERATURE CHARACTERISTICS

Specification	Data
Temperature Coefficient (Pmax)	-0.34 % / °C
Temperature Coefficient (Voc)	-0.26 % / °C
Temperature Coefficient (Isc)	0.05 % / °C
Nominal Module Operating Temperature	41 ± 3°C

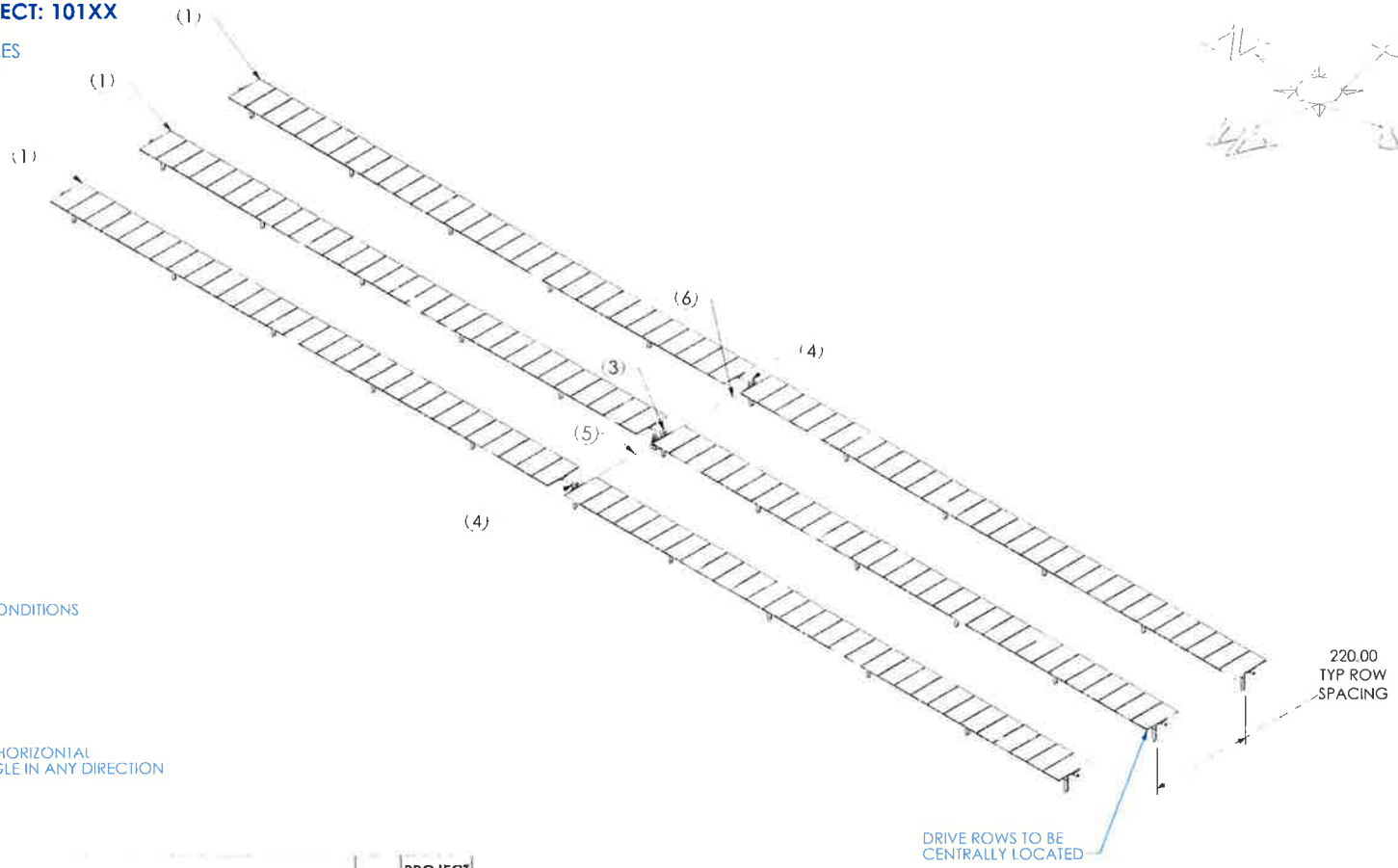
PARTNER SECTION

CSI Solar Co., Ltd.
199 Lushan Road, SND, Suzhou, Jiangsu, China, 215129, www.csisolar.com, support@csisolar.com

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PHOTOVOLTAIC ARRAY PROJECT: 101XX

MODULE: BRAND (MODEL)
QUANTITY: APPROX X,XXX MODULES
UP TO XX LINKED ROWS



PROJECT NOTES:

1. DESIGN CRITERIA
   1. XX MPH WIND SPEED
   2. XX PSF GROUND SNOW
   3. EXPOSURE X
   4. ISO 9223 C2 CORROSION CONDITIONS
2. MODULE SPECIFICATIONS
   5. BRAND (MODEL)
   6. XX IN SERIES
   7. MOUNTED WITH XX
3. TRACKER SPECIFICATIONS
   8. 1.5DEG MAX N-S TILT FROM HORIZONTAL
   9. 6.0DEG MAX DRIVELINE ANGLE IN ANY DIRECTION
   10. XXXV MOTORS

ITEM NO.	PART NUMBER	DESCRIPTION	QTY	PROJECT TOTAL
1	101XX-001	DuraTrack HZ, 22' or 12' Clamp, XX Module, XX Bolted Column, XXX.X', Project 101XX	3	X
2	101XX-100	Installation Items, Project 101XX Project Name	1	1
3	20222-480	Field Assembly, Motorized Slewing Gearbox, 30K, 600:1, 480V	1	X
4	20225-000	Field Assembly, Linked Slewing Gearbox	2	X
5	20183-176	Field Assembly, DTHZ Driveline, HDG Round, F1136 HW, 176"	1	X
6	20183-186	Field Assembly, DTHZ Driveline, HDG Round, F1136 HW, 186"	1	X

Project
XX X MWDC
City, State
Company Name

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UNLESS OTHERWISE SPECIFIED
DIMS ARE IN INCHES
TOLERANCES
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XX ± .025
XXX ± .005
XXX ± .015
FRACTIONAL
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ANGULAR
X° ± 1/2°

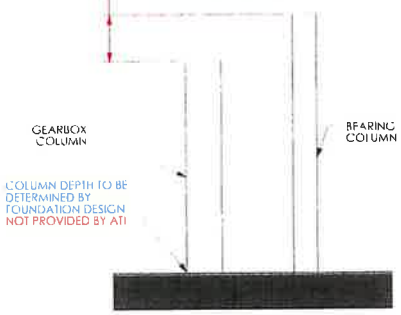
ARRAY TECHNOLOGIES

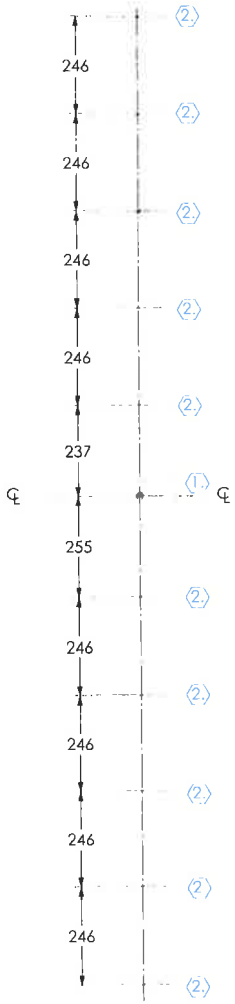
101XX-000
US PATENT NO
US 8,459,249 B2

NOTES:

1. "GEARBOX COLUMN"
2. BEARING COLUMN
3. ALL W6 I-BEAMS SHOULD BE CONSTRUCTED WITH ASTM A572-50 STEEL. DESIGNED WITH SACRIFICIAL LAYER FOR CORROSION. REFER TO FOUNDATION DESIGN FOR DETAILS.
4. FOR ROWS WITH PARTIAL EXPOSURE CONTACT ATI.
5. FOR COLUMN LENGTH, REFERENCE CUSTOMER PROVIDED FOUNDATION DESIGNS.
6. REFERENCE BOM ON LAST SHEET
7. REFERENCE INDIVIDUAL KIT/SUB ASSEMBLY DRAWINGS FOR INSTALLATION DETAILS

BEARING COLUMN PLACED 5" HIGHER THAN GEARBOX COLUMN FOR BOLTED I-BEAMS.





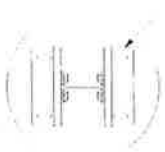
TYPICAL FOUNDATION LAYOUT
XX MOD FULL
101XX-001

(4.)

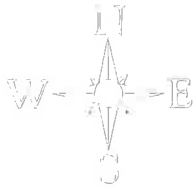


DETAIL A

(5.)



DETAIL B



Project
XX X MWDC
City, State
Company Name

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TOLERANCES:
X = ±0.5
.X = ±0.05
.XX = ±0.02
.XXX = ±0.015
FRACTIONAL: X/X = ±1/16
ANGULAR
X = ±1.0°
.X = ±0.1°

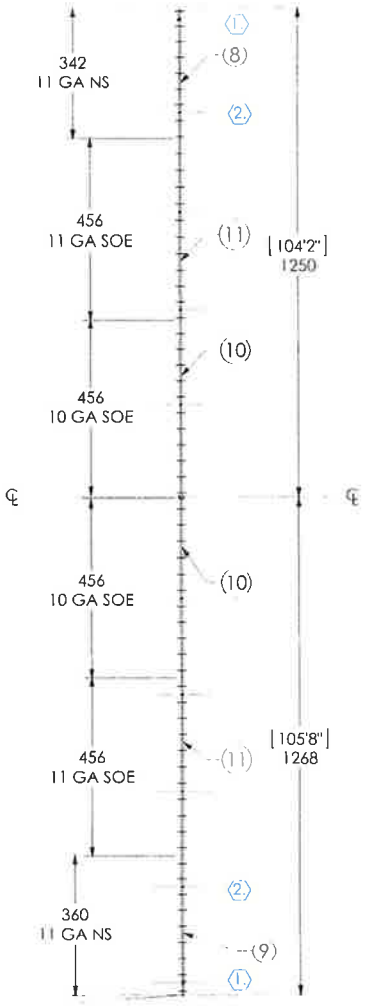
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ARRAY TECHNOLOGIES

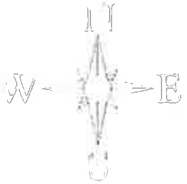
APPROX WT LBS

NOTES:

1. LOCATION OF DAMPERS.
2. ADDITIONAL DAMPERS TO BE INSTALLED ON BOTH ENDS OF EXTERIOR ROW CONFIGURATIONS.
3. ACTUAL TUBING LENGTHS BEFORE INSTALLATION.
4. FOR ROWS THAT HAVE PARTIAL ROW EXPOSURE CONTACT ATI.
5. REFERENCE BOM ON LAST SHEET.
6. LOCATIONS OF CLAMP ASSEMBLIES AND BEARING HOUSINGS ARE DETAILED IN ORDER TO SHOW QUANTITY OF CLAMPS PER TORQUE TUBE.



TYPICAL TORQUE TUBE LAYOUT
XX MOD FULL
101XX-001



(12)



DETAIL C

Project
XX X MWDC
City, State
Company Name

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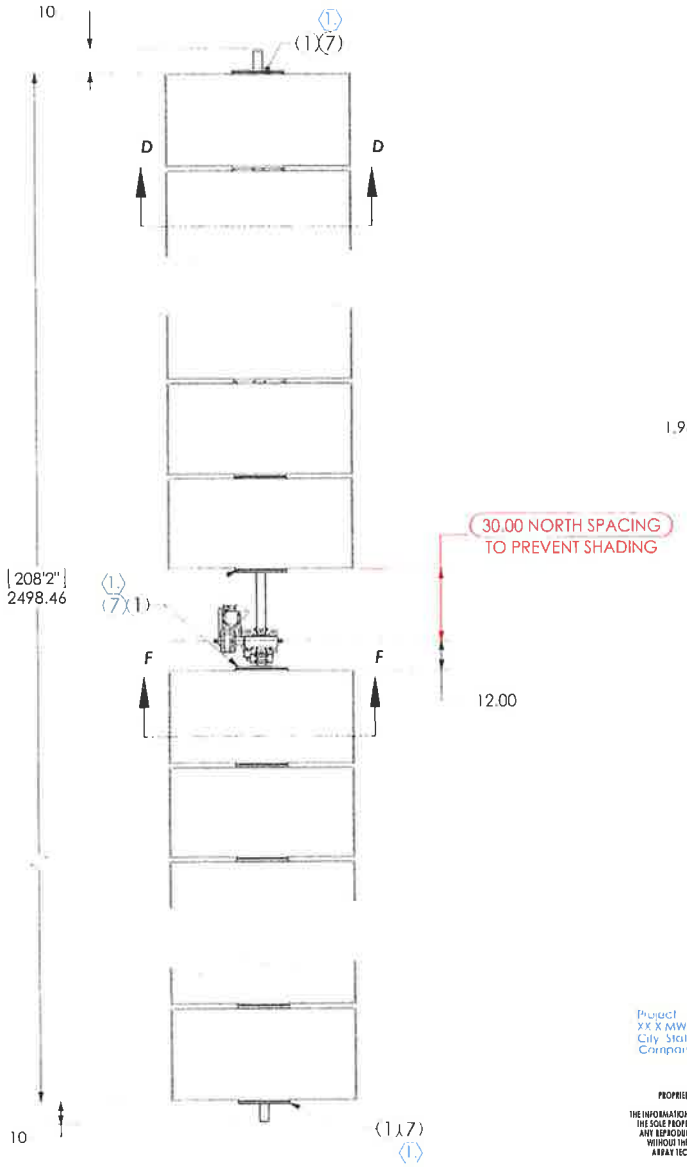
UNLESS OTHERWISE SPECIFIED
DIMS ARE IN INCHES
TOLERANCES
X = ±0.5
X.X = ±0.25
X.XX = ±0.05
X.XXX = ±0.015
FRACTIONAL:
X/X = ±1/16
ANGULAR:
X = ±1.0°
X.X = ±0.5°

ARRAY TECHNOLOGIES

101XX-001
APPROX WT. LBS

NOTES:

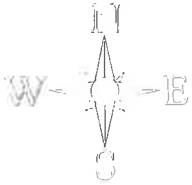
1. ADD SPACER WHERE MODULE IS NOT PRESENT TO ONE SIDE OF CLAMP.
2. USE DIMENSION FOR ORDERING CLAMP JIGS IF DESIRED.
3. REFERENCE BOM ON LAST SHEET.

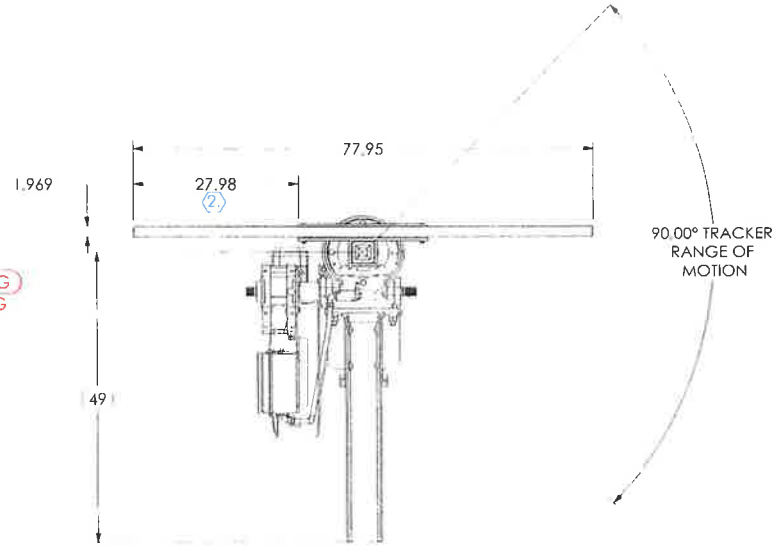




DETAIL E

SECTION D-D





SECTION F-F

Project
XX X MWDC
City, State
Company Name

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DIMS ARE IN INCHES
TOLERANCES:
FRACTIONAL
ANGULAR

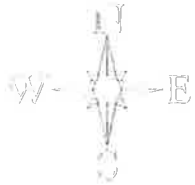
ARRAY TECHNOLOGIES

101XX-001

APPROX WT LBS

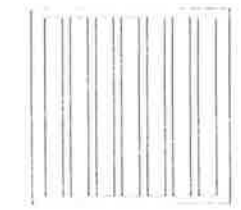
NOTES:

1. EAST/WEST EXTERIOR ROW LOCATIONS.
2. SEE SHEET 1 FOR ROW DEFINITIONS.
3. SIMPLIFIED FIELD: NOT REPRESENTATIVE OF SITE LAYOUT.

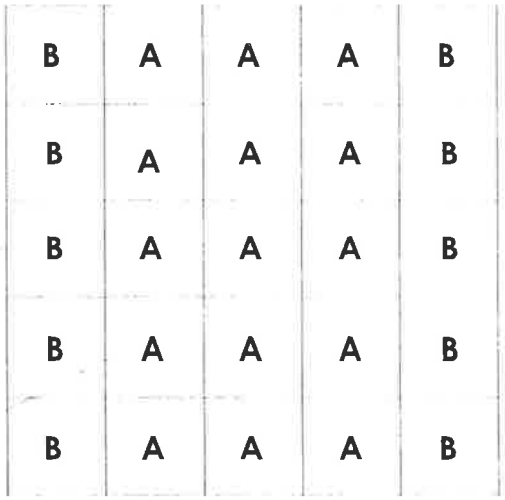


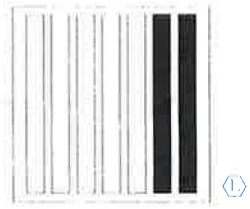


EXTERIOR BLOCKS B



INTERIOR BLOCKS A





EXTERIOR BLOCKS B

Project
XX X MWDC
City, State
Company Name

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DIMS ARE IN INCHES
TOLERANCES
X = ±0.1
XX = ±0.05
XXX = ±0.005
XXXX = ±0.0015
FRACTIONAL
XX = ±1/64
ANGULAR
X = ±1.0°
XX = ±0.5°

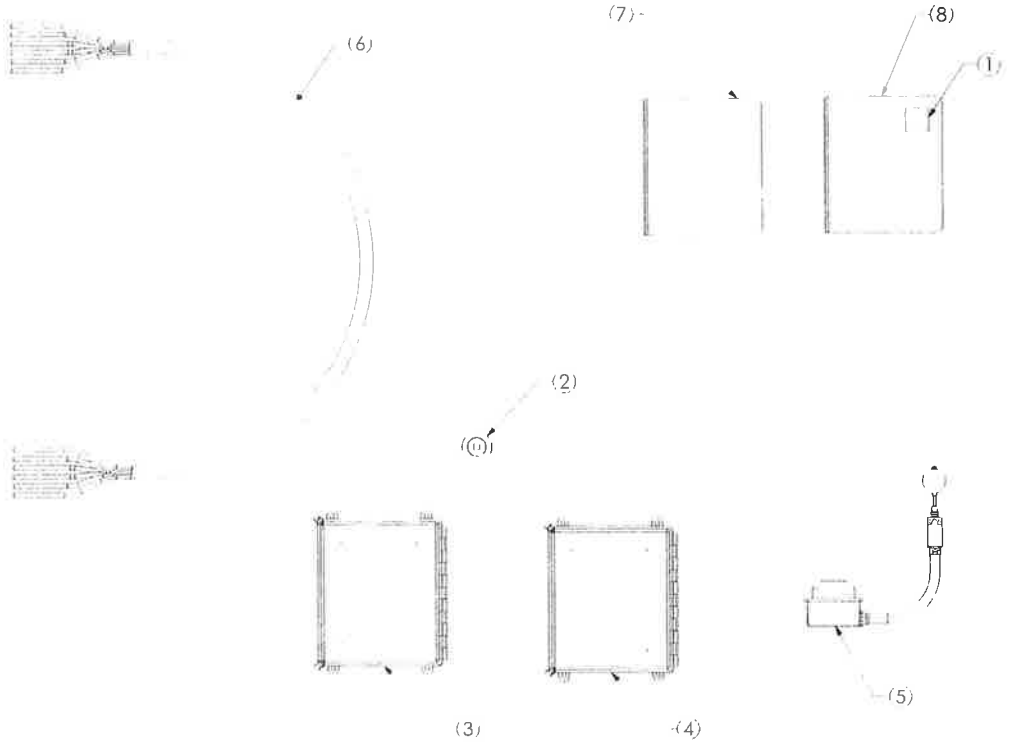
Final

ARRAY TECHNOLOGIES

APPROX WT LBS

NOTES:

1. CUSTOMER TO PROVIDE CABLE LENGTH PRIOR TO SHIPMENT.
2. ADDITIONAL ANTI-SEIZE CAN BE ORDERED UPON CUSTOMER REQUEST.
3. REFER TO SUB-COMPONENT DRAWINGS AND INSTALLATION MANUAL FOR INSTALLATION DETAILS.



ITEM NO.	PART NUMBER	DESCRIPTION	QTY
1	101XX-901	Drawing, DuraTrack HZ Project 101XX Project	1
2	20053-000	Weldment: Tool, 38 Tooth Spline with 0.5" Socket	1
3	20153-000	Assembly, Site Data Controller, 100-240V, W/Ethernet	1
4	20154-000	Assembly, 4X Motor Controller, 100-240V, W/Ethernet	1
5	20213-000	Assembly, Rigid Wind Stow and GPS	1
6	50001-000	Wire, 6 Conductor 18 AWG Direct Burial 600V, 1	1
7	90018-000	Manual: DuraTrack HZ, Installation Guide: Version 2.5	2
8	90019-000	Manual, DuraTrack HZ, Operations and Maintenance, Version 2.5	3

Project
XX X MWDC
City, State
Company Name

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UNLESS OTHERWISE SPECIFIED
DIMS ARE IN INCHES
TOLERANCES:
X - ±0.5
.X - ±0.25
.XX - ±0.05
.XXX - ±0.015
FRACTIONAL
X/X - ± 1/16
ANGULAR:
X° - ±1.0°
.X° - ±0.1°

ARRAY TECHNOLOGIES

101XX-100
APPROX WT: 30.30 LBS

ITEM NO.	PART NUMBER	DESCRIPTION	QTY
1	20013-022	Assembly, Clamp, 4 Bolt, 22"	62
2	20221-000	Field Assembly, Motorized Slewing Gearbox, 30K, 540:1, 480V	1
3	25001-000	Kit, Bushing Housing	10
4	25002-000	Kit, Bushing Housing Bracket, .593	10
5	25005-000	Kit, Bolted Gearbox Bracket, W6-12/25	1
6	25007-000	Kit, Damper, Standard	2
7	30012-022	Plate, End Clamp Spacer, 1.969" x 22"	4
8	30195-342	Tube, 4" Square, 11ga, A500C, SIR, HDG, 342"	1
9	30195-360	Tube, 4" Square, 11ga, A500C, SIR, HDG, 360"	1
10	30209-456	Tube, 4" Square, 10ga, 1022-60, SR MTG 1.375, SOE, HDG, 456"	2
11	30210-456	Tube, 4" Square, 11ga, A500C, SOF, HDG, 456"	2
12	60003-000	End Cap, Square Tube 4", Plain Zinc	2

Project
YY X MWDC
Qty, Skids
Company Name

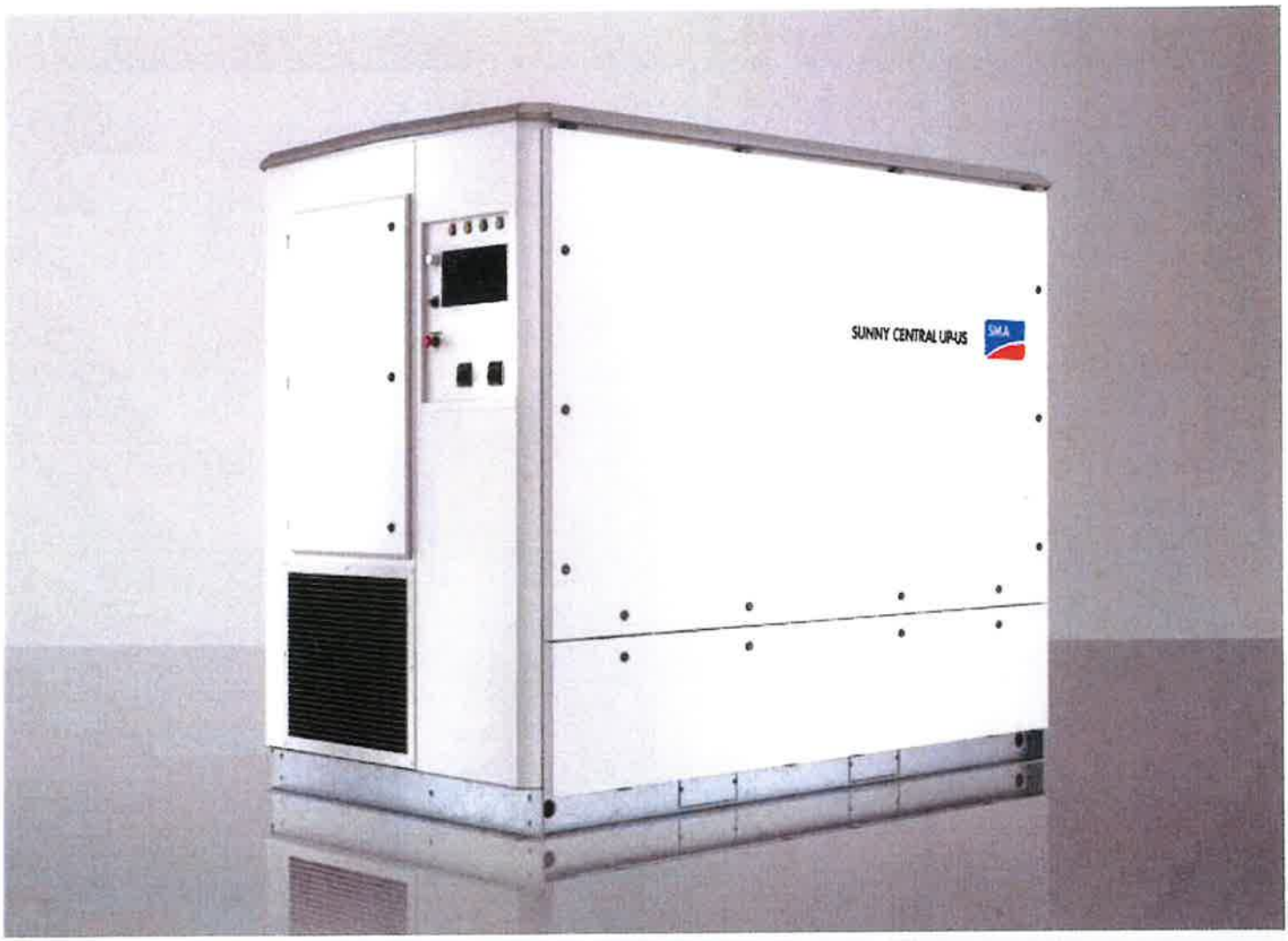
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UNLESS OTHERWISE SPECIFIED
DIMS ARE IN INCHES
TOLERANCES:
X ± 0.5
X.X ± 0.25
X.XX ± 0.05
X.XXX ± 0.015
FRACTIONAL ± 1/64
ANGULAR
X ± 1.0°
X.X ± 0.5°

ARRAY TECHNOLOGIES

APPROX WT LBS



Efficient

- Up to 4 inverters can be transported in one standard shipping container
- Over-sizing up to 180% is possible
- Full power at ambient temperatures of up to 35 °C

Robust

- Intelligent air cooling system OptiCool for efficient cooling
- Suitable for outdoor use in all climatic ambient conditions worldwide

Flexible

- Conforms to all known grid requirements worldwide
- Q on demand
- DC-coupled storage with optional charging from grid

Easy to Use

- Improved DC connection area
- Connection area for customer equipment
- Integrated voltage support for internal and external loads

SUNNY CENTRAL
4000 UP-US / 4200 UP-US / 4400 UP-US / 4600 UP-US

The new Sunny Central: more power per cubic meter

With an output of up to 4600 kVA and system voltages of 1500 V DC, the SMA central inverter allows for more efficient system design and a reduction in specific costs for PV power plants. A separate voltage supply and additional space are available for the installation of customer equipment. True 1500 V technology and the intelligent cooling system OptiCool ensure smooth operation even in extreme ambient temperature as well as a long service life of 25 years.

SUNNY CENTRAL 4000 UP-US / 4200 UP-US

Technical data	SC 4000 UP-US	SC 4200 UP-US
Input (DC)		
MPP voltage range V_{DC} (at 25 °C / at 50 °C)	880 to 1325 V / 1050 V	921 to 1325 V / 1050 V
Min. input voltage $V_{DC\ min}$ / Start voltage $V_{DC\ Start}$	849 V / 1030 V	891 V / 1071 V
Max. input voltage $V_{DC\ max}$	1500 V	1500 V
Max. input current $I_{DC\ max}$	4750 A	4750 A
Max. short-circuit current $I_{DC\ sc}$	8400 A	8400 A
Number of DC inputs	24 double pole fused (32 single pole fused)	
Number of DC inputs with optional DC coupling of battery	18 double pole fused (36 single pole fused) for PV, 6 double pole fused for batteries	
Max. number of DC cables per DC input (for each polarity)	2 x 800 kcmil, 2 x 400 mm²	
Integrated zone monitoring	○	
Available PV fuse sizes (per input)	200 A, 250 A, 315 A, 350 A, 400 A, 450 A, 500 A	
Available battery fuse size (per input)	750 A	
Output (AC)		
Nominal AC power at cos φ =1 (at 35 °C / at 50 °C)	4000 kVA[11] / 3600 kVA	4200 kVA[11] / 3780 kVA
Nominal AC power at cos φ =0.8 (at 35 °C / at 50 °C)	3200 kW[11] / 2880 kW	3360 kW[11] / 3024 kW
Nominal AC current $I_{AC\ nom}$ (at 35 °C / at 50 °C)	3850 A / 3465 A	3850 A / 3465 A
Max. total harmonic distortion	< 3% at nominal power	< 3% at nominal power
Nominal AC voltage / nominal AC voltage range[1] [8]	600 V / 480 V to 720 V	630 V / 504 V to 756 V
AC power frequency / range	50 Hz / 47 Hz to 53 Hz 60 Hz / 57 Hz to 63 Hz	
Min. short-circuit ratio at the AC terminals[9]	> 2	
Power factor at rated power / displacement power factor adjustable[5] [6]	1 / 0.8 overexcited to 0.8 underexcited	
Efficiency		
Max. efficiency[2] / European efficiency[2] / CEC efficiency[2]	98.8% / 98.6% / 98.5%	98.8% / 98.7% / 98.5%
Protective Devices		
Input-side disconnection point	DC load break switch	
Output-side disconnection point	AC circuit breaker	
DC overvoltage protection	Surge arrester, type I	
AC overvoltage protection (optional)	Surge arrester, class I	
Lightning protection (according to IEC 62305-1)	Lightning Protection Level III	
Ground-fault monitoring / remote ground-fault monitoring	○ / ○	
Insulation monitoring	○	
Degree of protection	NEMA 3R	
General Data		
Dimensions (W / H / D)	2780 / 2318 / 1588 mm (109.4 / 91.3 / 62.5 inch)	
Weight	<3700 kg / < 8158 lb	
Self-consumption (max.[4] / partial load[5] / average[6])	< 8100 W / < 1800 W / < 2000 W	
Self-consumption (standby)	< 370 W	
Internal auxiliary power supply	○ Integrated 8.4 kVA transformer	
Operating temperature range (optional)[5]	(−37°C) −25°C to 60°C / (−37°C) −13°F to 140°F	
Noise emission[7]	65.0 dB(A)*	
Temperature range (standby)	−40°C to 60°C / −40°F to 140°F	
Temperature range (storage)	−40°C to 70°C / −40°F to 158°F	
Max. permissible value for relative humidity (condensing / non-condensing)	95% to 100% (2 month/year) / 0% to 95%	
Maximum operating altitude above MSL[8] 1000 m / 2000 m	● / ○ (earlier temperature-dependent derating)	
Fresh air consumption	6500 m³/h	
Features		
DC connection	Terminal lug on each input (without fuse)	
AC connection	With busbar system (three busbars, one per line conductor)	
Communication	Ethernet, Modbus Master, Modbus Slave	
Communication with SMA string monitor (transmission medium)	Modbus TCP / Ethernet (FO MM, Cat-5)	
Enclosure / roof color	RAL 9016 / RAL 7004	
Supply transformer for external loads	○ (2.5 kVA)	
Standards and directives complied with	UL 62109-1, UL 1741 (Chapter 31, CDR 61), NERC, UL 1741-SB, UL 1998, IEEE 1547-2018[12], MIL-STD-810G	
EMC standards	FCC Part 15 Class A	
Quality standards and directives complied with	VDI/VDE 2862 page 2, DIN EN ISO 9001	

● Standard features ○ Optional

1) At nominal AC voltage, nominal AC power decreases in the same proportion
2) Efficiency measured without internal power supply
3) Efficiency measured with internal power supply
4) Self-consumption at rated operation
5) Self-consumption at < 75% Pn at 25 °C
6) Self-consumption averaged out from 5% to 100% Pn at 25 °C
7) Sound pressure level at a distance of 10 m
8) Values apply only to inverters. Permissible values for SMA MV solutions from SMA can be found in the corresponding data sheets.
9) A short-circuit ratio of < 2 requires a special approval from SMA
10) Depending on the DC voltage
11) Nominal power at 35 °C max DC voltage of 1050 V
12) Harmonics are within IEEE 1547-2018 limits with at least 2 inverters in operation

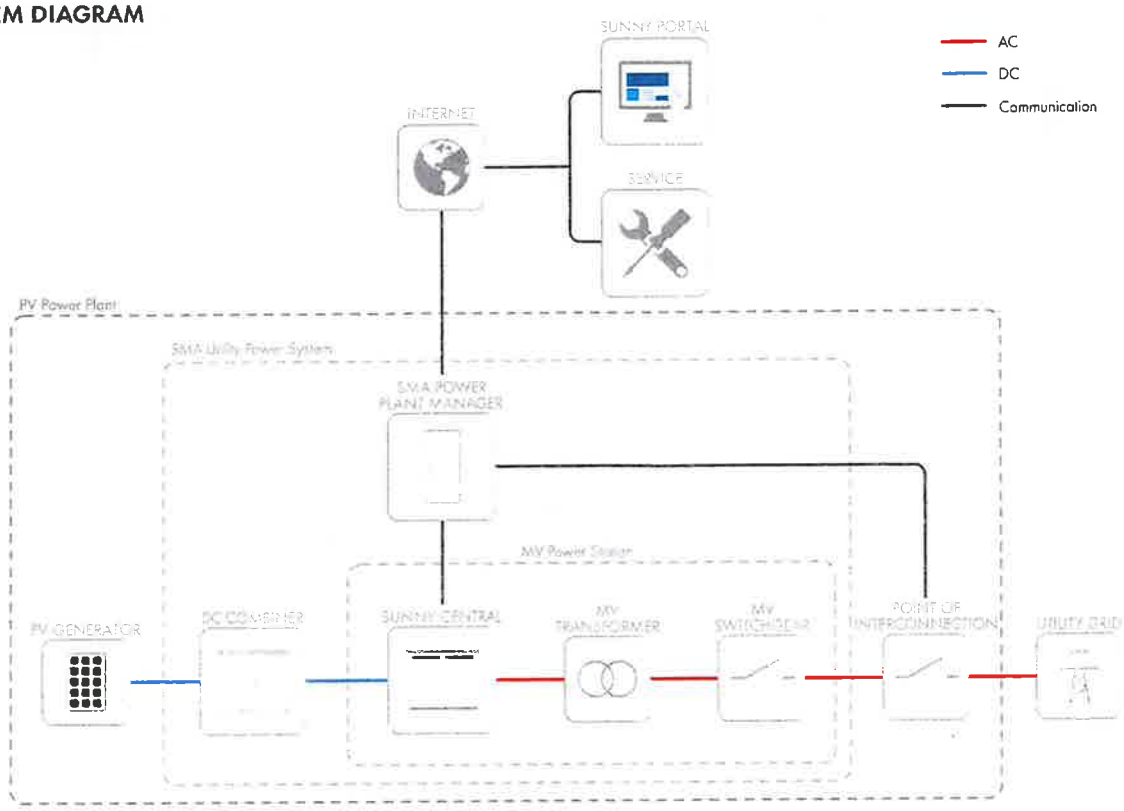
SUNNY CENTRAL 4400 UP-US / 4600 UP-US

Technical data	SC 4400 UP-US	SC 4600 UP-US
Input (DC)		
MPP voltage range V_{DC} (at 25 °C / at 50 °C)	962 to 1325 V / 1050 V	1003 to 1325 V / 1050 V
Min. input voltage $V_{DC, min}$ / Start voltage $V_{DC, Start}$	934 V / 1112 V	976 V / 1153 V
Max. input voltage $V_{DC, max}$	1500 V	1500 V
Max. input current $I_{DC, max}$	4750 A	4750 A
Max. short-circuit current $I_{DC, sc}$	8400 A	8400 A
Number of DC inputs	24 double pole fused (32 single pole fused)	
Number of DC inputs with optional DC coupling of battery	18 double pole fused (36 single pole fused) for PV, 6 double pole fused for batteries	
Max. number of DC cables per DC input (for each polarity)	2 x 800 kcmil, 2 x 400 mm²	
Integrated zone monitoring	○	
Available PV fuse sizes (per input)	200 A, 250 A, 315 A, 350 A, 400 A, 450 A, 500 A	
Available battery fuse size (per input)	750 A	
Output (AC)		
Nominal AC power at cos φ =1 (at 35 °C / at 50 °C)	4400 kVA[1] / 3960 kVA	4600 kVA[11] / 4140 kVA
Nominal AC power at cos φ =0.8 (at 35 °C / at 50 °C)	3520 kW[1] / 3168 kW	3680 kW[11] / 3312 kW
Nominal AC current $I_{AC, nom}$ (at 35 °C / at 50 °C)	3850 A / 3465 A	3850 A / 3465 A
Max. total harmonic distortion	< 3% at nominal power	< 3% at nominal power
Nominal AC voltage / nominal AC voltage range[1] [2]	660 V / 528 V to 759 V	690 V / 552 V to 759 V
AC power frequency / range	50 Hz / 47 Hz to 53 Hz 60 Hz / 57 Hz to 63 Hz	
Min. short-circuit ratio at the AC terminals[9]	> 2	
Power factor at rated power / displacement power factor adjustable[8] [10]	1 / 0.8 overexcited to 0.8 underexcited	
Efficiency		
Max. efficiency[2] / European efficiency[2] / CEC efficiency[3]	98.8% / 98.7% / 98.5%	98.9% / 98.7% / 98.5%
Protective Devices		
Input-side disconnection point	DC load break switch	
Output-side disconnection point	AC circuit breaker	
DC overvoltage protection	Surge arrester, type I	
AC overvoltage protection (optional)	Surge arrester, class I	
Lightning protection (according to IEC 62305-1)	Lightning Protection Level III	
Ground-fault monitoring / remote ground-fault monitoring	○ / ○	
Insulation monitoring	○	
Degree of protection	NEMA 3R	
General Data		
Dimensions (W / H / D)	2780 / 2318 / 1588 mm (109.4 / 91.3 / 62.5 inch)	
Weight	<3700 kg / < 8158 lb	
Self-consumption (max.[4] / partial load[5] / average[6])	< 8100 W / < 1800 W / < 2000 W	
Self-consumption (standby)	< 370 W	
Internal auxiliary power supply	○ Integrated 8.4 kVA transformer	
Operating temperature range (optional)[8]	(−37 °C) −25 °C to 60 °C / (−37 °C) −13 °F to 140 °F	
Noise emission[7]	65.0 dB(A)*	
Temperature range (standby)	−40 °C to 60 °C / −40 °F to 140 °F	
Temperature range (storage)	−40 °C to 70 °C / −40 °F to 158 °F	
Max. permissible value for relative humidity (condensing / non-condensing)	95% to 100% (2 month/year) / 0% to 95%	
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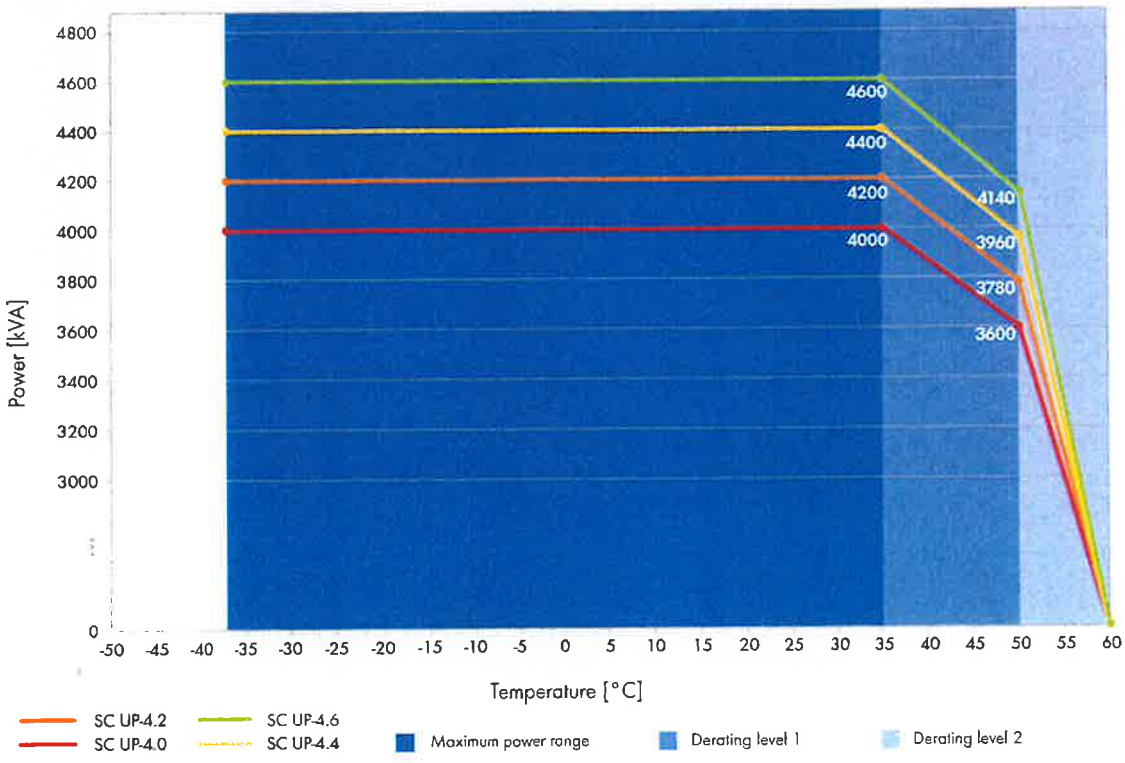
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SYSTEM DIAGRAM



TEMPERATURE BEHAVIOR (at 1000 m)



TAB I

Cassius Blue Solar

Cassius Blue Solar Project

Exhibit G

Decommissioning Plan

Sussex County Conditional Use Permit Application



Cassius Blue Solar Facility Decommissioning Plan

Sussex County, Virginia

29 September 2023

Project No.: 0697914

ERM

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APPENDIX A OPINION OF PROBABLE DECOMMISSIONING COST

Acronyms and Abbreviations

BMP	Best Management Practice
CUP	Conditional Use Permit
MW	Megawatt
O&M	Operations and Maintenance
OPC	Opinion of Probable Cost
PV	Photovoltaic
VDOT	Virginia Department of Transportation

1. OVERVIEW

Cassius Blue Solar, LLC (Cassius Blue Solar, or the Applicant) is pleased to provide this Decommissioning Plan (Plan) in support of its Conditional Use Permit Application (Application) to the Sussex County (County) Planning Commission (Commission) and Board of Supervisors (Board) in support of the proposed Cassius Blue Solar Project (Facility or Project). Cassius Blue Solar is a wholly owned subsidiary of Geenex Solar, LLC (Geenex). This request is in accordance with Sections 16-405 "Conditional Use Permit [CUP] application" and 16-406 "Minimum development and performance standards" of the Sussex County Solar Ordinance (Ordinance).

This Plan provides a description of the decommissioning and restoration phase of the Project. This includes the removal of Facility components, restoration/reclamation of the site to pre-development conditions to the extent practicable, and estimated costs for decommissioning and reclamation of the Facility.

1.1 Facility Description & Project Components

The Facility is a 394-megawatt (MW) alternating current (AC) utility-scale solar farm along Walkers Mill Road and Concord Sappony Road in western Sussex County occupying approximately 2,324 acres of land. The Site is located across 33 parcels totaling approximately 4,984 acres in Sussex County (Site Area). The Project is located in a rural community characterized by agricultural and forested land use. Other surrounding areas are undeveloped parcels of forested land, roadways, residential dwellings, cleared land, and small lakes and streams with the southern boundary along the Nottoway River. The facility will connect to the Dominion Energy power grid.

The Concept Plan, included as an element of the Application under separate cover, provides full details of the proposed Facility locations and components. The following is a summary of the major Facility components:

- PV Modules;
- Inverters;
- Transformers;
- Piles;
- Racking System;
- Equipment Pads;
- Electrical Cable and Conduits;
- Operations and Maintenance (O&M) Building;
- Substation;
- Perimeter Fencing; and
- Access Roads

1.2 Project Lifespan

The Plan assumes decommissioning and restoration will occur at the end of the Facility's expected useful life of 40 years. At the end of the proposed Facility's operation, decommissioning activities will begin within 12-months. Structures and foundations will be removed, the site will be graded and reseeded or

replanted, and the land restored to pre-development conditions to the extent practicable in accordance with this Plan and Section 16-405(i)5 of the Ordinance. After a 6-month period in which no electricity is generated, all components of the solar energy system are required to be removed at the owner's or operator's expense in accordance with Section 16-406(q)1 of the Ordinance. In the event the Facility experiences a repowering or force majeure event, Cassius Blue Solar will submit to the County evidentiary support that a longer repair period is necessary.

2. NOTIFICATIONS OF DECOMMISSIONING ACTIVITIES

In accordance with Section 16-406(q)2 of the Ordinance, the owner or operator shall notify the Zoning Administrator by certified mail and in person of the proposed date of discontinued operations and plans for removal. Cassius Blue Solar will notify Sussex County when the decommissioning date of the Facility is identified in accordance with ordinance requirements.

3. DECOMMISIONING ACTIVITIES

Prior to commencing decommissioning, Cassius Blue Solar will coordinate with Dominion Energy to disconnect the PV array from the power grid. The Dominion-owned switchyard and/or other facilities that are part of the utility's electric system shall not be decommissioned. Decommissioning also does not include equipment that may fail during operation, or equipment with a lifespan of less than 40 years. In accordance with Section 16-406(q)1, solar facilities which have reached the end of their useful life or have not been in active and continuous service for a period of six (6) months shall be removed at the owner's or operator's expense. Section 16-406(q)4 states that the site shall be re-graded and re-seeded or replanted within 12 months of the removal of the solar facilities. Decommissioning activities for Cassius Blue Solar are anticipated to be completed in 24 to 36 months. Cassius Blue Solar will be the responsible party. Monitoring and site restoration may extend beyond this period to ensure successful revegetation and rehabilitation.

3.1 Decommissioning Sequence

The anticipated sequence of decommissioning and removal is described below; however, overlap of activities is expected:

- Notify the Zoning Administrator by certified mail and in person of the proposed date of discontinued operations and plans for removal;
- Obtain all necessary site permits (if required), submit a traffic study modelling the decommissioning processes for review by the County and Virginia Department of Transportation (VDOT), and provide an estimated deconstruction schedule;
- Reinforce access roads that are to remain, if needed, and prepare site for component removal;
- Install erosion control materials and other best management practices (BMPs) to protect sensitive resources and control erosion during decommissioning activities;
- De-energize solar arrays;
- Dismantle and remove panels and above-ground wiring;
- Remove tracking equipment and piles;
- Remove inverter/transformer stations along with support system and foundation pads;

- Remove electrical cables and conduits;
- Remove array fence;
- Remove access and internal roads that did not exist prior to development of the Facility and grade site;
- Remove Facility substation and associated overhead transmission tie-in line; and
- Restore all cleared areas to a condition reasonably similar to its condition prior to the Project, including replacement of topsoil removed or eroded.

3.2 Equipment Dismantling & Removal

During decommissioning, Project facilities, including above ground and below ground materials (structures, components, and non-utility owned equipment), will be dismantled and removed, including but not limited to the perimeter fences, concrete foundations, steel piles, racking, PV modules, cables, transformers, inverters, and other ancillary equipment. All electrical equipment will be removed for reuse or disposal. The Facility infrastructure would be decommissioned in the reverse order of installation activities, to occur within the 24 to 36-month decommissioning timeframe.

- Panels and fencing would be removed;
- Supporting piles would be pulled out using an excavator and underground conductors would be removed;
- Holes from removing materials would be filled with adjacent topsoil;
- After consultation with the property owners, unwanted roads, ditches, and access aisles would be de-compacted via disking or harrowing; and
- Excavated materials would be properly recycled or disposed of.

3.3 Recycling & Disposal

Every practicable effort will be made to recycle or reuse facility components. Gravel; glass; concrete; rebar; fencing; steel piers; steel racking; solar modules; copper and aluminum wiring; inverters; disconnects; switchgears and transformers will be recycled or disposed of at an authorized solid waste management facility.

Currently, the solar industry is looking for ways to recycle and/or reuse solar modules and other components when they have reached the end of their lifespan. It is anticipated that there will be more recycling options available for these components at the end of the Facility lifespan. Cassius Blue Solar will determine the optimal method for disposal of the components at the time of decommissioning.

3.4 Surface Water Control

Any stormwater control features will be removed unless otherwise approved to remain by the County and the property owner.

3.5 Site Restoration & Stabilization

The Facility installation will be completed with minimal alterations to the existing Project site. Therefore, upon decommissioning, Cassius Blue Solar will restore the disturbed areas onsite as close to pre-development conditions as is reasonably practicable, including removal of structures and foundations.

and the restoration of soil and ground cover in consultation with the landowners and in accordance with the Ordinance. Limited grading is anticipated to be performed to restore the site to its original condition.

Restoration and site stabilization will be required after decommissioning and removal of equipment. Gravel from the access roads will be reclaimed. The disturbed area will be re-graded to match surrounding grade contours, reseeded or planted, and mulched using a seed mix appropriate for the land.

The Facility will be dismantled and removed using minimal impact construction equipment. Materials will be safely recycled or disposed. During the decommissioning, Cassius Blue Solar will use appropriate temporary construction-related erosion and sediment control measures and BMPs.

4. FINANCIAL ASSURANCE & DECOMMISSIONING COSTS

4.1 Financial Assurance

Cassius Blue Solar will post a financial surety as required in Ordinance Section 16-405(i)3.d in the form of a performance bond or letter of credit. The estimate of probable decommissioning cost will be recalculated every five (5) years once the CUP is issued and the surety will be updated accordingly as required in Ordinance Section 16-405(i)4.

4.2 Opinion of Probable Decommissioning Cost

Decommissioning costs were prepared by a consultant with extensive knowledge in the removal of solar facilities. The decommissioning cost opinion explicitly details the cost without any reduction for salvage value. Projections are based on current 2023 costs.

The decommissioning cost for the Project is projected to be $29,294,400.00. The probable decommissioning cost shall serve as the basis for calculating the appropriate escrow, surety or security for the cost of the decommissioning and reclamation of the Project. Any salvage value shall not be used to determine the probable decommissioning cost of the Project.

4.3 Opinion of Probable Salvage Value Cost

There should be an opportunity to reclaim metal scrap value from electrical equipment. The projected salvage value of the project array is -$4,297,476.00. The opinions of probable decommissioning cost and salvage value cost are included in **Appendix A**.

4.4 Assumptions

The probable decommissioning cost was developed using current average wage, equipment and disposal rates for the area. The cost projection assumes access roads that did not exist prior to Facility development will be removed and below grade improvements will be removed. Onsite surrounding soil will be used for backfilling of below grade voids. The backfill will be placed and compacted in one foot (1) increments to match the surrounding grade. Seed native to the area will be applied to recontoured areas and allowed to naturally germinate.

4.5 Mechanism for Calculating Increased Costs

The cost projection will be recalculated every five (5) years once the CUP is issued and the surety will be updated accordingly as required in Ordinance Section 16-405(i)4.

APPENDIX A OPINION OF PROBABLE DECOMMISSIONING COST

Decommissioning Cost System Capacity 394 MW				
Item Description	**Qty**	**Unit**	**Unit Cost**	**Total Cost**
Solar Removal				
Reinforce Access Roads	67,956	LF	$ 15.00	$ 1,019,300.00
Site Leveling & Seeding	809	Acre	$ 4,000.00	$ 3,236,000.00
Fencing Removal	160,050	LF	$ 8.35	$ 1,336,400.00
Erosion Control	2,696	Acres	$ 250.00	$ 674,000.00
Inverter and Transformer Removal	194	EA	$ 4,750.00	$ 921,500.00
Above Grade Cable	1,629,600	LF	$ 0.40	$ 651,800.00
Below Grade Cable	59,308	LF	$ 3.20	$ 189,800.00
Module Removal	785,755	EA	$ 7.75	$ 6,089,600.00
Pile Removal	242,607	EA	$ 37.60	$ 9,122,000.00
Remove Access Roads	67,956	LF	$ 28.50	$ 1,936,700.00
Remove Catch Basins	160	EA	$ 3,350.00	$ 536,000.00
Substation & Transmission Line Removal				
Electrical Equipment Removal	1	LS	$ 230,400.00	$ 230,400.00
Remove Fencing & Foundations	1	LS	$ 193,200.00	$ 193,200.00
Remove Aggregate & Spread Topsoil	11,767	SY	$ 10.50	$ 123,600.00
Remove Substation Cable	5,040	LF	$ 6.50	$ 32,800.00
Remove Transmission Line	6,600	LF	$ 25.50	$ 168,300.00
O&M Building	1	LS	$ 48,000.00	$ 48,000.00
Indirect Costs				$ 2,535,000.00
Owner's Costs				$ 250,000.00
Gross Project Cost				$ 29,294,400.00

Salvage Credit System Capacity 394 MW				
Item Description	**Qty**	**Unit**	**Unit Cost**	**Total Cost**
Steel	6613	tons	$ (185)	($1,223,410)
Copper wire	98	tons	$ (3,800)	($371,342)
Bare copper	143	tons	$ (5,800)	($827,269)
Aluminum	2,842	tons	$ (660)	($1,875,456)
Total Salvage Credit				($4,297,476)

Cassius Blue Solar

Cassius Blue Solar Project

Exhibit H

Conditional Use Permit Conditions

Sussex County Conditional Use Permit Application

CASSIUS BLUE SOLAR, LLC
CONDITIONAL USE PERMIT CONDITIONS

Cassius Blue Solar, LLC, (the "Applicant") has applied (the "Application") to the Sussex County Board of Supervisors (the "County") for a Conditional Use Permit (the "CUP") to construct a Utility Scale Solar Facility and associated substation (the "Solar Facility" or "Project") as defined by Appendix B, Zoning, Article I, Section 16-1 of the Sussex County Zoning Ordinance (the "Ordinance") and as permitted by Appendix B, Zoning, Article XXIII, Sec. 16-401 through Sec. 16-410 of the Ordinance. Pursuant to the Application, the Applicant proposes the following conditions, which upon approval of the CUP, shall be in full force and effect.

1. The Applicant shall develop, construct, operate, and maintain the Project site in substantial conformance with the conceptual plans titled "Concept Plan for Cassius Blue Solar, LLC 394 MW (AC) Located at Sussex County, VA", prepared by Stantec, dated April 4, 2024, inclusive of the Application revision dated May 23rd, 2024, all assurances and commitments made within the Application materials, and the conditions imposed on the issued conditional use permit, as determined by the Zoning Administrator. Substantial conformance will be determined by the Zoning Administrator based on his/her review of the record. Deviations determined not to be in substantial conformance with the conceptual plans, or consistent with these conditions as may be necessary or required, shall require review and approval as an amendment to the conditional use permit, following the process for the granting of a conditional use permit. As used in these conditions, the term "Applicant" shall include the terms "Applicant, Owner, Developer, or Operator," and the successors and assigns thereof, the term "Zoning Administrator" shall include the designee of the Zoning Administrator, and the terms "Project" and "Solar Facility" shall include the facility in its entirety.

2. Scope of CUP. The CUP allows for the construction and operation of the Solar Facility on the tax parcels identified in the Application, subject to the following conditions:
    a. Except as permitted in Condition 2.c below, for any parcel where the excavation and mining of mineral sands has been authorized pursuant to CUP #1995-04, CUP #2013-01, CUP #2013-02, CUP #2014-01 or CUP #2016-01, the construction of the Solar Facility may not commence on such parcel until such time as active mining activities on the parcel have been completed. For the purposes of this condition, active mining activities are completed where no mineral has been removed or overburden removed, or where not substantial mine-related activity has been conducted for a period of 12 consecutive months and reclamation has begun or where the applicable parcel is released from the Virginia Department of Energy Mineral Mines Division Mining Permit No. 90370AA.
    b. Notwithstanding Condition 2.a. above, construction of the Solar Facility (including initial land disturbing activities authorized pursuant to an approved Erosion and Sediment Control Plan), may commence in conjunction with or in place of final site reclamation (i.e., final site grading, seeding, and/or stabilization) provided the Virginia Department of Energy approves of any necessary change in post-mining intended use, where required.
    c. The Solar Facility may be constructed on any portion of Tax Parcel 101-A-36A that is not being used for monitoring well activities to supporting mining uses

permitted under CUP #1995-04 (including access roads to such wells), so long as the solar panels of the Solar Facility are setback at least 150 feet from any monitoring well. The Solar Facility may also be constructed on any portion of Tax Parcel 101-A-2, provided the solar panels are setback at least 50 feet from the existing ASM River Pipeline.

3. Project capacity shall be limited to a maximum of 394 MW.

4. The active developed area of the site, within the fence line, shall be limited to 2,324 acres. All security fencing shall be installed behind the vegetated buffer.

5. The Applicant shall give the County written notice of any change in ownership or entities responsible for operations or asset management of the project within thirty (30) days after the change.

6. Prior to or in conjunction with site plan review, the Applicant/Owner/Developer shall submit details on the utility connections between noncontiguous portions of the project, including secured easements, to the Zoning Administrator for approval. Approval of the site plan or subsequent permits shall not be granted without prior approval of these connections by the Zoning Administrator, or without the existence of executed easements for the connections.

7. To accommodate wildlife crossing of the site, the Applicant shall refer to the Virginia Department of Wildlife Resources Commission's most recent Solar Energy Facility Guidance in the design of the site plan, working with the Zoning Administrator to meet the intent, if not the letter of the Guidance.

8. Setbacks shall be as required by the County's Zoning Ordinance, except where proposed within the application and conceptual plans to be greater. There shall be no setbacks between internal lot lines between parcels in the project area.
9. For all streams and wetlands there shall be a minimum 50' undisturbed buffer and 100' setback for all installed equipment unless a greater setback is provided within the application and conceptual plans. Erosion control and stormwater control measures are allowed to be located within the 100' setback. Required buffers shall remain undisturbed.

10. The project shall provide for a 150' perimeter setback, with encroachments allowed only where depicted on the Concept Plan. All required buffers shall be comprised of existing natural vegetation and there shall be minimal removal of existing buffer vegetation adjacent to road entry points. Where gaps in existing natural vegetation within a required buffer area require supplemental plantings to facilitate effective screening or in the event existing vegetation or landforms providing the screening are disturbed, the Zoning Administrator may, in connection with site plan review and approval, require buffers to be supplemented with additional plantings of native and/or pollinator species where compatible with site conditions. Supplemental plantings of trees (approximately six (6) feet in height and 2.5 inches in caliper at time of planting) and shrubs shall be installed as required by the Zoning Administrator. A staggered double row of trees/shrubs will be planted on 10-foot centers in the exterior 25 feet of the screening area. Tree and shrub seedlings shall be planted in the remaining screening area. Buffer plantings, both existing and supplemental planting, shall be maintained in good health to ensure sufficiency of the screening, as determined by the Zoning Administrator; damaged or deceased plant

materials shall be replaced within a reasonable time, dictated by best practices, as determined by the Zoning Administrator.

11. Prior to the operation of the facilities, the Applicant shall establish one or more easements to the County for all buffer areas (perimeter and wetland buffers), providing the County with unencumbered access to these areas for maintenance, stewardship, and fire protection. Such easements shall be established to expire upon decommissioning of the facility.

12. A separate security shall be posted for the ongoing maintenance of the project's land cover and vegetative buffers in an amount deemed sufficient by the Zoning Administrator as set forth on Schedule A attached hereto and provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party). For areas of project parcels to remain undeveloped and which are forested, prior to approval of the certificate of occupancy (or equivalent) the Applicant shall submit a forest management plan outlining how these areas will be actively managed by the Applicant during the operation of the facility consistent with best practices to limit the wildfire risk.

13. As part of the site plan review, the Applicant shall be required to submit a construction management/construction mitigation plan, to be reviewed and approved by the Zoning Administrator. At a minimum this plan shall address and/or include:

    a. A schedule for two (2) public open houses prior to the commencement of construction activities.
    b. A construction schedule to include construction of the proposed substation to be constructed by Dominion Power.
    c. Traffic control methods for all public roads to be used for ingress/egress (in coordination with the VDOT prior to initiation of construction) shall include, at a minimum, plans and procedures for lane closures, signage, flagging, and site entrance design.
    d. Coordination with VDOT prior to initiation of construction on the appropriateness of the speed limit on any public access road and support a speed limit reduction, if necessary.
    e. Site access planning, including procedures for directing and coordinating employee and delivery traffic. Construction Traffic shall be limited to 7:00 am to 9:00 pm, Monday through Saturday, or as may be approved by the County Administrator upon good cause shown by the Applicant. In all cases, construction delivery traffic shall be prohibited on Turkey Pen Road.
    f. Site security; security measures shall be implemented prior to commencement of construction activities.
    g. Lighting; during construction of the facility, any temporary construction lighting shall be positioned downward, inward, and shielded to eliminate glare from all adjacent properties. Emergency and/or safety lighting shall be exempt from this construction lighting condition.
    h. Hours of construction. Driving of posts shall be limited to 7:00 am to 6:00 pm, Monday through Saturday. Driving of posts shall be prohibited on state and federal holidays. The Applicant may request permission from the County Administrator to conduct post driving activity on Sunday, but such permission will be granted or denied at the sole discretion of the County Administrator, after

consulting with the Board of Supervisors. All other construction activity shall be permitted Monday through Saturday. The Applicant may conduct construction activity on Sunday, in accordance with the County's Noise Ordinance, so long as such activity does not occur within 500 feet of any residential dwelling.

i. Mitigation of dust.
j. Mitigation of burning operations.
k. Plans for staging and storage of materials and parking. During construction, the setback may be used for staging of materials and parking. No material and equipment laydown area, construction staging area, or construction trailer shall be located within 300 feet of any property containing a residential dwelling.

14. The Applicant shall submit a Construction Traffic Management Plan (CTMP) to include entrances and comply with all Virginia Department of Transportation conditions for the traffic management plan during construction and decommissioning of the Solar Facility.

15. The Applicant shall be responsible for repairing any damage to roadways occurring during development/construction or following commissioning of the project, or any portion thereof. Prior to the commencement of development/construction activities, the County and the Applicant shall agree to the existing state of applicable roadways, to be documented by video furnished by the Applicant in coordination with the County, or by the County with costs assumed by the Applicant. During development/construction, the roadways shall be monitored for damage, and the Applicant, once notified by the County of damages, shall make repairs caused by construction traffic at the direction of the County Administrator within 30 days of notice. After construction activities are completed, the roadways will be evaluated for damage as measured against the condition prior to construction activity; the Applicant will be required to restore such roadways to equivalent or better condition as existed prior to commencement of construction activity.

16. Prior to approval of the site plan and commencement of construction, the Applicant shall provide a bond or other security, in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party) as set forth on Schedule A attached hereto, to cover 100% of the estimated costs of anticipated pre-construction improvements to be made to the public roads and/or public rights-of-way along the delivery routes, as well as the anticipated cost of repairs to be necessary during development. After pre-construction improvements have been completed, the amount of the bond/security shall be reduced equivalent to the costs of the pre-construction improvements.

17. The Applicant shall coordinate with the County's Sheriff Department prior to initiation of construction on speed monitoring plans and devices.

18. As part of the site plan review, the Applicant/Owner/Developer shall be required to submit a grading plan, to be reviewed and approved by the Zoning Administrator. A bond or other security, from an issuer and in a form approved by the Zoning Administrator, will be posted for the grading operations. The Project shall be constructed in compliance with the Grading Plan. At a minimum this plan shall address:

a. Clearly show existing and proposed contours;
b. Note the locations and amounts of topsoil to be removed (if any) and the percent of the site to be graded;
c. Limit grading to the greatest extent practicable, and except as may be necessary to accommodate anticipated and required stormwater management, by avoiding development of steep slopes (those greater than 15%);
d. An earthwork balance will be achieved on-site with no import or export of soil except for importing specific quality soils required for construction. Excavated materials may be used for landscaping, berming/screening, or similar, or may otherwise be stockpiled on site and stabilized;
e. In areas proposed to be permanent access roads which will receive gravel or in any areas where more than a few inches of cut are required, topsoil will first be stripped and stockpiled on-site to be used to increase the fertility of areas intended to be seeded;
f. Take advantage of natural flow patterns in drainage design and keep the amount of impervious surface as low as possible to reduce storm water storage needs.
g. Provide for the installation of all stormwater and erosion and sediment control infrastructure ("Stormwater Infrastructure") at the outset of the project to ensure protection of water quality. Once all Stormwater Infrastructure is complete and approved by the VESCP authority, no more than 300 acres of the land disturbance areas as reflected on the Site Plan shall be disturbed without soil stabilization at any one time. Stabilization, for purposes of erosion and sediment control, shall mean the application of seed and straw to disturbed areas, which shall be determined by the VESCP authority.

19. The Applicant shall coordinate with state and federal agencies to avoid or limit impacts to the maximum extent practicable to any state and federally listed threatened and endangered species that may occur and have suitable habitats in the project area.

20. The Erosion and Sediment Control plan shall comply with the most recent version of the Virginia Erosion and Sediment Control Handbook at the time of construction. The County will have a third-party review with corrections completed prior to the County review and approval. The owner or operator shall construct, maintain, and operate the project in compliance with the approved plan. An E&S bond (or other security) will shall be posted for the construction portion of the project, to be provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party) as set forth on Schedule A attached hereto.

    a. To the maximum extent practicable, trees and stumps removed during the course of development shall be mulched on site, with such mulch to be used to mitigate and control stormwater runoff during construction.
    b. To the maximum extent practicable, topsoil from the site should be maintained on site for use in areas were grading occurs that exposes unsuitable soils where erosion and sediment control vegetation will not take; soil analysis shall be performed to assess the adequate seed mix for exposed soils.

21. The stormwater control plan shall comply with the most recent State policies and regulations at the time of design and construction. The County will have a third-party review with corrections completed prior to submittal for DEQ review and approval. The owner or operator shall construct, maintain, and operate the project in compliance with

the approved plan. A storm water control bond (or other security) provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party) shall be posted as set forth on Schedule A attached hereto.

22. Ground cover shall be native vegetation where compatible with site conditions and, in all cases, shall be approved by the Zoning Administrator, who may rely on the assistance of a third-party reviewer.

23. Only EPA approved herbicides shall be used for vegetative and weed control at the solar energy facility by a licensed applicator. No herbicides shall be used within 150 feet of the location of an approved ground water well. The Applicant shall submit an herbicide land application plan prior to approval of the certificate of occupancy (or equivalent). The plan shall specify the type of herbicides to be used, the frequency of land application, the identification of approved groundwater wells, wetlands, streams, and the distances from land application areas to features such as wells, wetlands, streams, and other bodies of water. The operator shall notify the County prior to application of pesticides and fertilizers. The County reserves the right to request soil and water testing.

24. For permanent security fencing, a performance bond reflecting the costs anticipated for fence maintenance shall be posted as set forth on Schedule A attached hereto, provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party).

25. No fence or similar barrier shall cross the main channel of any stream or through a wetland flagged by County staff on a site plan.

26. Permanent entrance roads and parking areas, as designated in the building permit application, will be stabilized with gravel, asphalt, or concrete to minimize dust, and impacts to adjacent properties. Roads internal to the site that are not part of ingress/egress to the site may be compacted dirt.

27. All physically damaged panels or any portion or debris thereof shall be collected by the solar facility operator and removed from the site or stored on site in a location protected from weather and wildlife and from any contact with ground or water until removal from the site can be arranged; storage of damaged panels or portion or debris thereof shall not exceed thirty (30) days.

28. The Applicant shall provide a bank letter of credit or a surety bond as a means of assuring payment of decommissioning costs as set forth on Schedule A attached hereto, provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party). The letter or bond shall include language that failure to renew the current commitment, or provide a new guarantor acceptable to the County, at least ninety days prior to the termination date of the current commitment, will constitute an event of default. If the County receives notice or reasonably believes that any form of security has been revoked or the County receives notice that any security may be revoked, the County may revoke the Conditional Use Permit and shall be entitled to take all action to obtain the rights to the form of security.

29. The Applicant shall submit a final Decommissioning Plan to the County for approval in conjunction with the building permit. The Applicant shall reimburse the County's reasonable costs for an independent review and analysis by a licensed engineer of the

initial decommissioning cost estimates. The Applicant will update the decommissioning costs estimate every five (5) years and reimburse the County's reasonable costs for an independent review and analysis by a licensed engineer of each decommissioning cost estimate revision.

30. Upon decommissioning, all physical improvements, materials, and equipment related to the solar facility, both surface and subsurface components, shall be removed in their entirety; this requirement, and decommissioning in general, will not apply to the substation, switchyard, and associated equipment located on Tax Parcel _____. The soil grade will also be restored following disturbance caused in the removal process. If the current or future landowner requests in writing that the fencing and/or materials greater than thirty-six (36) inches below the surface be exempt from removal, the facility owner or operator shall provide an itemized list of exempt items and copies of request letters in the decommissioning land disturbance application for review and approval by the County.

31. Upon decommissioning, all access roads will be removed, including any geotextile material beneath the roads and granular material. Topsoil will be redistributed within areas that were previously used for agricultural purposes to provide substantially similar growing media as was present within the areas prior to access road construction. If the current or future landowner requests in writing that the access roads and associated culverts or their related material be exempt from removal, the facility owner or operator shall provide an itemized list of exempt items and copies of request letters in the decommissioning land disturbance application for review and approval by the County.

32. Within twelve (12) months after the cessation of use of the solar facility for electrical power generation or transmission, the Applicant, at their sole cost and expense, shall commence decommissioning of the solar facility in accordance with the Decommissioning Plan approved by the County. If the Applicant fails to decommission the solar facility within twenty-four (24) months, the property owners shall commence decommissioning activities in accordance with the Decommissioning Plan using the decommissioning security to fund such activities. Following the completion of decommissioning of the Solar facility arising out of a default by the Applicant, any remaining security funds held by the County shall be distributed to the property owners in a proportion of the security funds and the property owner's proportionate acreage ownership of the Solar Facility. Upon completion of decommissioning and approval by the County, the County shall sign documentation releasing the decommissioning security.

33. If the Applicant or the property owners fail to timely decommission the Solar Facilities, the County shall have the right, but not the obligation, to commence decommissioning activities and shall have access to the property, access to the full amount of the decommissioning security, and the right to dispose of the Solar Facilities, equipment and materials on the property, without incurring any financial liability to the owner of the Solar facility or the property owner, and without obligation for the County to secure salvage value (if any) for the property disposed of. If applicable, any excess decommissioning security funds shall be returned to the current owners of the properties after the County has completed the decommissioning activities.

34. The County may enter the Project Site in accordance with Code of Virginia Section §15.2-2241.2. Nothing herein shall limit other rights or remedies that may be available to

the County to enforce the obligations of the Applicant, including under the County's zoning powers. The owners of the property shall execute a deed of easement prior to the County's issuance of a building permit.

35. If decommissioning is triggered for a portion of the Solar Facilities, then the Applicant will commence and complete decommissioning, in accordance with the Decommissioning Plan, for the applicable portion of the Solar Facilities; the remaining portion of the Solar facility would continue to be operational and subject to the Decommissioning Plan when the time comes. Any reference to decommissioning the Solar facility shall include the obligation to decommission all or a portion of the Solar Facilities, whichever is applicable with respect to a particular situation.

36. Subject to the requirement that the County provide the Applicant with an estimate of the third-party costs prior the expense being incurred (when applicable County permit fees do not cover assumed costs), the Applicant shall reimburse the County its reasonable costs in obtaining independent third-party reviews as required by these conditions and for the review of the site plan (including all specific plans thereof), Erosion and Sediment Control plan, road repair and improvement, decommissioning cost estimates, and bi-annual inspections during operations to verify compliance with all permits and approvals. The Applicant shall also fully fund any temporary or permanent signage as requested or required by the County or the Virginia Department of Transportation ("VDOT"), as well as any costs associated with traffic planning or traffic mitigation.

37. The design, installation, maintenance, and repair of the Solar facility shall be in accordance with the most current National Electric Code (NFPA 70) available (2014 version or later as applicable) and State Building Code at the time of construction.

38. Inspections.

    a. The Applicant will allow designated County representatives or employees access to the facility for inspection purposes during normal business hours with 24-hour notice.
    b. The Applicant shall reimburse the County its reasonable costs in obtaining an independent third-party to conduct inspections required by local and state laws and regulations when those costs exceed the Applicant's building permit fee.

39. Emergency Access, Response, and Training.

    a. The Applicant shall submit an Emergency Response Plan (the "ER Plan") with the submission of the site plan. The ER Plan shall include fire suppression methods that can be immediately deployed during both the construction and operation of the project on the project site, to be developed in consultation with the County Fire Chief and intended to further mitigate any risk of spread of fire beyond the project site. The ER Plan shall also include a program of education and training to be provided for County emergency response staff covering onsite emergency response, as well as information on how the facility will be designed, constructed, operated, and maintained to allow for access by County emergency response staff in the event of an emergency.
    b. Prior to the end of construction of the Project Site, the Applicant, shall hold training classes with the County's first responders (Fire and Rescue) to provide materials, education, and training on responding to on-site emergencies, to include the provision of information and any necessary equipment to allow first responders to gain access

to any part of the facility in the event of an emergency. The training classes shall be scheduled with the assistance of the County's Public Safety Coordinator or designee.

c. The Applicant shall provide on-going training as deemed necessary by the Public Safety Coordinator or designee.
d. In the event any upgrades or changes in technology associated with the Solar facility results in any change in emergency procedure, including the manner of access to the facility, the Applicant will notify the County Public Safety Coordinator, who may, at their discretion, schedule an additional training on the new equipment.

40. Compliance. The Solar facility shall be designed, constructed, and tested to meet relevant local, state, and federal standards as applicable.

41. The Conditional Use Permit shall be terminated if the solar facility does not receive a building permit within 24 months after the Applicant receives (a) any required state approvals; (b) any approvals of the regional transmission organization; and (c) any approvals required by the State Corporation Commission, but in no event more than thirty-six (36) months of approval of the Conditional Use Permit. The County Administrator, with a written request from the Applicant detailing the reasons for a requested extension, may approve a one-time extension of the 18 months to 24 months or a one-time extension of the thirty-six (36) months to forty-eight (48) months based upon his/her determination that any delay was not the result of actions of, or the inaction of, the Applicant.

42. If the Solar facility is declared to be unsafe, due to a violation of building or electrical codes, as determined by the fire marshal or building official, and the Applicant of the Facilities fails to respond in writing to such official within thirty (30) days, the County may revoke the right for the Facilities to continue operation until the unsafe condition is brought into compliance with the applicable building or electrical code. If the unsafe condition cannot be remedied within six (6) months, the Conditional Use Permit shall be terminated, and the Solar facility shall be decommissioned.

43. The Applicant shall provide the County with a list of capital equipment, including but not limited to solar photovoltaic equipment proposed to be installed, whether or not it has yet been certified as pollution control equipment by the State Corporation Commission or Virginia Department of Environmental Quality, and lists of all other taxable tangible property. Thereafter, on an annual basis, the Applicant shall provide the County with any updates to this information. Further, any information that is provided to the Virginia State Corporation Commission in the future, for the Commission's use in valuing such property for taxation purposes, shall also be provided to the County in a timely manner.

44. Power Purchase Agreement. The Applicant shall notify the County and its legal counsel upon its ratification of a power purchase agreement with a third-party providing for the sale of a minimum of eighty percent (80%) of the Solar Facility's anticipated generation capacity for not less than ten (10) years from commencement of operation or an agreement for purchase of the project by an electric utility or electric cooperative operating in the Commonwealth of Virginia and upon the County's request, to the extent permitted by any non-disclosure agreements between the parties to such agreement.

45. The County may engage a professional construction project manager with demonstrated experience in the development of utility-scale solar facility during the construction/development of the project, with the requirement that reasonable costs of such engagement shall be reimbursed by the Applicant. The role of this project manager will be to serve as a primary point of contact between the County and the Applicant with respect to all aspects of the construction and development of the facility, to provide for Erosion and Sediment Control monitoring and inspection reports, and to assist the County and its staff and any associated third-party consultants in coordinating the compliant development of the facility consistent with all applicable local, state, and federal permits, ordinances, codes, regulations.

Schedule A
Security of Performance – Summary of Securities

Condition Reference	Performance Being Secured	Duration
15	Pre-Construction Road Improvements; Road Repairs	Construction Phase
18	Grading	
20	Erosion & Sediment Control	
21	Stormwater Management/Control	Operations Phase/Full Lifecycle
10	Land cover & vegetative buffer maintenance	
24	Security fencing	
28	Decommissioning	

Posting and release of bonds shall be in accordance with the procedures set forth in the Sussex County Zoning Ordinance, Subdivision Ordinance, and Erosion & Sediment Control Ordinance.

TAB J

Cassius Blue Solar

Cassius Blue Solar Project

Exhibit H

Updated Conditions

(Updated August 2024)

Sussex County Conditional Use Permit Application

CASSIUS BLUE SOLAR, LLC

CONDITIONAL USE PERMIT CONDITIONS

Cassius Blue Solar, LLC, (the "Applicant") has applied (the "Application") to the Sussex County Board of Supervisors (the "County") for a Conditional Use Permit (the "CUP") to construct a Utility Scale Solar Facility and associated substation (the "Solar Facility" or "Project") as defined by Appendix B, Zoning, Article I, Section 16-1 of the Sussex County Zoning Ordinance (the "Ordinance") and as permitted by Appendix B, Zoning, Article XXIII, Sec. 16-401 through Sec. 16-410 of the Ordinance. Pursuant to the Application, the Applicant proposes the following conditions, which upon approval of the CUP, shall be in full force and effect.

1. The Applicant shall develop, construct, operate, and maintain the Project site in substantial conformance with the conceptual plans titled "Concept Plan for Cassius Blue Solar, LLC 394 MW (AC) Located at Sussex County, VA", prepared by Stantec, dated April 4, 2024, inclusive of the Application revision dated July 31, 2024, all assurances and commitments made within the Application materials, and the conditions imposed on the issued conditional use permit, as determined by the Zoning Administrator. Substantial conformance will be determined by the Zoning Administrator based on his/her review of the record. Deviations determined not to be in substantial conformance with the conceptual plans, or consistent with these conditions as may be necessary or required, shall require review and approval as an amendment to the conditional use permit, following the process for the granting of a conditional use permit. As used in these conditions, the term "Applicant" shall include the terms "Applicant, Owner, Developer, or Operator," and the successors and assigns thereof, the term "Zoning Administrator" shall include the designee of the Zoning Administrator, and the terms "Project" and "Solar Facility" shall include the facility in its entirety.

2. Scope of CUP. The CUP allows for the construction and operation of the Solar Facility on the tax parcels identified in the Application, subject to the following conditions:

    a. Except as permitted in Condition 2.c below, for any parcel where the excavation and mining of mineral sands has been authorized pursuant to CUP #1995-04, CUP #2013-01, CUP #2013-02, CUP #2014-01 or CUP #2016-01, the construction of the Solar Facility may not commence on such parcel until such time as active mining activities on the parcel have been completed. For the purposes of this condition, active mining activities are completed where no mineral has been removed or overburden removed, or where not substantial mine-related activity has been conducted for a period of 12 consecutive months and reclamation has begun or where the applicable parcel is released from the Virginia Department of Energy Mineral Mines Division Mining Permit No. 90370AA.

    b. Notwithstanding Condition 2.a. above, construction of the Solar Facility

(including initial land disturbing activities authorized pursuant to an approved Erosion and Sediment Control Plan), may commence in conjunction with or in place of final site reclamation (i.e., final site grading, seeding, and/or stabilization) provided the Virginia Department of Energy approves of any necessary change in post-mining intended use, where required.

c. The Solar Facility may be constructed on any portion of Tax Parcel 101-A-36A that is not being used for monitoring well activities to supporting mining uses permitted under CUP #1995-04 (including access roads to such wells), so long as the solar panels of the Solar Facility are setback at least 150 feet from any monitoring well. The Solar Facility may also be constructed on any portion of Tax Parcel 101-A-2, provided the solar panels are setback at least 50 feet from the existing ASM River Pipeline.

3. Project capacity shall be limited to a maximum of 394 MW.

4. The active developed area of the site, within the fenceline, shall be limited to 2,214 acres. All security fencing shall be installed behind the vegetated buffer.

5. The Applicant shall give the County written notice of any change in ownership or entities responsible for operations or asset management of the project within thirty (30) days after the change.

6. Prior to or in conjunction with site plan review, the Applicant/Owner/Developer shall submit details on the utility connections between noncontiguous portions of the project, including secured easements, to the Zoning Administrator for approval. Approval of the site plan or subsequent permits shall not be granted without prior approval of these connections by the Zoning Administrator, or without the existence of executed easements for the connections.

7. To accommodate wildlife crossing of the site, the Applicant shall refer to the Virginia Department of Wildlife Resources Commission's most recent Solar Energy Facility Guidance in the design of the site plan, working with the Zoning Administrator to meet the intent, if not the letter of the Guidance.

8. Setbacks shall be as required by the County's Zoning Ordinance, except where proposed within the application and conceptual plans to be greater. There shall be no setbacks between internal lot lines between parcels in the project area.

9. For all streams and wetlands there shall be a minimum 50' undisturbed buffer and 100' setback for all installed equipment unless a greater setback is provided within the application and conceptual plans. Erosion control and stormwater control measures are allowed to be located within the 100' setback. Required buffers shall remain undisturbed.

10. The project shall provide for a 150' perimeter setback, with encroachments allowed only where depicted on the Concept Plan. All required buffers shall be comprised of existing natural vegetation and there shall be minimal removal of existing buffer vegetation adjacent to road entry points. Where gaps in existing natural vegetation within a required buffer area require supplemental plantings to facilitate effective screening or in the event existing vegetation or landforms providing the screening are disturbed, the Zoning Administrator may, in connection with site plan review and approval, require buffers to be supplemented with additional plantings of native and/or pollinator species where compatible with site conditions. Supplemental plantings of trees (approximately six (6) feet in height and 2.5 inches in caliper at time of planting) and shrubs shall be installed as required by the Zoning Administrator. A staggered double row of trees/shrubs will be planted on 10-foot centers in the exterior 25 feet of the screening area. Tree and shrub seedlings shall be planted in the remaining screening area. Buffer plantings, both existing and supplemental planting, shall be maintained in good health to ensure sufficiency of the screening, as determined by the Zoning Administrator; damaged or deceased plant materials shall be replaced within a reasonable time, dictated by best practices, as determined by the Zoning Administrator.

11. Prior to the operation of the facilities, the Applicant shall establish one or more easements to the County for all buffer areas (perimeter and wetland buffers), providing the County with unencumbered access to these areas for maintenance, stewardship, and fire protection. Such easements shall be established to expire upon decommissioning of the facility.

12. A separate security shall be posted for the ongoing maintenance of the project's land cover and vegetative buffers in an amount deemed sufficient by the Zoning Administrator as set forth on Schedule A attached hereto and provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third- party). For areas of project parcels to remain undeveloped and which are forested, prior to approval of the certificate of occupancy (or equivalent) the Applicant shall submit a forest management plan outlining how these areas will be actively managed by the Applicant during the operation of the facility consistent with best practices to limit the wildfire risk.

13. As part of the site plan review, the Applicant shall be required to submit a construction management/construction mitigation plan, to be reviewed and approved by the Zoning Administrator. At a minimum this plan shall address and/or include:

    a. A schedule for two (2) public open houses prior to the commencement of construction activities.
    b. A construction schedule to include construction of the proposed substation

to be constructed by Dominion Power.

c. Traffic control methods for all public roads to be used for ingress/egress (in coordination with the VDOT prior to initiation of construction) shall include, at a minimum, plans and procedures for lane closures, signage, flagging, and site entrance design.
d. Coordination with VDOT prior to initiation of construction on the appropriateness of the speed limit on any public access road and support a speed limit reduction, if necessary.
e. Site access planning, including procedures for directing and coordinating employee and delivery traffic. Construction Traffic shall be limited to 7:00 am to 9:00 pm, Monday through Saturday, or as may be approved by the County Administrator upon good cause shown by the Applicant. In all cases, construction delivery traffic shall be prohibited on Turkey Pen Road.
f. Site security; security measures shall be implemented prior to commencement of construction activities.
g. Lighting; during construction of the facility, any temporary construction lighting shall be positioned downward, inward, and shielded to eliminate glare from all adjacent properties. Emergency and/or safety lighting shall be exempt from this construction lighting condition.
h. Hours of construction. Driving of posts shall be limited to 7:00 am to 6:00 pm, Monday through Saturday. Driving of posts shall be prohibited on state and federal holidays. The Applicant may request permission from the County Administrator to conduct post driving activity on Sunday, but such permission will be granted or denied at the sole discretion of the County Administrator, after consulting with the Board of Supervisors. All other construction activity shall be permitted Monday through Saturday. The Applicant may conduct construction activity on Sunday, in accordance with the County's Noise Ordinance, so long as such activity does not occur within 500 feet of any residential dwelling.
i. Mitigation of dust.
j. Mitigation of burning operations.
k. Plans for staging and storage of materials and parking. During construction, the setback may be used for staging of materials and parking. No material and equipment laydown area, construction staging area, or construction trailer shall be located within 300 feet of any property containing a residential dwelling.

14. The Applicant shall submit a Construction Traffic Management Plan (CTMP) to include entrances and comply with all Virginia Department of Transportation conditions for the traffic management plan during construction and decommissioning of the Solar Facility.

15. The Applicant shall be responsible for repairing any damage to roadways occurring during development/construction or following commissioning of the project, or any

portion thereof. Prior to the commencement of development/construction activities, the County and the Applicant shall agree to the existing state of applicable roadways, to be documented by video furnished by the Applicant in coordination with the County, or by the County with costs assumed by the Applicant. During development/construction, the roadways shall be monitored for damage, and the Applicant, once notified by the County of damages, shall make repairs caused by construction traffic at the direction of the County Administrator within 30 days of notice. After construction activities are completed, the roadways will be evaluated for damage as measured against the condition prior to construction activity; the Applicant will be required to restore such roadways to equivalent or better condition as existed prior to commencement of construction activity.

16. Prior to approval of the site plan and commencement of construction, the Applicant shall provide a bond or other security, in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party) as set forth on Schedule A attached hereto, to cover 100% of the estimated costs of anticipated pre-construction improvements to be made to the public roads and/or public rights-of-way along the delivery routes, as well as the anticipated cost of repairs to be necessary during development. After pre-construction improvements have been completed, the amount of the bond/security shall be reduced equivalent to the costs of the pre-construction improvements.

17. The Applicant shall coordinate with the County's Sheriff Department prior to initiation of construction on speed monitoring plans and devices.

18. As part of the site plan review, the Applicant/Owner/Developer shall be required to submit a grading plan, to be reviewed and approved by the Zoning Administrator. A bond or other security, from an issuer and in a form approved by the Zoning Administrator, will be posted for the grading operations. The Project shall be constructed in compliance with the Grading Plan. At a minimum this plan shall address:

    a. Clearly show existing and proposed contours;
    b. Note the locations and amounts of topsoil to be removed (if any) and the percent of the site to be graded;
    c. Limit grading to the greatest extent practicable, and except as may be necessary to accommodate anticipated and required stormwater management, by avoiding development of steep slopes (those greater than 15%);
    d. An earthwork balance will be achieved on-site with no import or export of soil except for importing specific quality soils required for construction. Excavated materials may be used for landscaping, berming/screening, or similar, or may otherwise be stockpiled on site and stabilized;
    e. In areas proposed to be permanent access roads which will receive gravel or in

any areas where more than a few inches of cut are required, topsoil will first be stripped and stockpiled on-site to be used to increase the fertility of areas intended to be seeded;

f. Take advantage of natural flow patterns in drainage design and keep the amount of impervious surface as low as possible to reduce storm water storage needs.

g. Provide for the installation of all stormwater and erosion and sediment control infrastructure ("Stormwater Infrastructure") at the outset of the project to ensure protection of water quality. Once all Stormwater Infrastructure is complete and approved by the VESCP authority, no more than 300 acres of the land disturbance areas as reflected on the Site Plan shall be disturbed without soil stabilization at any one time. Stabilization, for purposes of erosion and sediment control, shall mean the application of seed and straw to disturbed areas, which shall be determined by the VESCP authority.

19. The Applicant shall coordinate with state and federal agencies to avoid or limit impacts to the maximum extent practicable to any state and federally listed threatened and endangered species that may occur and have suitable habitats in the project area.

20. The Erosion and Sediment Control plan shall comply with the most recent version of the Virginia Erosion and Sediment Control Handbook at the time of construction. The County will have a third-party review with corrections completed prior to the County review and approval. The owner or operator shall construct, maintain, and operate the project in compliance with the approved plan. An E&S bond (or other security) will shall be posted for the construction portion of the project, to be provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party) as set forth on Schedule A attached hereto.

    a. To the maximum extent practicable, trees and stumps removed during the course of development shall be mulched on site, with such mulch to be used to mitigate and control stormwater runoff during construction.
    b. To the maximum extent practicable, topsoil from the site should be maintained on site for use in areas were grading occurs that exposes unsuitable soils where erosion and sediment control vegetation will not take; soil analysis shall be performed to assess the adequate seed mix for exposed soils.

21. The stormwater control plan shall comply with the most recent State policies and regulations at the time of design and construction. The County will have a third-party review with corrections completed prior to submittal for DEQ review and approval. The owner or operator shall construct, maintain, and operate the project in compliance with the approved plan. A storm water control bond (or other security) provided by an issuer in a form and amount acceptable to the Zoning

Administrator (who may rely on the opinion of a third-party) shall be posted as set forth on Schedule A attached hereto.

22. Ground cover shall be native vegetation where compatible with site conditions and, in all cases, shall be approved by the Zoning Administrator, who may rely on the assistance of a third-party reviewer.

23. Only EPA approved herbicides shall be used for vegetative and weed control at the solar energy facility by a licensed applicator. No herbicides shall be used within 150 feet of the location of an approved ground water well. The Applicant shall submit an herbicide land application plan prior to approval of the certificate of occupancy (or equivalent). The plan shall specify the type of herbicides to be used, the frequency of land application, the identification of approved groundwater wells, wetlands, streams, and the distances from land application areas to features such as wells, wetlands, streams, and other bodies of water. The operator shall notify the County prior to application of pesticides and fertilizers. The County reserves the right to request soil and water testing.

24. For permanent security fencing, a performance bond reflecting the costs anticipated for fence maintenance shall be posted as set forth on Schedule A attached hereto, provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party).

25. No fence or similar barrier shall cross the main channel of any stream or through a wetland flagged by County staff on a site plan.

26. Permanent entrance roads and parking areas, as designated in the building permit application, will be stabilized with gravel, asphalt, or concrete to minimize dust, and impacts to adjacent properties. Roads internal to the site that are not part of ingress/egress to the site may be compacted dirt.

27. All physically damaged panels or any portion or debris thereof shall be collected by the solar facility operator and removed from the site or stored on site in a location protected from weather and wildlife and from any contact with ground or water until removal from the site can be arranged; storage of damaged panels or portion or debris thereof shall not exceed thirty (30) days.

28. The Applicant shall provide a bank letter of credit or a surety bond as a means of assuring payment of decommissioning costs as set forth on Schedule A attached hereto, provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party). The letter or bond shall include language that failure to renew the current commitment, or provide a new guarantor acceptable to the County, at least ninety days prior to the termination date of the current commitment, will constitute an event of default. If the County receives

notice or reasonably believes that any form of security has been revoked or the County receives notice that any security may be revoked, the County may revoke the Conditional Use Permit and shall be entitled to take all action to obtain the rights to the form of security.

29. The Applicant shall submit a final Decommissioning Plan to the County for approval in conjunction with the building permit. The Applicant shall reimburse the County's reasonable costs for an independent review and analysis by a licensed engineer of the initial decommissioning cost estimates. The Applicant will update the decommissioning costs estimate every five (5) years and reimburse the County's reasonable costs for an independent review and analysis by a licensed engineer of each decommissioning cost estimate revision.
30. Upon decommissioning, all physical improvements, materials, and equipment related to the solar facility, both surface and subsurface components, shall be removed in their entirety; this requirement, and decommissioning in general, will not apply to the substation, switchyard, and associated equipment located on Tax Parcel 101-A – 38. The soil grade will also be restored following disturbance caused in the removal process. If the current or future landowner requests in writing that the fencing and/or materials greater than thirty-six (36) inches below the surface be exempt from removal, the facility owner or operator shall provide an itemized list of exempt items and copies of request letters in the decommissioning land disturbance application for review and approval by the County.
31. Upon decommissioning, all access roads will be removed, including any geotextile material beneath the roads and granular material. Topsoil will be redistributed within areas that were previously used for agricultural purposes to provide substantially similar growing media as was present within the areas prior to access road construction. If the current or future landowner requests in writing that the access roads and associated culverts or their related material be exempt from removal, the facility owner or operator shall provide an itemized list of exempt items and copies of request letters in the decommissioning land disturbance application for review and approval by the County.
32. Within twelve (12) months after the cessation of use of the solar facility for electrical power generation or transmission, the Applicant, at its sole cost and expense, shall commence decommissioning of the solar facility in accordance with the Decommissioning Plan approved by the County. If the Applicant fails to decommission the solar facility within twenty-four (24) months, then the County may commence decommissioning activities in accordance with Condition 33, below. Upon completion of decommissioning and approval by the County, the County shall sign documentation releasing the decommissioning security.
33. If the Applicant or the property owners fail to timely decommission the Solar

Facilities, the County shall have the right, but not the obligation, to commence decommissioning activities and shall have access to the property, access to the full amount of the decommissioning security, and the right to dispose of the Solar Facilities, equipment and materials on the property, without incurring any financial liability to the owner of the Solar facility or the property owner, and without obligation for the County to secure salvage value (if any) for the property disposed of. If applicable, any excess decommissioning security funds shall be returned to the current owners of the properties after the County has completed the decommissioning activities, or to such other party as may be required pursuant to the terms of the security.

34. The County may enter the Project Site in accordance with Code of Virginia Section §15.2-2241.2. Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of the Applicant, including under the County's zoning powers. The owners of the property shall execute a deed of easement prior to the County's issuance of a building permit.

35. If decommissioning is triggered for a portion of the Solar Facilities, then the Applicant will commence and complete decommissioning, in accordance with the Decommissioning Plan, for the applicable portion of the Solar Facilities; the remaining portion of the Solar facility would continue to be operational and subject to the Decommissioning Plan when the time comes. Any reference to decommissioning the Solar facility shall include the obligation to decommission all or a portion of the Solar Facilities, whichever is applicable with respect to a particular situation.

36. Subject to the requirement that the County provide the Applicant with an estimate of the third-party costs prior the expense being incurred (when applicable County permit fees do not cover assumed costs), the Applicant shall reimburse the County its reasonable costs in obtaining independent third-party reviews as required by these conditions and for the review of the site plan (including all specific plans thereof), Erosion and Sediment Control plan, road repair and improvement, decommissioning cost estimates, and bi- annual inspections during operations to verify compliance with all permits and approvals. The Applicant shall also fully fund any temporary or permanent signage as requested or required by the County or the Virginia Department of Transportation ("VDOT"), as well as any costs associated with traffic planning or traffic mitigation.

37. The design, installation, maintenance, and repair of the Solar facility shall be in accordance with the most current National Electric Code (NFPA 70) available (2014 version or later as applicable) and State Building Code at the time of construction.

38. Inspections.

a. The Applicant will allow designated County representatives or employees access to the facility for inspection purposes during normal business hours with 24-hour notice.
b. The Applicant shall reimburse the County its reasonable costs in obtaining an independent third-party to conduct inspections required by local and state laws and regulations when those costs exceed the Applicant's building permit fee.

39. Emergency Access, Response, and Training.

a. The Applicant shall submit an Emergency Response Plan (the "ER Plan") with the submission of the site plan. The ER Plan shall include fire suppression methods that can be immediately deployed during both the construction and operation of the project on the project site, to be developed in consultation with the County Fire Chief and intended to further mitigate any risk of spread of fire beyond the project site. The ER Plan shall also include a program of education and training to be provided for County emergency response staff covering onsite emergency response, as well as information on how the facility will be designed, constructed, operated, and maintained to allow for access by County emergency response staff in the event of an emergency.
b. Prior to the end of construction of the Project Site, the Applicant, shall hold training classes with the County's first responders (Fire and Rescue) to provide materials, education, and training on responding to on-site emergencies, to include the provision of information and any necessary equipment to allow first responders to gain access to any part of the facility in the event of an emergency. The training classes shall be scheduled with the assistance of the County's Public Safety Coordinator or designee.
c. The Applicant shall provide on-going training as deemed necessary by the Public Safety Coordinator or designee.
d. In the event any upgrades or changes in technology associated with the Solar facility results in any change in emergency procedure, including the manner of access to the facility, the Applicant will notify the County Public Safety Coordinator, who may, at their discretion, schedule an additional training on the new equipment.

40. Compliance. The Solar facility shall be designed, constructed, and tested to meet relevant local, state, and federal standards as applicable.

41. The Conditional Use Permit shall be terminated if the solar facility does not receive a building permit within 24 months after the Applicant receives (a) any required state approvals; (b) any approvals of the regional transmission organization; and (c) any approvals required by the State Corporation Commission, but in no event more than thirty-six (36) months of approval of the Conditional Use Permit. The County

Administrator, with a written request from the Applicant detailing the reasons for a requested extension, may approve a one-time extension of the 18 months to 24 months or a one-time extension of the thirty-six (36) months to forty-eight (48) months based upon his/her determination that any delay was not the result of actions of, or the inaction of, the Applicant.

42. If the Solar facility is declared to be unsafe, due to a violation of building or electrical codes, as determined by the fire marshal or building official, and the Applicant of the Facilities fails to respond in writing to such official within thirty (30) days, the County may revoke the right for the Facilities to continue operation until the unsafe condition is brought into compliance with the applicable building or electrical code. If the unsafe condition cannot be remedied within six (6) months, the Conditional Use Permit shall be terminated, and the Solar facility shall be decommissioned.

43. The Applicant shall provide the County with a list of capital equipment, including but not limited to solar photovoltaic equipment proposed to be installed, whether or not it has yet been certified as pollution control equipment by the State Corporation Commission or Virginia Department of Environmental Quality, and lists of all other taxable tangible property. Thereafter, on an annual basis, the Applicant shall provide the County with any updates to this information. Further, any information that is provided to the Virginia State Corporation Commission in the future, for the Commission's use in valuing such property for taxation purposes, shall also be provided to the County in a timely manner.

44. Power Purchase Agreement. The Applicant shall notify the County and its legal counsel upon its ratification of a power purchase agreement with a third-party providing for the sale of a minimum of eighty percent (80%) of the Solar Facility's anticipated generation capacity for not less than ten (10) years from commencement of operation or an agreement for purchase of the project by an electric utility or electric cooperative
operating in the Commonwealth of Virginia and upon the County's request, to the extent permitted by any non-disclosure agreements between the parties to such agreement.

45. The County may engage a professional construction project manager with demonstrated experience in the development of utility-scale solar facility during the construction/development of the project, with the requirement that reasonable costs of such engagement shall be reimbursed by the Applicant. The role of this project manager will be to serve as a primary point of contact between the County and the Applicant with respect to all aspects of the construction and development of the facility, to provide for Erosion and Sediment Control monitoring and inspection reports, and to assist the County and its staff and any associated third-party consultants in coordinating the compliant development of the facility consistent with all applicable local, state, and federal permits, ordinances, codes, regulations.

Schedule A
Security of Performance – Summary of Securities

Condition Reference	Performance Being Secured	Duration
15	Pre-Construction Road Improvements; Road Repairs	Construction Phase
18	Grading	
20	Erosion & Sediment Control	
21	Stormwater Management/Control	Operations Phase/Full Lifecycle
10	Land cover & vegetative buffer maintenance	
24	Security fencing	
28	Decommissioning	

Posting and release of bonds shall be in accordance with the procedures set forth in the Sussex County Zoning Ordinance, Subdivision Ordinance, and Erosion & Sediment Control Ordinance.

TAB K

Cassius Blue Solar

Cassius Blue Solar Project

Exhibit I

Economic Impact Analysis

Sussex County Conditional Use Permit Application

CASSIUS BLUE SOLAR

ECONOMIC & FISCAL CONTRIBUTION TO THE COUNTIES OF DINWIDDIE AND SUSSEX, VIRGINIA



Prepared for

GEENEX SOLAR

MANGUM economics

4198 COX ROAD, SUITE 104
GLEN ALLEN, VIRGINIA 23060
804-322-7777

MANGUMECONOMICS.COM

SEPTMEBER 2023

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About Mangum Economics, LLC

Mangum Economics is a Glen Allen, Virginia based firm that was founded in 2003. Since then, we have become known as a leader in industry analysis, economic impact assessment, policy and program evaluation, and economic and workforce strategy development. The Mangum Team specializes in producing objective and actionable quantitative economic research that our clients use for strategic decision making in a variety of industries and environments. We know that our clients are unique, and that one size does not fit all. As a result, we have a well-earned reputation for tailoring our analyses to meet the specific needs of specific clients, with a specific audience.

Most of our research falls into four general categories:

- **Information Technology:** Working with some of the largest names in the industry, to date the Mangum Team has produced analyses of the economic and fiscal impact of data centers at the state and local level across the country.
- **Energy:** The Mangum Team has produced analyses of the economic and fiscal impact of over 23 GW of proposed solar, wind, battery storage, and hydro projects spanning twenty states. Among those projects was Dominion Energy's 2.6 GW Coastal Virginia Offshore Wind project off of Virginia Beach. In addition, the Mangum Team has also performed economic and fiscal impact analyses for the natural gas, nuclear, oil, and pipeline industries.
- **Economic Development and Special Projects:** The Mangum Team has performed hundreds of analyses of proposed economic development projects. Most recently, we were called upon by Henrico County to provide an analysis of the proposed $2.3 billion Green City "net-zero eco district." The Mangum Team has also authored multiple economic development plans, including identifying industries that were likely recruitment targets because of the high-speed MAREA and BRUSA sub-sea cable landings in Virginia Beach.
- **Policy Analysis:** The Mangum Team also has extensive experience in identifying and quantifying the intended and unintended economic consequences of proposed legislative and regulatory initiatives.

The Project Team

Rebecca Kyle
Senior Research Analyst

Martina Arel, M.B.A.
Director – Economic Development & Energy Research

A. Fletcher Mangum, Ph.D.
Founder and CEO

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Executive Summary

This report assesses the economic contribution that the proposed Cassius Blue Solar project would make to the counties of Dinwiddie and Sussex, Virginia (the project region) as well as the fiscal contribution that the project would make to Sussex County. The primary findings from that assessment are as follows:

1) **Cassius Blue Solar is a proposed 394-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located at the intersection of Walkers Mill Road and Concord Sappony Road in Sussex County, Virginia. The total acreage to be leased and purchased for the project is approximately 4,984. The actively used, fenced-in acreage would be approximately 2,264 acres.**

2) **The proposed Cassius Blue Solar project would make a significant economic contribution to the project region:**

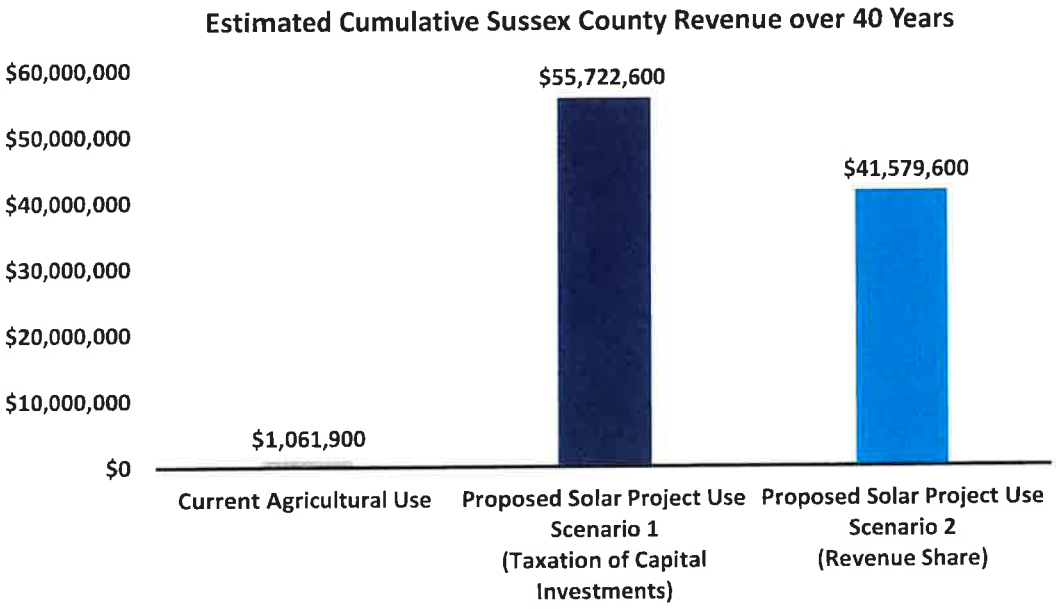
   - The proposed Cassius Blue Solar project would employ approximately 1,110 local and non-local full-time equivalent construction workers over the construction period.
   - The proposed Cassius Blue Solar project would provide an estimated one-time pulse of economic activity to the project region during its construction phase supporting approximately:
     - 304 direct, indirect, and induced job years.
     - $17.4 million in associated wages and benefits.
     - $49.7 million in economic output.
     - $1.5 million in state and local tax revenue.
   - The proposed Cassius Blue Solar project would provide an estimated annual economic impact to the project region during its ongoing operational phase supporting approximately:
     - 15 direct, indirect, and induced jobs.
     - $0.7 million in associated wages and benefits.
     - $2.5 million in economic output.

3) **The proposed Cassius Blue Solar project would also make a significant fiscal contribution to Sussex County. The proposed project would generate approximately:**

   - $55.7 million in cumulative county revenue over the facility's anticipated 40-year operational life assuming revenues are generated from the reassessment of the real property and the taxation of the associated capital investments (Scenario 1); or
   - $41.6 million in cumulative county revenue over the facility's anticipated 40-year operational life assuming revenues are generated from the reassessment of the real property and payments associated with a locally adopted revenue share ordinance. The payments would be based on the project's generation capacity and would include a 10 percent escalator every five years pursuant to recently passed legislation (Scenario 2).

4) **The proposed Cassius Blue Solar project would have a significantly greater fiscal impact on Sussex County than the property generates in its current agricultural use:**

- The proposed Cassius Blue Solar project would generate approximately $55.7 million under Scenario 1 and approximately $41.6 million under Scenario 2 in cumulative county revenue over the facility's anticipated 40-year operational life, as compared to approximately $1.1 million in cumulative county revenue in the property's current agricultural use – a difference of approximately $54.6 million and $40.5 million respectively or a 52- or 39-fold increase over current revenues.



The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing the quality of that information. However, because these estimates attempt to foresee the consequences of circumstances that have not yet occurred, it is not possible to be certain that they will be representative of actual events. These estimates are intended to provide a good indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

Introduction

This report assesses the economic and fiscal contribution that the proposed Cassius Blue Solar project would make to the counties of Dinwiddie and Sussex, Virginia (the project region) as well as the fiscal contribution that the project would make to Sussex County. This report was commissioned by Geenex Solar and produced by Mangum Economics.

The Project

Cassius Blue Solar is a proposed 394-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located at the intersection of Walkers Mill Road and Concord Sappony Road in Sussex County, Virginia. The total acreage to be leased and purchased for the project is approximately 4,984. The actively used, fenced-in acreage would be approximately 2,264 acres.

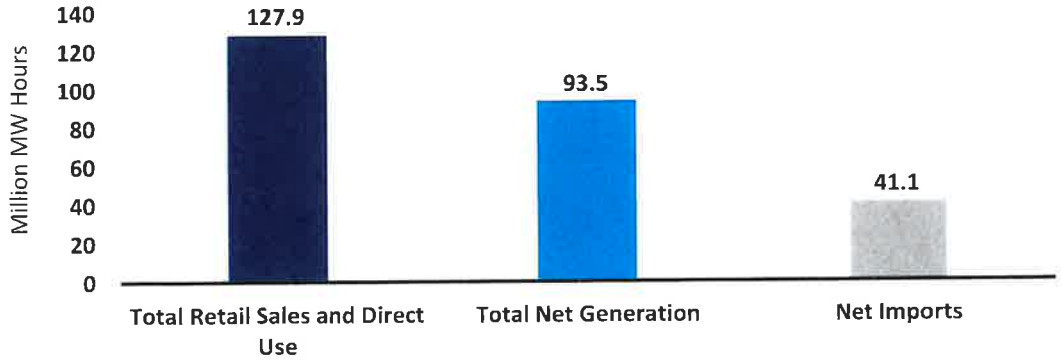
Electricity Production in Virginia

This section provides a backdrop for the proposed Cassius Blue Solar project by profiling Virginia's electricity production sector and the role that solar energy could play in that sector.

Overall Market

As shown in Figure 1, in 2021 electricity sales and direct use in Virginia totaled 127.9 million megawatt hours, ranking the state 10th among the fifty states in terms of electricity consumption. However, only 73 percent of that demand was met by in-state utilities, independent producers, and other sources. As a result, Virginia had to import the remaining electricity it consumed from producers in other states. As with all imports, this means that the jobs, wages, and economic output created by that production went to localities in those states, not to localities in Virginia.

Figure 1: Demand and Supply of Electricity in Virginia in 2021 (in millions of megawatt-hours)[1]



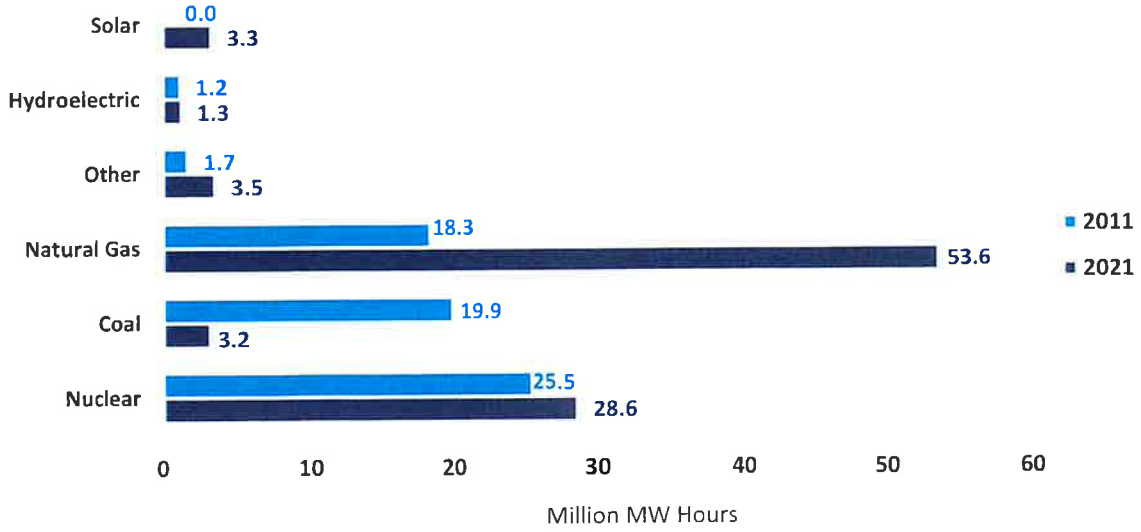
[1] Data Source: U.S. Energy Information Administration. In this chart, "Net Imports" also takes into account losses during transmission. As a result, it does not directly equal the residual of "Total Net Generation" minus "Total Retail Sales and Direct Use."

Sources of Production

Between 2011 and 2021, the total amount of electricity produced in Virginia increased from 66.7 to 93.5 million megawatt hours, while retail and direct consumption of electricity increased from 112.1 to 127.9 million megawatt hours. Consequently, imports of electricity decreased by 11.8 million megawatt hours (or 22 percent) during this time.[2] Figure 2 provides a comparison of the energy sources that were used to produce electricity in Virginia in each of those years. As these data show, the most significant change between 2011 and 2021 was a decrease in the use of coal and an increase in the use of natural gas. Where coal was the state's second largest source of electricity in 2011, accounting for 19.9 million megawatt hours (or 29.9 percent) of production, by 2021 production had fallen by 16.7 million megawatt hours, making coal a distant fifth place source of electricity with only 3.4 percent of production.

In contrast, the share of electricity produced using cleaner-burning low-emissions energy sources increased over the period. Where natural gas accounted for only 18.3 million megawatt hours (or 27.5 percent) of Virginia's electricity production in 2011, by 2021 that proportion had almost tripled to 53.6 million megawatt hours (or 57.3 percent of production), making natural gas the state's largest source of electricity. In addition, solar, which entered the Virginia electricity production market in 2016, increased its share to 3.3 million megawatt hours in 2021.

Figure 2: Electricity Generation in Virginia by Energy Source in 2011 and 2021 (in millions of megawatt-hours)[3]

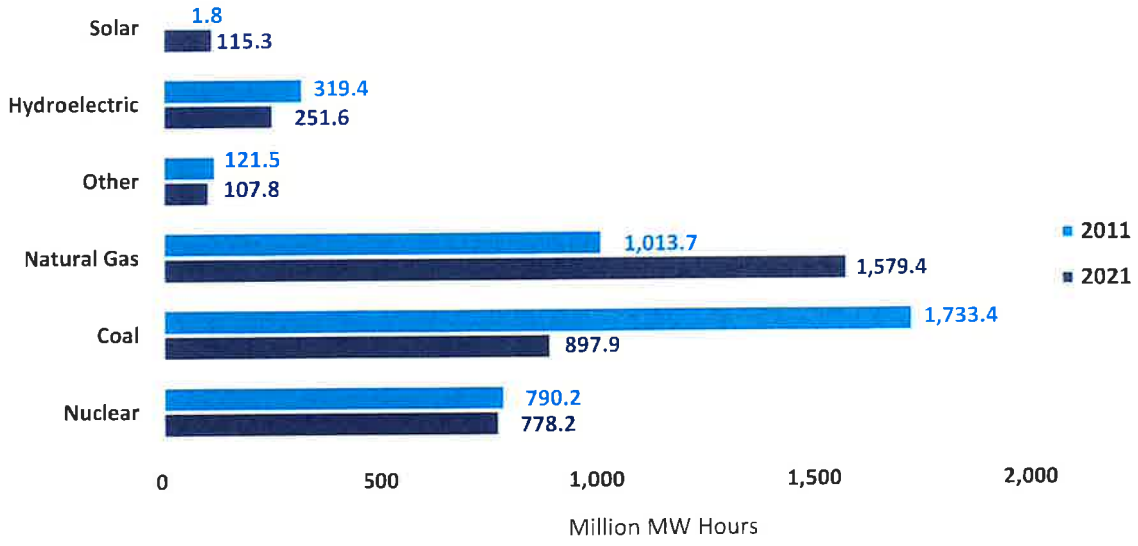


[2] Imports also takes into account losses during transmission. As a result, totals do not equal sum of components.

[3] Data Source: U.S. Energy Information Administration. The "Other" category includes battery, wood, petroleum, other biomass, "other", and pumped storage.

Figure 3 provides similar data for the U.S. as a whole. A quick comparison of Figures 2 and 3 shows that although the degree of reliance on specific energy sources for electricity production is quite different between the U.S. and Virginia, the trend toward lower-emissions energy sources is the same. Nationally, between 2011 and 2021 the amount of electricity produced using coal declined by 835.5 million megawatt hours from 42 to 22 percent of production, while in contrast the amount of electricity produced using natural gas increased by 565.7 million megawatt hours from 25 to 38 percent of production. Nationwide, as in Virginia, the reliance on renewable energy sources such as solar increased during this time but at a slower pace than in Virginia. Between 2011 and 2021, the amount of electricity produced using solar increased by 113.5 million megawatt hours to 2.8 percent of total electricity production in the nation compared to 3.5 percent of total electricity production in Virginia.

Figure 3: Electricity Generation in the United States by Energy Source in 2011 and 2021 (in millions of megawatt-hours)[4]

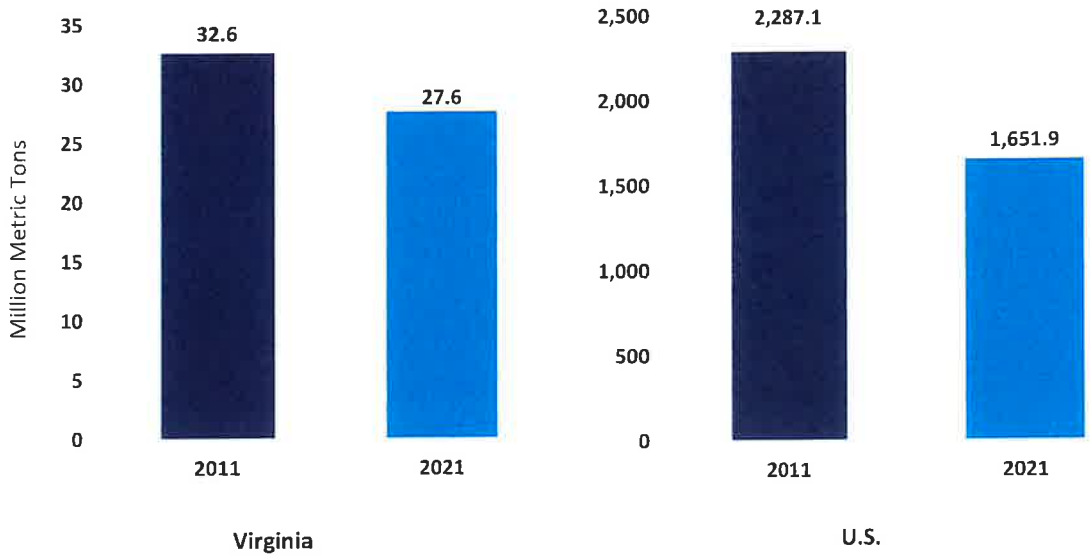


Impact on the Environment

In discussing the impact of these trends on the environment, it is important to realize that electricity production is one of the U.S.'s largest sources of greenhouse gas emissions. Figure 4 depicts carbon dioxide emissions from electricity production in 2011 and 2021 for both Virginia and the U.S. As these data indicate, between 2011 and 2021, as the share of electricity produced in Virginia by coal fell from 29.9 to 3.4 percent, carbon dioxide emissions from electricity production fell from 32.6 to 27.6 million metric tons. Where at the national level, as the share of electricity produced by coal fell from 42 to 22 percent, carbon dioxide emissions from electricity production fell from 2,287.1 to 1,651.9 million metric tons.

[4] Data Source: U.S. Energy Information Administration. "Other" includes battery, geothermal, hydroelectric, other, other biomass, other gas, petroleum, pumped storage, wind, and wood.

Figure 4: Carbon Dioxide Emissions from Electricity Production (millions of metric tons)[5]

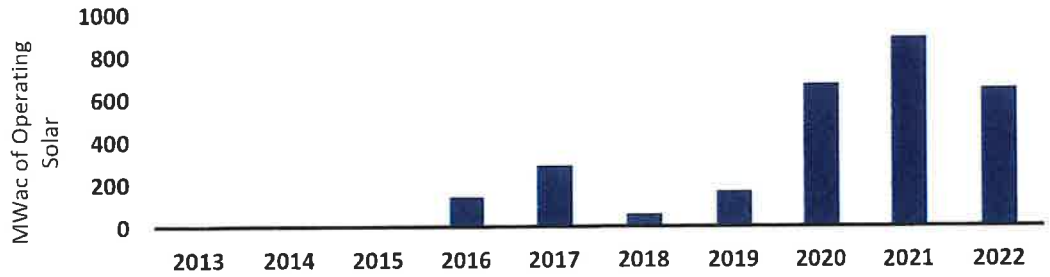


Virginia Solar Industry Trends

As of the fourth quarter of 2022, Virginia was ranked 9th in the nation for its total installed solar capacity of more than four thousand megawatts. Over five hundred megawatts of that capacity alone were installed in 2022. Over the next five years, Virginia is projected to add almost six thousand megawatts of solar to its portfolio, ranking it 9th in the nation for projected growth. Total investment into the solar industry in Virginia as of the fourth quarter of 2022 amounts to $4.8 billion.[6]

Figure 5 shows the total megawatts of utility-scale solar projects installed in Virginia in a given year over the last ten years. After an initial addition of 139 MW in utility-scale solar in 2016, the annual amount installed fluctuated and then peaked in 2021 at 888 MW of new utility-scale solar.[7]

Figure 5: Utility-Scale Solar Projects Over 1 MWac in Virginia (By Year of Installation) – 2013 to 2022[8]



[5] Data Source: U.S. Energy Information Administration.
[6] Data Source: Solar Energy Industries Association.
[7] Data Source: Solar Energy Industries Association.
[8] Data Source: Solar Energy Industries Association.

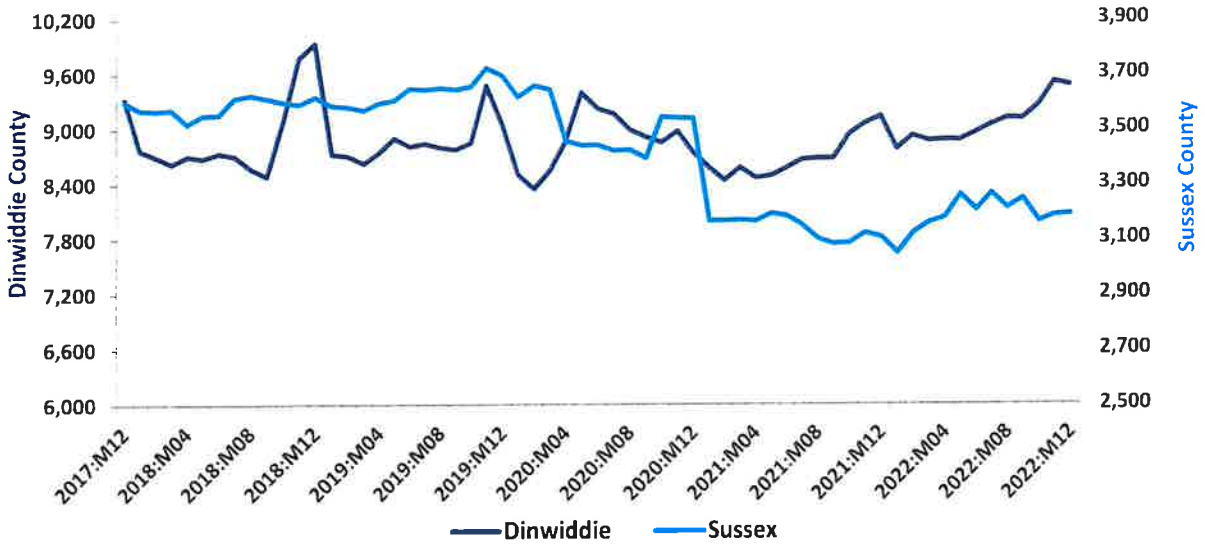
Local Economic Profile

This section provides context for the economic and fiscal impact assessments to follow by profiling the local economy of the counties of Dinwiddie and Sussex.

Total Employment

Figure 6 depicts the trend in total employment in the counties of Dinwiddie and Sussex from December 2017 through December 2022. As the data show, Dinwiddie County experienced periods of large employment growth and loss throughout the period. Employment in Sussex County was generally stable through 2019, but experienced a steep decline in 2020 due to the lockdowns imposed during the COVID-19 pandemic. As of December 2022, county employment stood at 9,468 jobs in Dinwiddie County and 3,187 jobs in Sussex County. This represents an overall increase in employment of 1.5 percent (or 143 jobs) in Dinwiddie County and a decrease of 11.4 percent (or 411 jobs) in Sussex County over the five-year period. To put this number in perspective, over this same period, total statewide employment in Virginia increased by 3.2 percent.[9]

Figure 6: Total Employment in the Counties of Dinwiddie and Sussex– December 2017 to December 2022[10]

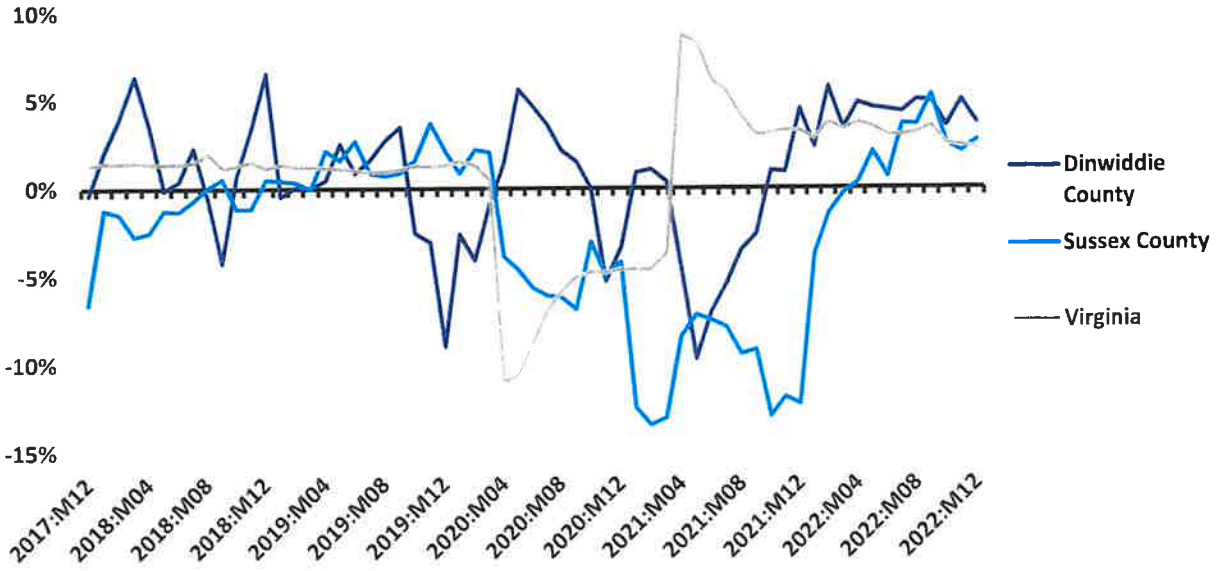


To control for seasonality and provide a point of reference, Figure 7 compares the year-over-year change in total employment in the counties of Dinwiddie and Sussex to that of the state of Virginia over the same five-year period. Any point above the zero line in this graph indicates an increase in employment, while any point below the zero line indicates a decline in employment. As these data show, Dinwiddie County experienced periods of high employment growth and loss throughout the

[9] Data Source: U.S. Bureau of Labor Statistics.
[10] Data Source: U.S. Bureau of Labor Statistics.

period. Sussex County generally underperformed the statewide average throughout the period. As of December 2022, the year-over-year change in total employment was 3.7 percent in Dinwiddie County and 2.7 percent in Sussex County as compared to 3.4 percent statewide in Virginia.

Figure 7: Year-Over-Year Change in Total Employment – December 2017 to December 2022[11]



Employment and Wages by Industry Supersector

To provide a better understanding of the underlying factors motivating the total employment trends depicted in Figures 6 and 7, Figures 8 through 10 provide data on private employment and wages in the counties of Dinwiddie and Sussex by industry supersector.[12]

Figure 8 provides an indication of the distribution of private sector employment across industry supersectors in the counties of Dinwiddie and Sussex in 2022. As these data indicate, the largest industry sector that year in both counties was Trade, Transportation, and Utilities with 3,691 jobs in Dinwiddie County and 671 jobs in Sussex County.

Figure 9 provides a similar ranking for average private sector weekly wages by industry supersector in the counties of Dinwiddie and Sussex in 2022. As these data show, the highest paying industry sector that year in Dinwiddie County was Financial Activities ($2,955 per week). In Sussex County, the highest paying sector was Construction ($1,561 per week).

[11] Data Source: U.S. Bureau of Labor Statistics.
[12] A "supersector" is the highest level of aggregation in the coding system that the Bureau of Labor Statistics uses to classify industries.

Figure 8: Private Employment by Industry Supersector in the Counties of Dinwiddie and Sussex – 2022[13]

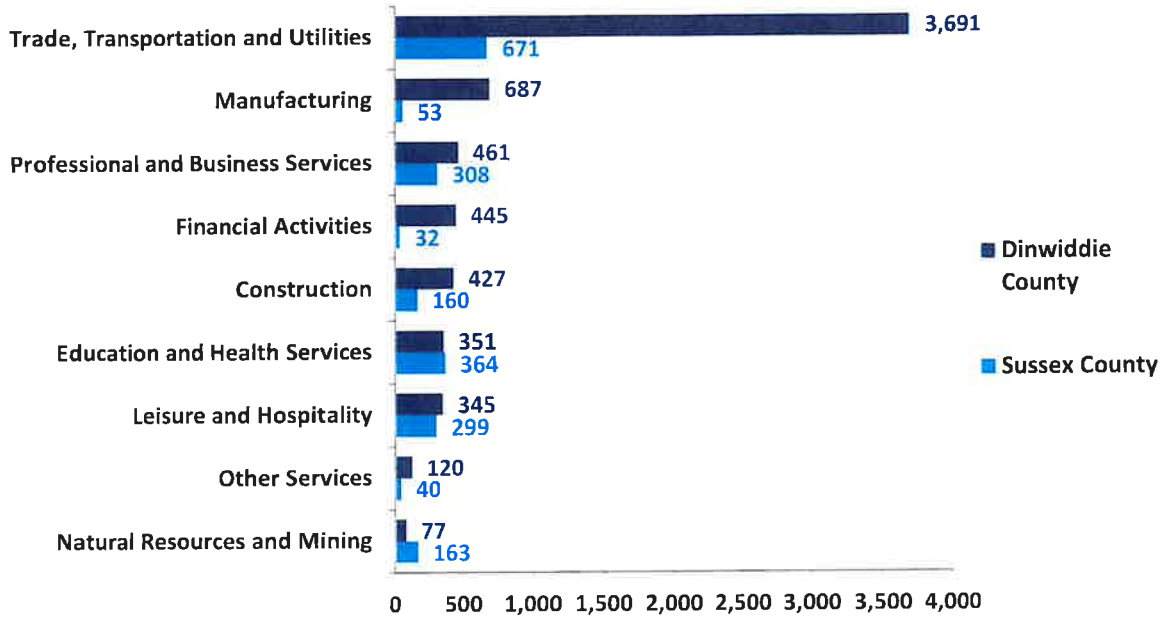
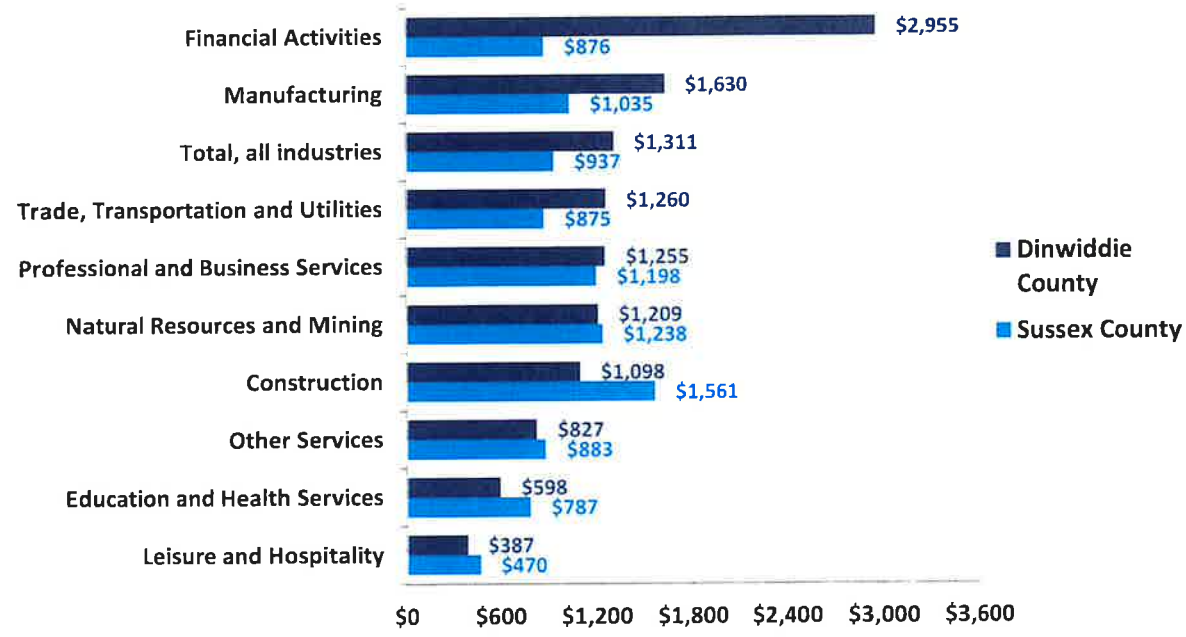


Figure 9: Average Private Weekly Wages by Industry Supersector in the Counties of Dinwiddie and Sussex –2022[14]

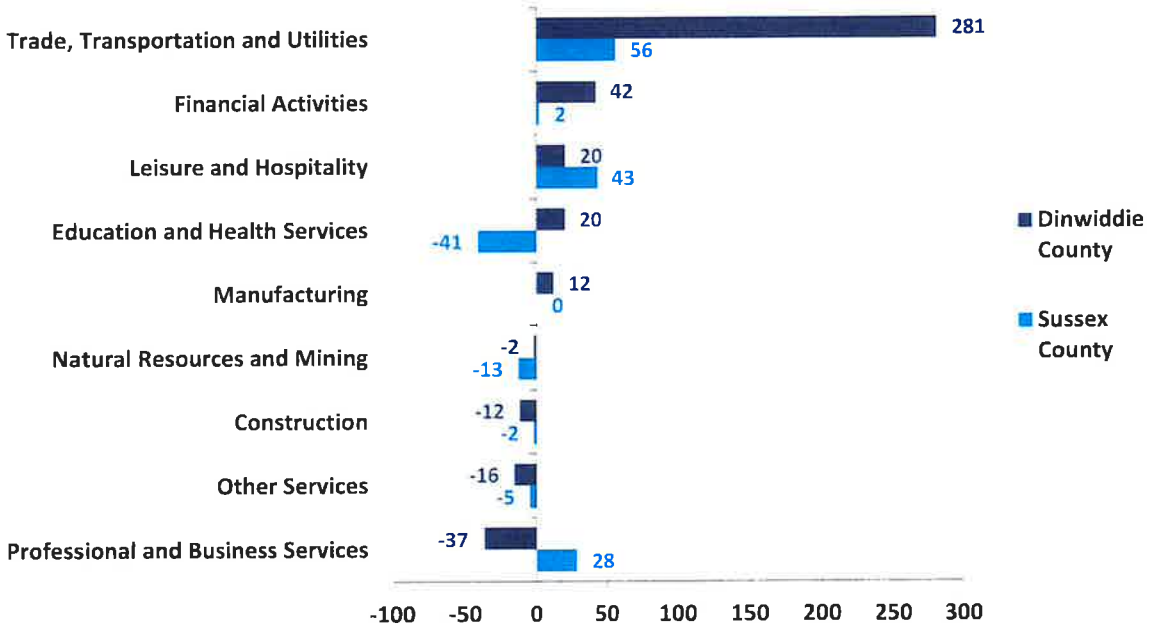


[13] Data Source: U.S. Bureau of Labor Statistics. *Data on the Information sector in both counties have been suppressed due to data confidentiality.*

[14] Data Source: U.S. Bureau of Labor Statistics. *Data on the Information sector in both counties have been suppressed due to data confidentiality.*

Figure 10 details the year-over-year change in private sector employment from 2021 to 2022 in the counties of Dinwiddie and Sussex by industry supersector. Over this period, the largest employment gains in Dinwiddie County occurred in the Trade, Transportation and Utilities (up 281 jobs) sector, and the largest employment loss occurred in the Professional and Business Services (down 37 jobs) sector. The largest employment gain in Sussex County occurred in the Trade, Transportation and Utilities (up 56 jobs) sector, and the largest employment loss occurred in the Education and Health Services (down 41 jobs) sector.

Figure 10: Change in Private Employment by Industry Supersector in the Counties of Dinwiddie and Sussex from 2021 to 2022[15]

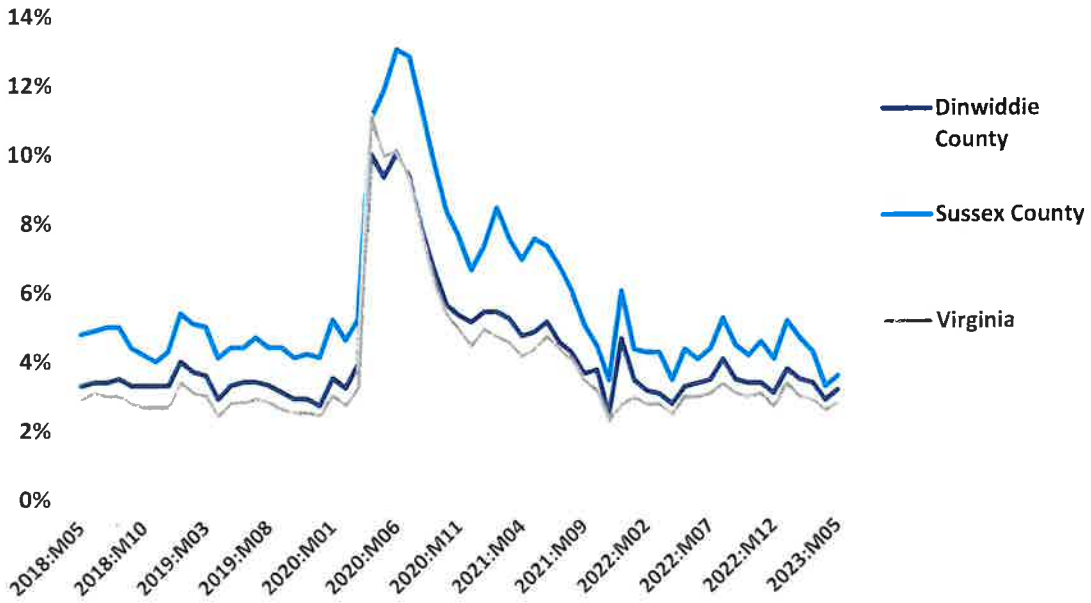


Unemployment

Figure 11 illustrates the unemployment trend in the counties of Dinwiddie and Sussex over the five-year period from May 2018 through May 2023 and benchmarks those data against the statewide trend for Virginia. As these data show, unemployment rates in the counties of Dinwiddie and Sussex generally tracked closely to the statewide norm but at rates above the statewide average. In April 2020 unemployment in both counties and the state significantly rose as a result of the labor dislocations caused by the COVID-19 pandemic. Sussex County's rates surpassed the statewide peak while Dinwiddie County's rates peaked below the statewide rate. As of May 2023, unemployment stood at 3.1 percent in Dinwiddie County, 3.5 percent in Sussex County, and 2.7 percent in Virginia as a whole.

[15] Data Source: U.S Bureau of Labor Statistics. *Data on the Information sector in both counties have been suppressed due to data confidentiality.*

Figure 11: Unemployment Rate – May 2018 to May 2023[16]



[16] Data Source: U.S. Bureau of Labor Statistics.

Economic and Fiscal Impact

This section quantifies the economic contribution that the proposed Cassius Blue Solar project would make to the project region as well as the fiscal contribution that the project would make to Sussex County. The analysis separately evaluates the one-time pulse of economic activity that would occur during the construction phase of the project, as well as the annual economic activity that the project would generate during its ongoing operational phase.

Method

To empirically evaluate the likely local economic impact attributable to the proposed Cassius Blue Solar project, the analysis employs a regional economic impact model called IMPLAN.[17] The IMPLAN model is one of the most commonly used economic impact simulation models in the U.S., and in Virginia is used by UVA's Weldon Cooper Center, the Virginia Department of Planning and Budget, the Virginia Employment Commission, and other state agencies and research institutes. Like all economic impact models, the IMPLAN model uses economic multipliers to quantify economic impact.

Economic multipliers measure the ripple effects that an expenditure generates as it makes its way through the economy. For example, as when the Cassius Blue Solar project purchases goods and services – or when contractors hired by the facility use their salaries and wages to make household purchases – thereby generating income for someone else, which is in turn spent, thereby becoming income for yet someone else, and so on, and so on. Through this process, one dollar in expenditures generates multiple dollars of income. The mathematical relationship between the initial expenditure and the total income generated is the economic multiplier.

One of the primary advantages of the IMPLAN model is that it uses regional and national production and trade flow data to construct region-specific and industry-specific economic multipliers, which are then further adjusted to reflect anticipated actual spending patterns within the specific geographic study area that is being evaluated. As a result, the economic impact estimates produced by IMPLAN are not generic. They reflect as precisely as possible the economic realities of the specific industry, and the specific study area, being evaluated.

In the analysis that follows, these impact estimates are divided into three categories. First round direct impact measures the direct economic contribution of the entity being evaluated (e.g., own employment, wages paid, goods and services purchased by the Cassius Blue Solar project). Second round indirect and induced impact measures the economic ripple effects of this direct impact in terms of business to business, and household (employee) to business, transactions. Total impact is simply the sum of the preceding two. These categories of impact are then further defined in terms of employment (the jobs that are created), labor income (the wages and benefits associated with those jobs), and economic output (the total amount of economic activity that is created in the economy).

[17] IMPLAN is produced by IMPLAN Group, LLC.

Construction Phase

This portion of the section assesses the economic and fiscal impact that the one-time pulse of activity associated with construction of the proposed Cassius Blue Solar project would have on the project region.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- Total capital investment in the Cassius Blue Solar project is estimated to be approximately $585.1 million.[18]
- Of that total:
    - Architecture, engineering, site preparation, and other construction and development costs are estimated to be approximately $351.1 million.[19]
    - Capital equipment costs are estimated to be approximately $234.0 million.[20] It is anticipated that no capital equipment would be purchased from vendors in the project region.[21]
- Cassius Blue Solar would employ approximately 1,110 local and non-local full-time equivalent construction workers. Approximately 25 percent of those workers would come from out-of-the state.[22]
- The per diem spending for out-of-state construction workers would be $139.[23]
- For ease of analysis, all construction expenditures are assumed to take place in a single year.

Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of one-time economic and fiscal impact. As shown in Table 1, construction of the proposed Cassius Blue Solar project could directly provide a one-time pulse supporting approximately: 1) 197 job years, 2) $13.0 million in wages and benefits, and 3) $34.4 million in economic output to the project region.[24]

Taking into account the economic ripple effects that direct investment would generate, the total estimated one-time impact on the project region could support approximately: 1) 304 job years, 2) $17.4 million in wages and benefits, 3) $49.7 million in economic output, and 4) $1.5 million in state and local tax revenue.

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[18] Data Source: Geenex Solar. Investment estimate is subject to change based on final design and vendor contracts.
[19] Data Source: Geenex Solar.
[20] Data Source: Geenex Solar.
[21] Data Source: IMPLAN Group LLC.
[22] Data Source: Geenex Solar.
[23] Data Source: U.S. General Services Administration.
[24] It is important to note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project.

Table 1: Estimated One-Time Economic and Fiscal Impact on the Project Region from Construction of the Cassius Blue Solar Project[25]

Economic Impact	Employment (Job Years)	Wages and Benefits	Output
1st Round Direct Economic Activity	197	$12,962,400	$34,403,700
2nd Round Indirect and Induced Economic Activity	107	$4,470,000	$15,292,900
Total Economic Activity	**304**	**$17,432,400**	**$49,696,600**
Fiscal Impact			
State and Local Tax Revenue			**$1,495,600**

**Totals may not sum due to rounding.*

Ongoing Operations Phase

This portion of the section assesses the annual economic impact that the proposed Cassius Blue Solar project would have on the project region as well as the fiscal impact that the project would have on Sussex County during its anticipated 40-year operational phase.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- The Cassius Blue Solar project would spend approximately $2.7 million each year for maintenance and repair, vegetative control, and other operational expenditures.[26]
- Cassius Blue Solar would make confidential lease payments to local landowners.[27]

Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 2, annual operation of the proposed Cassius Blue Solar project would directly support approximately: 1) 10 jobs, 2) $0.5 million in wages and benefits, and 3) $1.6 million in economic output to the project region.

Taking into account the economic ripple effects that direct impact would generate, the total estimated annually supported impact on the project region would be approximately: 1) 15 jobs, 2) $0.7 million in wages and benefits, and 3) $2.5 million in economic output.

[25] Includes impacts from per diem spending. It is important to note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project.
[26] Data Source: Geenex Solar. Expenditure estimate is subject to change based on final design and vendor contracts.
[27] Data Source: Geenex Solar.

Table 2: Estimated Annual Economic Impact on the Project Region from the Ongoing Operation of the Cassius Blue Solar Project

Economic Impact	Employment	Wages and Benefits	Output
1st Round Direct Economic Activity	10	$496,900	$1,588,100
2nd Round Indirect and Induced Economic Activity	5	$232,800	$912,100
Total Economic Activity	**15**	**$729,700**	**$2,500,200**

**Totals may not sum due to rounding.*

Fiscal Impact Assumptions

The analysis is based on the following assumptions:

- The Cassius Blue Solar project would involve an investment of approximately $585.1 million in capital equipment and improvements to the existing property.[28]
- The proposed Cassius Blue Solar project would be situated on approximately 2,264 fenced-in acres in Sussex County.[29]
- The value of the acreage associated with the project in Sussex County would be reassessed at a value of $12,650 per acre.[30]
- Tax rates and locality ratios remain constant throughout the analysis.
- The project's total generation capacity would be 394 MW AC.
- The Cassius Blue Solar project filed two separate interconnection requests. A request for 300 MW AC of the project was filed in February 2019, and a request for 94 MW AC of the project was filed in August 2019.[31]
- The Cassius Blue Solar project would become operational in 2028.[32]
- The Cassius Blue Solar project would have a life expectancy of approximately 40 years.[33]

Fiscal Impact

This portion of the section quantifies the direct fiscal contribution that the proposed Cassius Blue Solar project would make to Sussex County. The analysis considers two scenarios. Both scenarios include the revenue that the Cassius Blue Solar project would generate for Sussex County over a 40-year period from taxation of the land. Scenario 1 then describes the additional revenue Cassius Blue Solar would generate for Sussex County from taxes levied on the capital investment, while Scenario 2 assumes tax

[28] Data Source: Geenex Solar. Investment estimate is subject to change based on final design and vendor contracts.
[29] Data Source: Geenex Solar and Sussex County's Property Card database.
[30] Data Source: Based on an informal conversation with Sussex County's Commissioner of Revenue's office.
[31] Data Source: Geenex Solar.
[32] Data Source: Geenex Solar.
[33] Data Source: Geenex Solar.

revenue generated from the capital investment will be replaced with revenue associated with a locally adopted revenue share ordinance and based on the project's total generation capacity.

Reassessment of Property

Table 3 details the increased property assessments associated with reassessing the 2,264-acre site that is located in Sussex County as solar use property. The county real estate tax revenue from the project after reassessment is estimated to be approximately $0.1 million per year, for a cumulative total of approximately $5.5 million over the project's anticipated 40-year operational life expectancy. In contrast, the property currently generates approximately $26,500 per year in real estate tax revenue for the county, for a cumulative total of approximately $1.1 million over 40 years.[34]

Table 3: Estimated Sussex County Revenue Generated by the Proposed Cassius Blue Solar Project over 40 Years from Real Estate Taxes

Estimated Appraised Value of Property under Solar Use[35]	$28,633,300
Sussex County Real Estate Tax Rate	0.0048
Annual County Real Estate Tax – Solar Use	$137,400
Cumulative Revenue over 40 years	**$5,497,600**

**Totals may not sum due to rounding.*

Scenario 1: Taxation of Capital Investment

Tables 4 and 5 separately detail the additional annual revenue that the proposed Cassius Blue Solar project would generate for Sussex County over a 40-year period from taxes levied on capital investment. This estimate is calculated as: 1) the taxable portion of capital investments pursuant to Virginia Code §58.1-3660[36], times 2) the State Corporation Commission's utility assessment ratio for taxation of public utilities in Sussex County, times 3) the State Corporation Commission's current depreciation guidelines for solar facilities, times 4) Sussex County's real property tax rate of $0.48 per $100 of assessed value pursuant to Virginia Code §58.1-2606.

Table 4 shows the tax revenue generated from the 300 MW AC portion of the project that has an interconnection requested filed in February 2019. As the data in Table 4 indicate, based on these calculations the estimated additional county revenue from taxation of capital investments associated with the proposed Cassius Blue Solar project would be approximately $1.7 million in the project's first

[34] Derived from Sussex County's Property Card database. Includes the value of existing structures.
[35] Calculated as $12,650 times 3,225 acres.
[36] The Virginia Code §58.1-3660 stipulates that solar facilities over 150 MW for which an interconnection request was filed on or after July 1, 2018 are subject to full taxation (no exemption from local property taxes). The code also states that solar facilities over 5MW and under 150MW are subject to a stepdown exemption from local property taxes if the interconnection request has been filed on or after January 1, 2019. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.

year of operation, with that figure projected to decline to approximately $0.2 million in the project's 34th year and thereafter as the value of the proposed capital investments is depreciated, for a cumulative total of approximately $44.0 million.

Table 4: Estimated Sussex County Revenue by Proposed Solar Investment Over 40 Years

Year	Total Capital Investment Subject to Exemption[37]	Depreciated Value of Taxable Capital Investment[38]	Additional Annual County Tax Revenue Solar Investment[39]
1	$445,500,000	$362,619,200	$1,740,600
2	$445,500,000	$362,619,200	$1,740,600
3	$445,500,000	$362,619,200	$1,740,600
4	$445,500,000	$362,619,200	$1,740,600
5	$445,500,000	$362,619,200	$1,740,600
6	$445,500,000	$362,619,200	$1,740,600
7	$445,500,000	$362,619,200	$1,740,600
8	$445,500,000	$362,619,200	$1,740,600
9	$445,500,000	$361,370,200	$1,734,600
10	$445,500,000	$355,245,900	$1,705,200
11	$445,500,000	$348,759,100	$1,674,000
12	$445,500,000	$341,909,600	$1,641,200
13	$445,500,000	$334,657,200	$1,606,400
14	$445,500,000	$326,921,300	$1,569,200
15	$445,500,000	$318,742,300	$1,530,000
16	$445,500,000	$310,079,700	$1,488,400
17	$445,500,000	$300,893,300	$1,444,300
18	$445,500,000	$291,183,200	$1,397,700
19	$445,500,000	$280,828,400	$1,348,000
20	$445,500,000	$269,909,500	$1,295,600
21	$445,500,000	$258,305,700	$1,239,900
22	$445,500,000	$246,017,000	$1,180,900
23	$445,500,000	$233,003,000	$1,118,400
24	$445,500,000	$219,183,100	$1,052,100
25	$445,500,000	$204,557,500	$981,900
26	$445,500,000	$189,005,200	$907,200
27	$445,500,000	$172,566,400	$828,300

[37] Data Source: Geenex Solar.

[38] Accounts for the State Corporation Commission's depreciation guidelines for solar facilities and the average utility assessment ratio for taxation of public utilities in Sussex County. Please note that the project is not eligible for any exemptions from local property taxes as, pursuant to Virginia Code §58.1-3660, solar facilities over 150 MW are subject to full taxation if the interconnection request was filed on or after July 1, 2018.

[39] Calculated pursuant to Virginia Code §58.1-2606 which stipulates that capital equipment owned by utilities is taxed as real property and the local tax rate on that capital equipment would be capped at Sussex County's real property tax rate of $0.48 per $100 of assessed value.

Year	Total Capital Investment Subject to Exemption[37]	Depreciated Value of Taxable Capital Investment[38]	Additional Annual County Tax Revenue Solar Investment[39]
28	**$445,500,000**	**$155,120,400**	$744,600
29	$445,500,000	$136,667,100	$656,000
30	**$445,500,000**	**$117,045,400**	**$561,800**
31	$445,500,000	$96,295,500	$462,200
32	**$445,500,000**	**$74,296,600**	**$356,600**
33	$445,500,000	$50,968,100	$244,600
34	**$445,500,000**	**$40,291,000**	**$193,400**
35	$445,500,000	$40,291,000	$193,400
36	**$445,500,000**	**$40,291,000**	**$193,400**
37	$445,500,000	$40,291,000	$193,400
38	**$445,500,000**	**$40,291,000**	**$193,400**
39	$445,500,000	$40,291,000	$193,400
40	**$445,500,000**	**$40,291,000**	**$193,400**
CUMULATIVE TOTAL			**$44,047,300**

**Totals may not sum due to rounding.*

Table 5 details the tax revenue generated from the 94 MW AC portion of the project that has an initial interconnection request filed in August 2019. As the data in Table 5 indicate, based on these calculations the estimated additional county revenue from taxation of capital investments associated with the proposed Cassius Blue Solar project would be approximately $0.1 million in the project's first year of operation, with that figure projected to increase to approximately $0.3 million in year 11 of the project as the value of the exemption is reduced and to decline to approximately $31,800 in the projects 34th year and thereafter as the value of the proposed capital investments is depreciated, for a cumulative total of approximately $6.2 million.

Table 5: Estimated Sussex County Revenue by Proposed Solar Investment Over 40 Years

Year	Total Capital Investment Subject to Exemption[40]	Depreciated Value of Taxable Capital Investment[41]	Additional Annual County Tax Revenue Solar Investment[42]
1	$183,328,200	$29,844,400	$143,300
2	**$183,328,200**	**$29,844,400**	**$143,300**
3	$183,328,200	$29,844,400	$143,300

[40] Data Source: Geenex Solar.

[41] Accounts for the State Corporation Commission's depreciation guidelines for solar facilities and the average utility assessment ratio for taxation of public utilities in Sussex County. Also accounts for the stepdown exemption from local property taxes pursuant to Virginia Code §58.1-3660 for projects over 5 MW and under 150 MW with an interconnection request on or after January 1, 2019. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.

[42] Calculated pursuant to Virginia Code §58.1-2606 which stipulates that capital equipment owned by utilities is taxed as real property and the local tax rate on that capital equipment would be capped at Sussex County's real property tax rate of $0.48 per $100 of assessed value.

Year	Total Capital Investment Subject to Exemption[40]	Depreciated Value of Taxable Capital Investment[41]	Additional Annual County Tax Revenue Solar Investment[42]
4	**$183,328,200**	**$29,844,400**	**$143,300**
5	$183,328,200	$29,844,400	$143,300
6	**$183,328,200**	**$44,766,500**	**$214,900**
7	$183,328,200	$44,766,500	$214,900
8	**$183,328,200**	**$44,766,500**	**$214,900**
9	$183,328,200	$44,612,400	$214,100
10	**$183,328,200**	**$43,856,300**	**$210,500**
11	$183,328,200	$57,407,300	$275,600
12	**$183,328,200**	**$56,279,800**	**$270,100**
13	$183,328,200	$55,086,100	$264,400
14	**$183,328,200**	**$53,812,700**	**$258,300**
15	$183,328,200	$52,466,400	$251,800
16	**$183,328,200**	**$51,040,500**	**$245,000**
17	$183,328,200	$49,528,400	$237,700
18	**$183,328,200**	**$47,930,000**	**$230,100**
19	$183,328,200	$46,225,600	$221,900
20	**$183,328,200**	**$44,428,300**	**$213,300**
21	$183,328,200	$42,518,300	$204,100
22	**$183,328,200**	**$40,495,500**	**$194,400**
23	$183,328,200	$38,353,300	$184,100
24	**$183,328,200**	**$36,078,500**	**$173,200**
25	$183,328,200	$33,671,100	$161,600
26	**$183,328,200**	**$31,111,100**	**$149,300**
27	$183,328,200	$28,405,200	$136,300
28	**$183,328,200**	**$25,533,500**	**$122,600**
29	$183,328,200	$22,496,000	$108,000
30	**$183,328,200**	**$19,266,200**	**$92,500**
31	$183,328,200	$15,850,700	$76,100
32	**$183,328,200**	**$12,229,600**	**$58,700**
33	$183,328,200	$8,389,600	$40,300
34	**$183,328,200**	**$6,632,100**	**$31,800**
35	$183,328,200	$6,632,100	$31,800
36	**$183,328,200**	**$6,632,100**	**$31,800**
37	$183,328,200	$6,632,100	$31,800
38	**$183,328,200**	**$6,632,100**	**$31,800**
39	$183,328,200	$6,632,100	$31,800
40	**$183,328,200**	**$6,632,100**	**$31,800**
CUMULATIVE TOTAL			**$6,177,700**

**Totals may not sum due to rounding.*

Scenario 1: Total Fiscal Impact

Table 6 combines the results from the calculations depicted in Tables 3 through 5 to provide an estimate of the cumulative fiscal contribution that the proposed Cassius Blue Solar project would make to Sussex County over its 40-year anticipated operational life under Scenario 1. As these data indicate, that cumulative total is approximately $55.7 million.

Table 6: Estimated Cumulative Sussex County Tax Revenue from the Proposed Cassius Blue Solar Project over 40 Years under Scenario 1

County Real Estate Tax	$5,497,600
County Revenue from Taxation of Capital Investments – 300 MW AC	$44,047,300
County Revenue from Taxation of Capital Investments – 94 MW AC	$6,177,700
TOTAL Cumulative Revenue over 40 Years[43]	**$55,722,600**

**Totals may not sum due to rounding.*

Scenario 2: Revenue Share Ordinance

The following section describes the additional annual revenue that the proposed Cassius Blue Solar project would generate for Sussex County assuming the county adopts an energy revenue share ordinance under Virginia Code §58.1-2636. The Virginia Code currently stipulates that a locality may assess an annual revenue share of up to $1,400 per megawatt (MW) alternating current (AC) generation capacity of a solar facility. However, legislation that was passed in the 2021 General Assembly (SB 1201/HB 2006) and went into effect on July 1, 2021, allows a 10 percent escalator to be applied to the $1,400 per MW revenue share every five years, beginning in 2026. Section 58.1-3660 further stipulates that capital investment associated with the solar project will be exempt from taxation if the county adopts an energy revenue share ordinance.

Table 7 details the revenue generated from a revenue share ordinance including the 10 percent escalator. Based on a total generation capacity of 394 MW AC in Sussex County and an assumed commissioning date of 2028, a revenue share ordinance would generate approximately $36.1 million over the anticipated 40-year operational life of the project.

Table 7: Estimated Sussex County Revenue Generated from a Revenue Share Ordinance over 40 Years

Year	MW	Revenue Share per MW with Escalator	Annual County Revenue
1	394	$1,540	$606,800
2	**394**	**$1,540**	**$606,800**
3	394	$1,540	$606,800

[43] Please note that estimated revenue does not include voluntary payments associated with a potential siting agreement, which is subject to negotiation between Cassius Blue Solar and Sussex County.

Year	MW	Revenue Share per MW with Escalator	Annual County Revenue
4	**394**	**$1,694**	**$667,400**
5	394	$1,694	$667,400
6	**394**	**$1,694**	**$667,400**
7	394	$1,694	$667,400
8	**394**	**$1,694**	**$667,400**
9	394	$1,863	$734,200
10	**394**	**$1,863**	**$734,200**
11	394	$1,863	$734,200
12	**394**	**$1,863**	**$734,200**
13	394	$1,863	$734,200
14	**394**	**$2,050**	**$807,600**
15	394	$2,050	$807,600
16	**394**	**$2,050**	**$807,600**
17	394	$2,050	$807,600
18	**394**	**$2,050**	**$807,600**
19	394	$2,255	$888,400
20	**394**	**$2,255**	**$888,400**
21	394	$2,255	$888,400
22	**394**	**$2,255**	**$888,400**
23	394	$2,255	$888,400
24	**394**	**$2,480**	**$977,200**
25	394	$2,480	$977,200
26	**394**	**$2,480**	**$977,200**
27	394	$2,480	$977,200
28	**394**	**$2,480**	**$977,200**
29	394	$2,728	$1,074,900
30	**394**	**$2,728**	**$1,074,900**
31	394	$2,728	$1,074,900
32	**394**	**$2,728**	**$1,074,900**
33	394	$2,728	$1,074,900
34	**394**	**$3,001**	**$1,182,400**
35	394	$3,001	$1,182,400
36	**394**	**$3,001**	**$1,182,400**
37	394	$3,001	$1,182,400
38	**394**	**$3,001**	**$1,182,400**
39	394	$3,301	$1,300,600
40	**394**	**$3,301**	**$1,300,600**
CUMULATIVE TOTAL			**$36,082,000**

**Totals may not sum due to rounding.*

Scenario 2: Total Fiscal Impact

Table 8 combines the results from the calculations depicted in Tables 3 and 7 to provide an estimate of the cumulative fiscal contribution that the proposed Cassius Blue Solar project would make to Sussex County over its 40-year anticipated operational life under Scenario 2. As these data indicate, that cumulative total is approximately $41.6 million.

Table 8: Estimated Cumulative Sussex County Revenue from the Proposed Cassius Blue Solar Project over 40 Years under Scenario 2

County Real Estate Tax	$5,497,600
County Revenue from Revenue Share Ordinance	$36,082,000
TOTAL Cumulative Revenue over 40 Years[44]	**$41,579,600**

[44] Please note that estimated revenues do not include voluntary payments associated with a potential siting agreement, which is subject to negotiation between Cassius Blue Solar and Sussex County.

Current Agricultural Use

This section provides a benchmark for the previous estimates of the economic contribution that the proposed Cassius Blue Solar project would make to the project region by estimating the economic contribution that the site makes in its current use to the project region as well as the fiscal contribution that it makes to Sussex County in its current agricultural use.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- The proposed Cassius Blue Solar project would be situated on an approximate 2,264-acre tract of timberland and agricultural land in Sussex County.[45]

Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 9, in its current use the proposed Cassius Blue Solar project site directly supports approximately: 1) 7 jobs, 2) $73,400 in wages and benefits, and 3) $291,900 in economic output to the project region.

Taking into account the economic ripple effects that direct impact generates, on average, the total annually supported impact on the project region is approximately: 1) 8 jobs, 2) $105,200 in wages and benefits, and 3) $365,300 in economic output.

Table 9: Total Estimated Annual Economic Impact of the Cassius Blue Solar Project Site on the Project Region – Current Agricultural Use[46]

Economic Impact	Employment	Wages and Benefits	Output
1st Round Direct Economic Activity	7	$73,400	$291,900
2nd Round Indirect and Induced Economic Activity	1	$31,800	$73,400
Total Economic Activity	**8**	**$105,200**	**$365,300**

**Totals may not sum due to rounding.*

[45] Data Source: Geenex Solar.
[46] Calculations based data from the U.S. Department of Agriculture and IMPLAN Group, LLC for Sussex County and Virginia.

Fiscal Impact Assumptions

The analysis is based on the following assumptions:

- The current use assessment value of the 2,264 affected acres in Sussex County is approximately $5.5 million.[47]

Fiscal Impact

Table 10 details the estimated tax revenue that the proposed Cassius Blue Solar site generates for Sussex County in its current agricultural use. As the data in Table 10 indicate, the current county real estate tax revenue from the project site is estimated to be approximately $26,500 per year, for a cumulative total of approximately $1.1 million over 40 years.

Table 10: Estimated County Revenue Generated by the Proposed Cassius Blue Solar Project Site over 40 Years from Real Estate Taxes – Current Agricultural Use

Estimated Assessed Value of Property – Agricultural Use[48]	$5,531,000
Sussex County Current Real Estate Tax Rate	0.0048
Estimated Annual County Real Estate Tax – Agricultural Use	$26,500
Total Cumulative Revenue over 40 years	**$1,061,900**

**Totals may not sum due to rounding.*

The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing the quality of that information. However, because these estimates attempt to foresee the consequences of circumstances that have not yet occurred, it is not possible to be certain that they will be representative of actual events. These estimates are intended to provide a good indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

[47] Data Source: Derived from Sussex County's Property Card database. Includes value of existing buildings.
[48] Data Source: Derived from Sussex County's Property Card database. Includes value of existing buildings.

TAB L

Cassius Blue Solar

Cassius Blue Solar Project

Exhibit J

Environmental Impact and Inventory Report

Sussex County Conditional Use Permit Application

ERM

Memo

To	Sussex County Planning and Zoning Department
From	Tess MacMorris, ERM, Project Manager, on behalf of Cassius Solar, LLC
Date	29 September 2023
Subject	Cassius Blue Solar Project - Environmental Resource Impact Analysis

Dear Sussex County Planning and Zoning Department,

Environmental Resources Management (ERM), on behalf of Cassius Blue Solar, LLC (Applicant), has conducted an environmental inventory and impact review for the proposed Cassius Blue Solar Project (Project), located on approximately 4,984 acres (Site) in Sussex County, Virginia. Approximately 2,324 acres of land are within the Cassius Blue Solar Project's limit of disturbance. This review was conducted in accordance with Section 16-405, Conditional Use Permit Application, Appendix B, Zoning, Article XXIII of the Sussex County Code. Resources in this inventory were assessed with potential to occur within or in a three-mile radius of the proposed Project Site, and include a review of national and state forests, national and state parks, wildlife management areas, conservation easements, recreational areas, and cultural and historic resources.

1.1 Background Site Conditions

Current land use within the Site is predominately comprised of a mix of agricultural, silviculture, forested, low density residential, and mining uses. Historically, significant portions of the Site have been utilized for mineral sand ore mining operations, conducted by Illuka Resources Inc. for the Concord Mineral Concentrator Plant (Concord Plant). Mining operations at the Concord Plant are currently idled, and portions of the Site are undergoing reclamation or have already been reclaimed. **Figure 1** illustrates land use conditions in relation to the Concord Plant reclamation progression, as provided by Illuka Resources Inc.

ERM reviewed available historic aerial imagery and determined that land use for the remaining portions of the Site not involved with mining operations has remained relatively unchanged. These areas have historically been used for agriculture or have remained undisturbed.

1.2 Wetlands and Streams

ERM reviewed data available from the National Wetland Inventory[1] and National Hydrography Dataset[2] and identified potential wetlands and streams within portions of the Site and 3-mile buffer. Wetland delineations were conducted for the entire Site in October 2022, and July and August 2023.[3] Wetland delineations will be conducted in accordance with the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual, and methods described in the 2010.

[1] U.S. Fish and Wildlife Service (2023). National Wetlands Inventory Mapper Application. Accessed August 2023. Available online: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

[2] U.S. Geological Survey (2023). National Hydrography Dataset. Accessed August 2023. Available online: https://www.usgs.gov/national-hydrography/national-hydrography-dataset

[3] Stantec scientists performed field surveys of the Project Area during October 24 - 28, 2022; July 10 – 14, 2023, July 31 – August 01, 2023, and August 21-23, 2023.

Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0).

A total of 149 wetlands, 95 streams, and one swale were identified within the Site (**Figure 2**).[4] Of these, 125 wetlands and 93 streams were identified are potentially jurisdictional as they appear to have a hydrologic connection to on-site and off-site streams and other surface water features that drain to the Nottoway River. Wetlands and streams identified during delineations will be verified through a Jurisdictional Determination with the USACE. Should impacts to jurisdictional Waters of the United States (WOTUS) be unavoidable, then the Applicant will obtain all necessary federal and state permits (e.g., a nationwide permit).

1.3 Federal, State, and Local Conservation and Recreation Lands

No federal, state or local conservation or recreation lands were identified to occur within the Project area. There are two conservation easements and one State Department easement located within the 3-mile buffer of the Site. The Nottoway River Conservation Easement, a privately owned easement, is located adjacent to the southeastern portion of the Site (**Figure 3**). [5] Public access to the Nottoway River Conservation Easement is closed. One Virginia Department of Conservation and Recreation Easement, the Tobacco Heritage Trail, extends into the southwestern portion of the 3-mile buffer, and is located approximately 2.4 miles southeast of the Site. The Tobacco Heritage Trail is open to the public.[6] The "Gvl-Vof-2698" State Department Easement is located approximately 2.9 miles southeast of the Site and is closed to the public. No national and state forests, national and state parks, wildlife management areas, or recreational areas were identified within the Site or 3-mile buffer.

1.4 Threatened and Endangered Species

ERM reviewed data available from the Virginia Department of Wildlife Resources (VDWR) Wildlife Environmental Review Mapping System (WERMS)[7] and the Virginia Fish and Wildlife Information Service (VaFWIS)[8] to determine state and federally listed species with potential to occur within or in the vicinity of the Project. Data bases were queried using a 3-mile buffer of the Site and are summarized in **Table 1** and shown on **Figure 4**.

Additionally, habitat assessments for listed species with potential to occur on-site were conducted in October 2022, and July and August 2023. [9] Of the species listed in **Table 1**, eighteen were identified to have a moderate potential to occur based on the presence of potentially suitable habitat on-site. During the habitat surveys, no federal or state-listed species were observed.

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[4] Stantec (2023). Wetland Delineation and Listed Species Habitat Assessment Report – Cassius Blue Solar. August 2023.

[5] U.S. Geological Survey (2023). Protected Areas Database Mapper Application. Accessed August 2023. Available online: https://maps.usgs.gov/padusdataexplorer/

[6] Tobacco Heritage Trail (2023). Tobacco Heritage Trail Interactive mapper. Accessed August 2023. Available online: https://tht.southsidegis.org/

[7] Wildlife Environmental Review Mapping System. 2023. Accessed August 2023. Available online: https://dwr.virginia.gov/gis/werms/

[8] Virginia Fish and Wildlife Information Service. 2023. Accessed August 2023. Available online: https://services.dwr.virginia.gov/fwis/index.asp

[9] Stantec scientists performed field surveys of the Project Area during October 24 - 28, 2022: July 10 – 14, 2023, July. 31 – August 01, 2023, and August 21-23, 2023.

Table 1. State and Federally Listed Species with Potential to Occur within Site or 3-Mile Buffer

Common Name	Scientific Name	State Status	Federal Status	Likelihood of Occurrence[10]	Database
red-cockaded woodpecker	*Picoides borealis*	SE	FE	Low[10]	VaFWIS
northern long-eared bat	*Myotis septentrionalis*	ST	FE	Moderate[10]	VaFWIS
dwarf wedgemussel	*Alasmidonta heterodon*	SE	FE	Moderate[10]	VaFWIS
Roanoke logperch	*Percina rex*	SE	FE	Moderate[10]	VaFWIS, WERMS
eastern black rail	*Laterallus jamaicensis jamaicensis*	SE	FT	Moderate	VaFWIS
Atlantic Pigtoe	*Fusconaia masoni*	ST	FT	Moderate[10]	VaFWIS, WERMS
yellow lance	*Elliptio lanceolata*	ST	FT	Moderate[10]	VaFWIS
blackbanded sunfish	*Enneacanthus chaetodon*	SE	-	Moderate[10]	VaFWIS
little brown Bat	*Myotis lucifugus*	SE	-	Moderate	VaFWIS
Rafinesque's eastern big-eared bat	*Corynorhinus rafinesquii macrotis*	SE	-	Moderate[10]	VaFWIS
tri-colored bat	*Perimyotis subflavus*	SE	FPE	Moderate[10]	VaFWIS
loggerhead shrike	*Lanius ludovicianus*	ST	-	Moderate	VaFWIS
Bachman's sparrow	*Peucaea aestivalis*	ST	-	Moderate[10]	VaFWIS
Henslow's sparrow	*Centronyx henslowii*	ST	-	Moderate[10]	VaFWIS
Mabee's salamander	*Ambystoma mabeei*	ST	-	Moderate[10]	VaFWIS
migrant loggerhead shrike	*Lanius ludovicianus migrans*	ST	-	Moderate	VaFWIS
Atlantic sturgeon	*Acipenser oxyrinchus*	SE	FE	Low	VaFWIS
chaffseed	*Schwalbea americana*	-	FE	Moderate[10]	VNHD
Michaux's sumac	*Rhus michauxii*	SE	FT	Moderate[10]	VNHD
barking tree frog	*Hyla gratiosa*	ST	-	Moderate	WERMS

Key: SE = state endangered, ST = state threatened, FE = federally endangered, FT = federally threatened, FP = federally proposed endangered, Virginia Natural Heritage Database = VNHD
Source: (USFWS 2023; VaFWIS 2023; WERMS 2023, Stantec 2023)

According to the WERMS database, the federally listed endangered Roanoke logperch (*Percina rex*) have recorded observations located within the Site (**Figure 4**). These observations are in association with the Nottoway River, which borders the southern portion of the Site. Additionally, the WERMS database identified recorded observations of the federally threatened Atlantic pigtoe (*Fusconaia masoni*) and the state-listed threatened barking tree frog (*Hyla gratiosa*) within the 3-mile buffer of the Site. Similar to the Roanoke logperch, observations of the Atlantic pigtoe are associated with the Nottoway River. The Nottoway River is classified for anadromous fish use and may provide suitable habitat for Atlantic sturgeon (*Acipenser oxyrinchus*), yellow lance (*Elliptio lanceolata*), blackbanded sunfish (*Enneacanthus chaetodon*), and/or dwarf wedgemussel (*Alasmidonta heterodon*). Both fishes and identified mussel species may find suitable habitat in the perennial waterways within the Project area. Stantec scientists identified. 95 waterways within the Project Area, including 4 perennial streams during the habitat assessment (**Figure 3**).

[10] Based on results of the habitat assessment conducted by Stantec. Stantec scientists performed field surveys of the Project Area during October 24 - 28, 2022: July 10 – 14, 2023, July 31 – August 01, 2023, and August 21-23, 2023.

Impacts to the Nottoway River are not anticipated for Project development and the Site will adhere to all stormwater and sedimentation control requirements. Coordination with VDWR and U.S. Fish and Wildlife Service (USFWS) will occur during the state permitting process. Anadromous fish use waters have a Time of Year Restriction (TOYR) from February 15 through June 30.[11] Should in-stream work be required for Project development, adherence to potential TOYRs will be observed as recommended by VDWR and/or USFWS.

The state listed endangered Rafinesque's eastern big-eared bat (*Corynorhinus rafinesquii macrotis*), federally endangered northern long-eared bat (*Myotis septentrionalis*), proposed federally endangered tri-colored bat (*Perimyotis subflavus*), and state endangered little brown bat (*Myotis lucifugus*) have recorded observations within the 3-mile vicinity of the Site based on data available from the VDWR VaFWIS. Portions of the Site contain forested areas and riparian corridors which may provide suitable habitat for the bat species listed in **Table 1**. No roost trees or hibernacula were identified within or in the vicinity of the Site for northern long-eared bat,[12] little brown bat, or tri-colored bat.[13] Stantec scientists identified two potential roosting trees within riparian waterways suitable for Rafinesque's eastern big-eared bat. In Virginia, TOYRs for northern long-eared bat range from June 1 through July 31, and construction is limited within 0.25 mile of documented maternity roosts or hibernaculum. Coordination with VDWR and the USFWS will occur during the state permitting process.

The federally endangered red-cockaded woodpecker (*Picoides borealis*), state threatened Bachman's sparrow (*Peucaea aestivalis*), Henslow's sparrow (*Centronyx henslowii*), loggerhead shrike (*Lanius ludovicianus*), and eastern black rail (*Laterallus jamaicensis jamaicensis*) have recorded observations within the 3-mile vicinity of the Site based on data available from the VDWR VaFWIS. Stantec's assessment of habitats indicate a moderate potential for these species.Coordination with VDWR and UWFWS will occur during the state permitting process. Henslow's sparrow, loggerhead shrike, black rail, and bachman's sparrow have potential TORYs from April 1 through August 31[5] for certain development activities such as tree and shrub clearing. Should tree and shrub clearing be required for Project development, adherence to potential TOYRs will be observed as recommended by VDWR and/or USFWS.

The state listed threatened Mabee's salamander (*Ambystoma mabeei*) and barking tree frog (*Hyla gratiosa*) have recorded observations within the 3-mile vicinity of the Site based on data available from the VDWR VaFWIS. Findings from Stantec's habitat assessment indicate that the abundance of wetlands, ponds, and riparian hardwood forest may provide suitable habitat for this species. Coordination with VDWR will occur during the state permitting process.

1.5 Natural Heritage Resources

ERM reviewed data available from the Virginia Department of Conservation of Recreation (VDCR) Natural Heritage Database Explorer and identified two Conservation Sites within the Project Site. The Black Pool Conservation Site extends into the southern portion of the Project (**Figure 5**) and has a biodiversity ranking of "B3". According to the VDCR, "B3" ranked

[11] Virginia Department of Wildlife Resources (2021). Time of Year Restrictions and Other Guidance. Accessed August 2023. https://dwr.virginia.gov/wp-content/uploads/media/Time-of-Year-Restrictions.pdf

[12] Virginia Department of Wildlife Resources (2023). Northern long-eared bat winter habitat and roost trees. Online mapping application. Accessed August 2023. Available online: https://dgif-virginia.maps.arcgis.com/apps/webappviewer/index.html?id=32ea4ee4935942c092e41ddcd19e5ec5

[13] Virginia Department of Wildlife Resources (2023). Little brown bat and tri-colored bat winter habitat and roost trees. Online mapping application. Accessed August 2023. Available online: https://dgif-virginia.maps.arcgis.com/apps/webappviewer/index.html?id=15cf32b9c82b426fb6be47b6c8d5b624

conservation sites are considered to have a "high significance" based on the "presence and number of natural heritage resources" and the "presence/absence of federally/state listed species.[14]" The Black Pool Conservation Site has a legal status of "NL," which indicates that no listed species are present (**Figure 5**). The Nottoway River-Sturgeon Creek- Hardwood Creek Stream Conservation Unit (SCU) extends into the southern portion of the Project and is associated with portions of the Nottoway River and its tributaries located within the Site (**Figure 2**). This SCU has a biodiversity ranking of "B1," which indicates "outstanding significance," and a legal status of "FL," which indicated that federally listed species are present.[10]

Three additional Conservation Sites were identified within the 3-mile buffer (**Figure 5**). The Foxtail Bogs Conservation Site extends into the southeastern portion of the 3-mile buffer, and has a biodiversity ranking of "B2," which indicates "very high significance." The legal status for Foxtail Bogs is "SL," which indicated that state listed species are present. The Little Mill Conservation Site extends into the eastern portion of the 3-mile buffer, and has a biodiversity ranking of "B5," which indicates "general biodiversity significance." The Little Mill Conservation Site has a legal status of "SL." Lastly, the Sappony Creek Powerline ROW Conservation Site extends into the eastern portion of the 3-mile buffer and has a biodiversity ranking of "B4," which indicates "moderate significance." This Conservation Site has a legal status of "NL."

1.6 Cultural and Historical Resources

The Project will require in-depth cultural surveys that will be submitted for approval and concurrence by the Virginia Department of Historic Resources (VDHR) due to permitting requirements at the county level, including the development of this Environmental Resource Impact Analysis. Additional surveys may be required at the state level, should project development trigger a federal nexus or state permit, such as the Virginia Department of Environmental Quality's Construction General Permit. These cultural resource surveys will identify impacts to any listed or sensitive resources. If any resources will be impacted, consultation with VDHR and other stakeholders will be undertaken to identify mitigation measures.

According to VCRIS, the Project Area has not been previously surveyed for cultural resources. There are 30 previously recorded archaeological sites and 10 architectural resources located within the Project Boundary[15]. None of the sites or resources within the Project Boundary are currently listed on the National Register of Historic Places (NRHP); however, two of the resources, the Croshaw School (091-5201) and the Stony Creek Depot Battlefield (091-5025) have been determined potentially eligible. There are also two previously recorded cemeteries (Carraway Cemetery and Stewart Chappell Family Cemetery) located within the Project Boundary. Lastly, there are 70 previously recorded archaeological sites and 34 architectural resources located within the Project Boundary buffer. One of the resources within the buffer is listed on the NRHP. The Rose Bower property (026-0090) is located 0.4 miles north of the Project Boundary and could be visually impacted by the Project.

Tess MacMorris, ERM

[14] Virginia Department of Conservation and Recreation (2023). Definitions of Abbreviations used on Natural Heritage Resource Lists. Accessed August 2023. https://www.dcr.virginia.gov/natural-heritage/help

[15] Site location information is being withheld to accommodate the VDHR requirement that archaeological site locations are not provided to the general public.

Attachments:

Attachment 1 Mine Reclamation Status Map
Attachment 2 Waters of the U.S. Map
Attachment 3 Protected Lands Map
Attachment 4 Wildlife Environmental Review Map
Attachment 5 Natural Heritage Resource Review

Attachment 1 Mine Reclamation Status Map

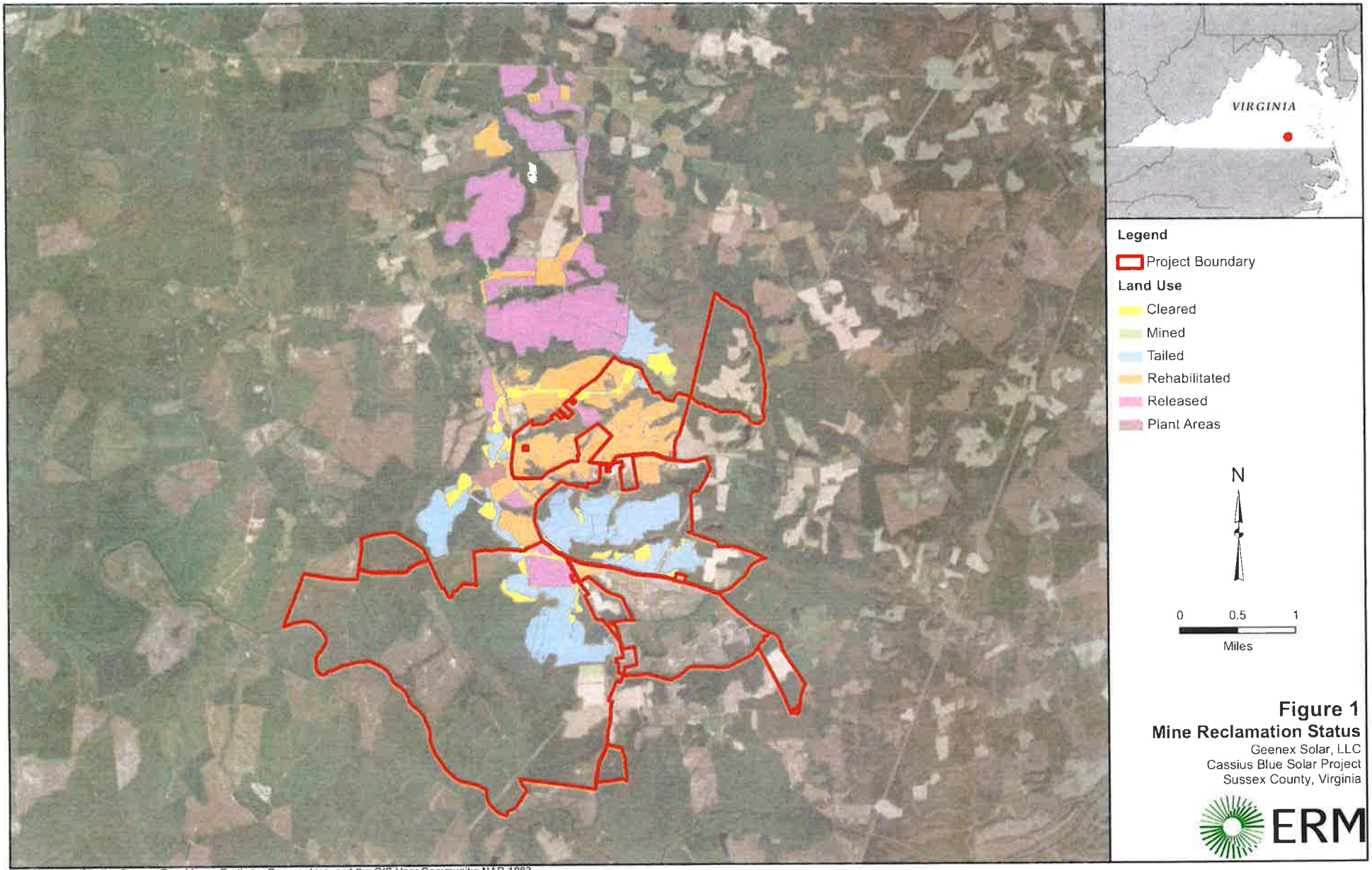


Figure 1
Mine Reclamation Status
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; NAD 1983 StatePlane Virginia South FIPS 4502 Feet

Attachment 2 Waters of the U.S. Map

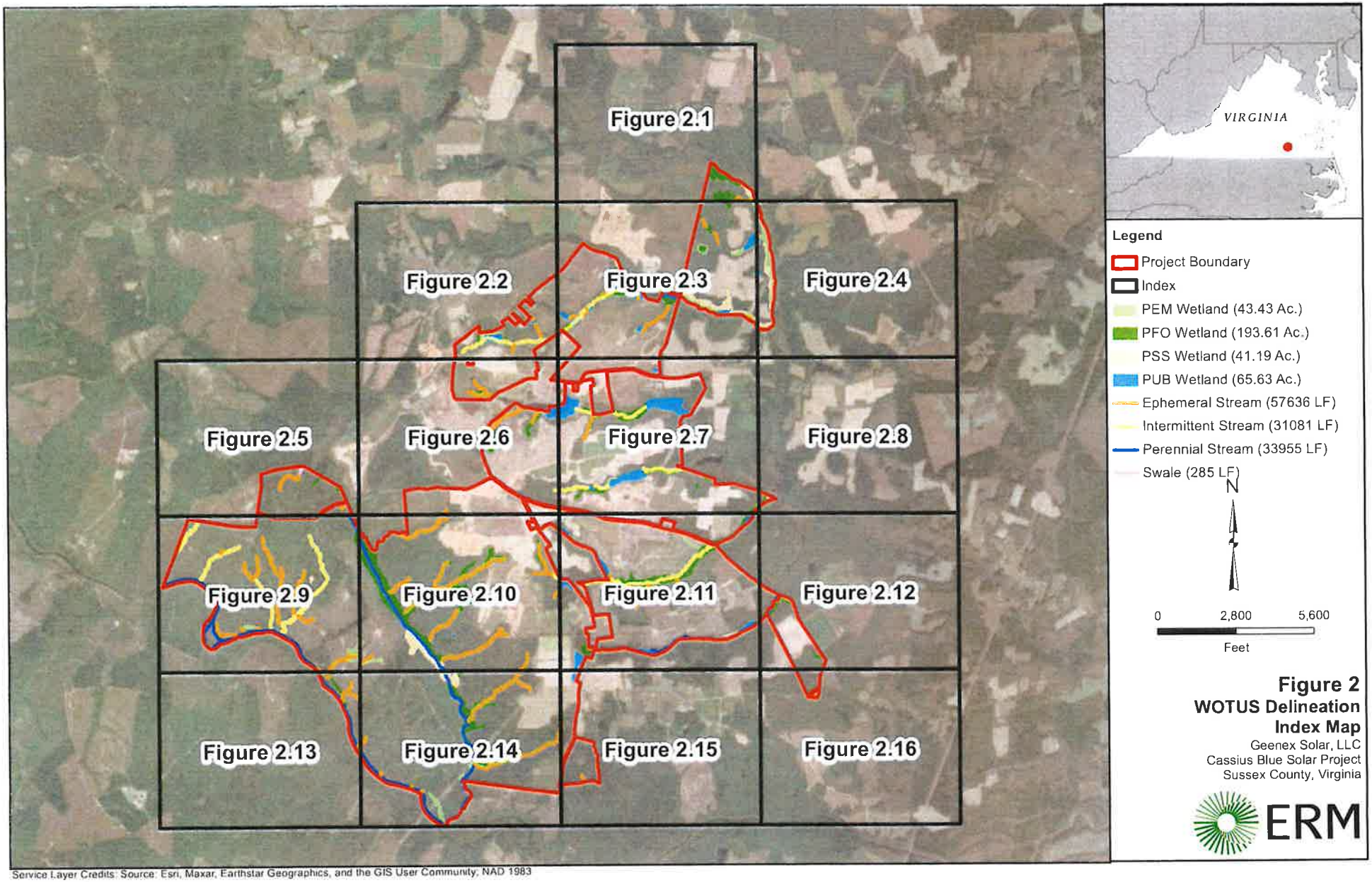


Figure 2
WOTUS Delineation Index Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; NAD 1983 StatePlane Virginia South FIPS 4502 Feet

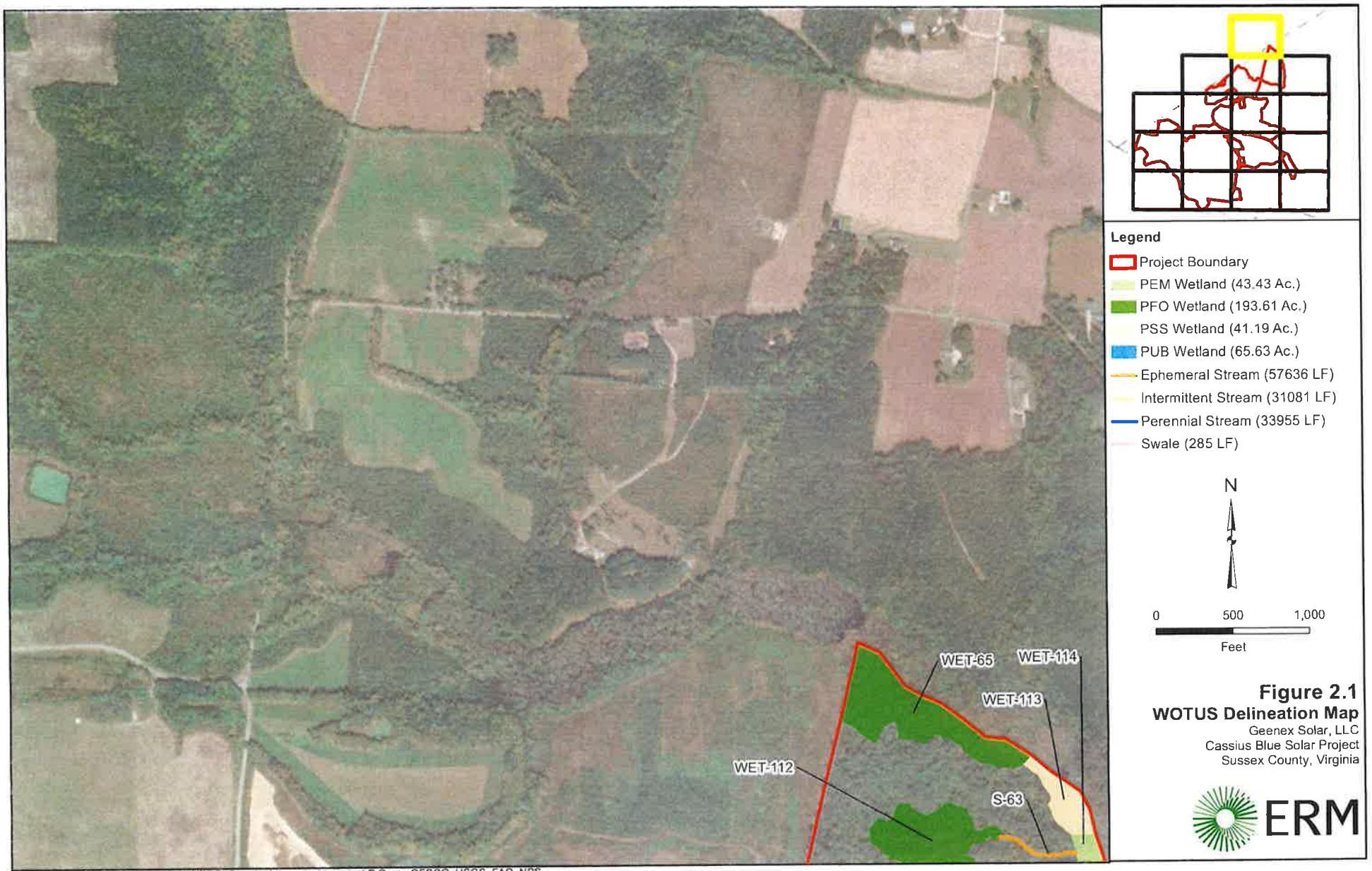


Figure 2.1
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, NAD 1983 StatePlane Virginia South FIPS 4502 Feet

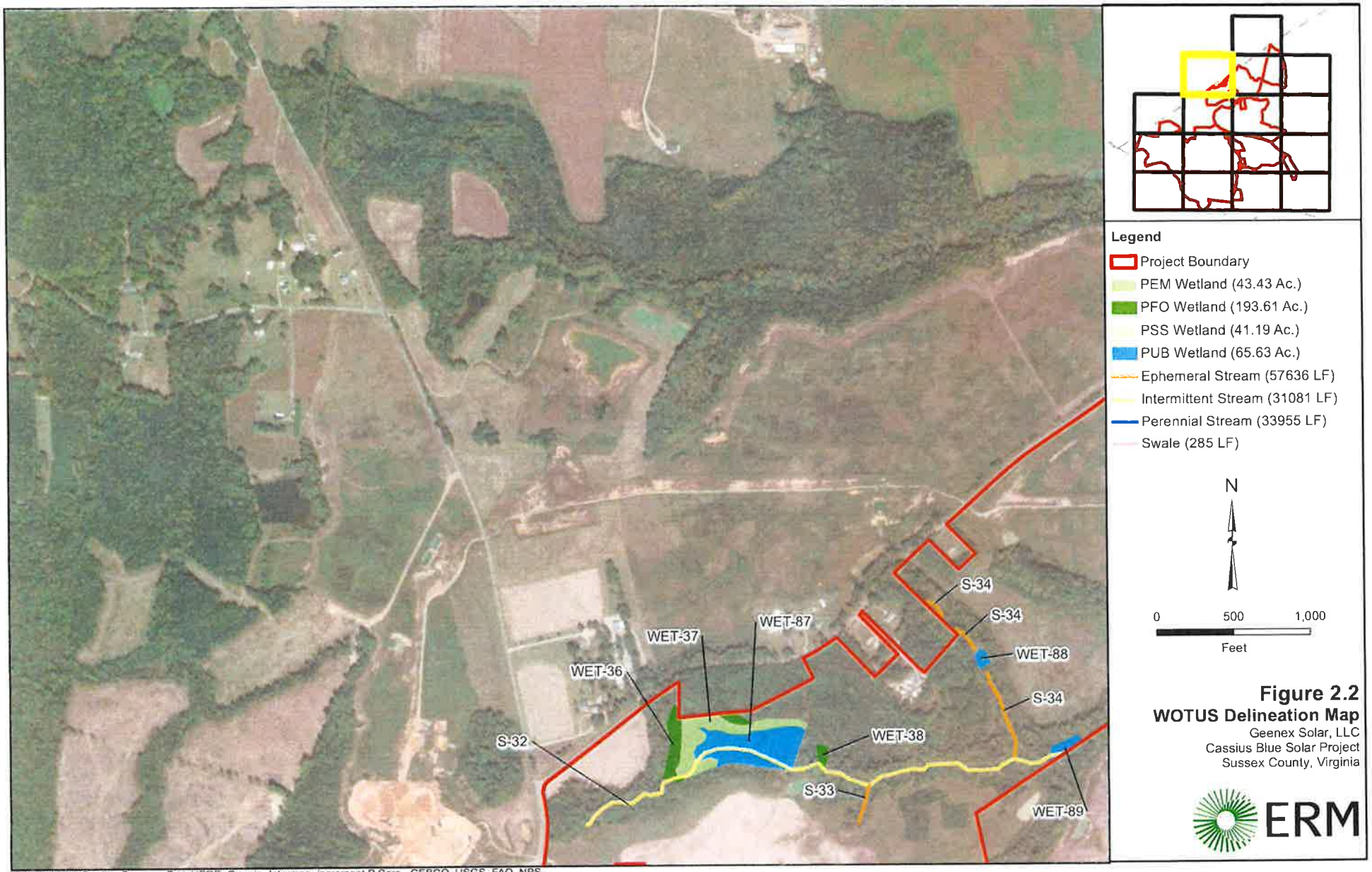


Figure 2.2
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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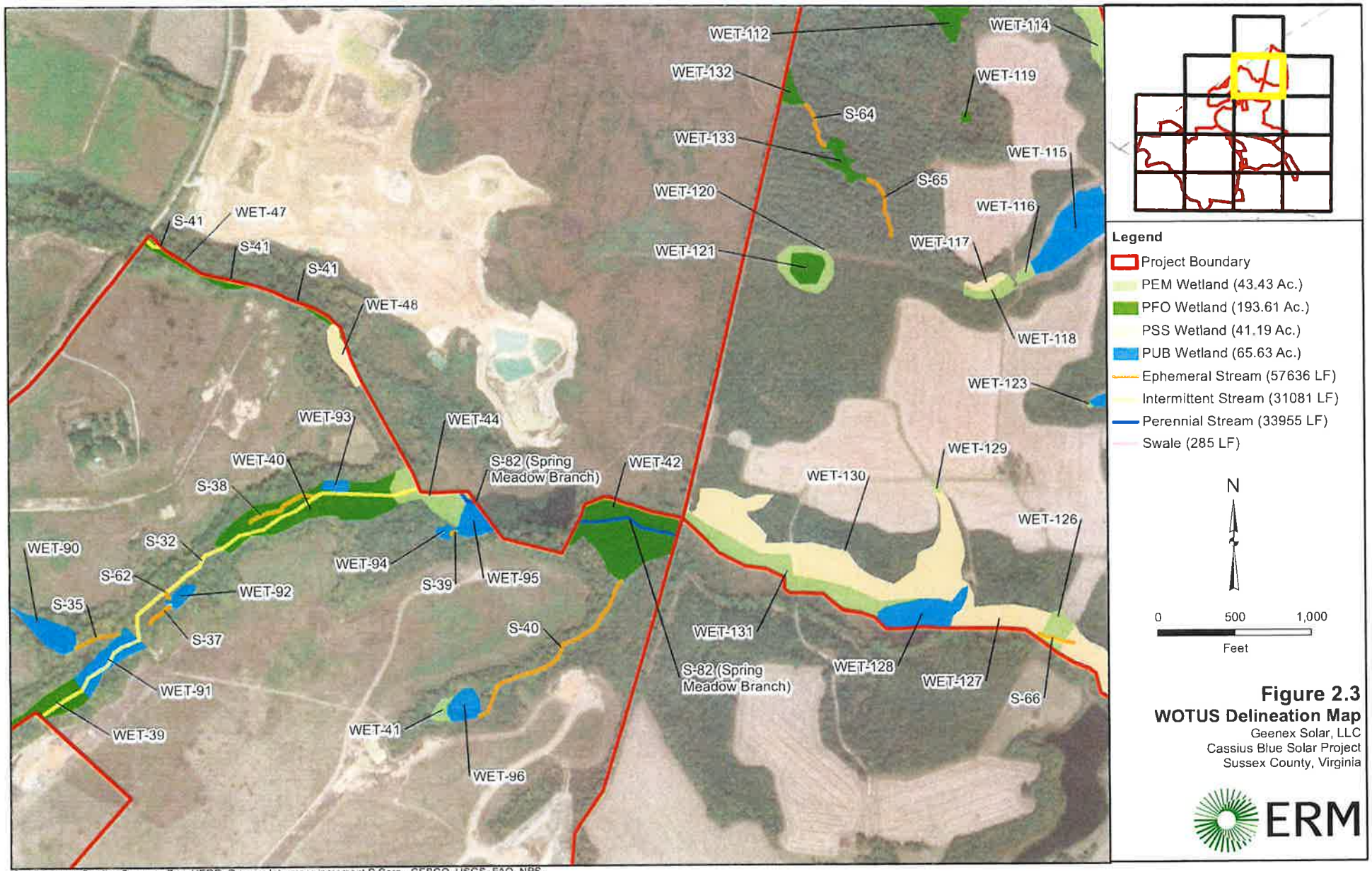
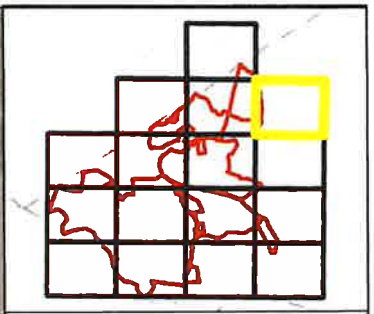


Figure 2.3
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, NAD 1983 StatePlane Virginia South FIPS 4502 Feet





Legend

- Project Boundary
- PEM Wetland (43.43 Ac.)
- PFO Wetland (193.61 Ac.)
- PSS Wetland (41.19 Ac.)
- PUB Wetland (65.63 Ac.)
- Ephemeral Stream (57636 LF)
- Intermittent Stream (31081 LF)
- Perennial Stream (33955 LF)
- Swale (285 LF)

N

0 500 1,000

Feet

Figure 2.4
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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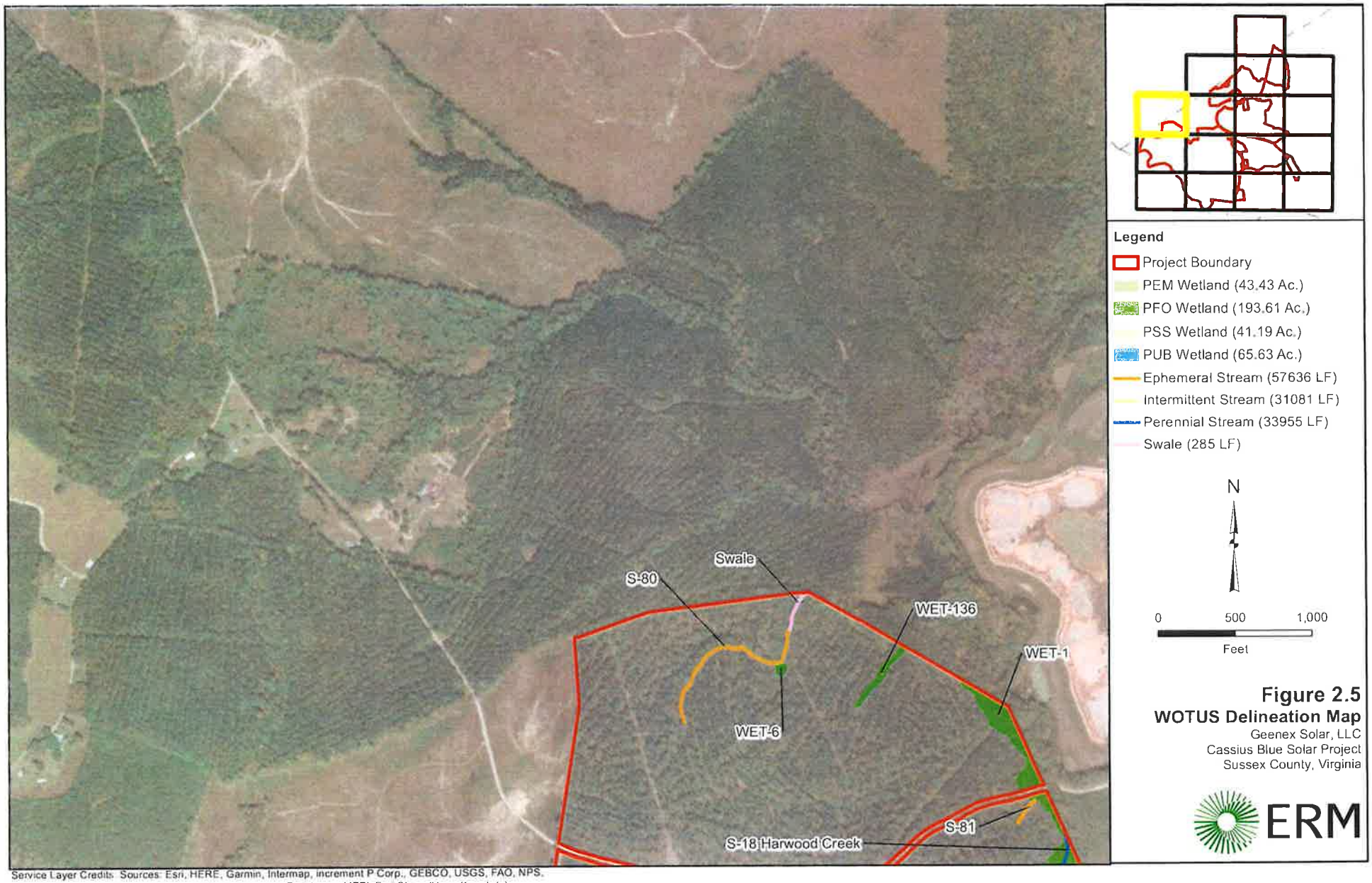


Figure 2.5
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, NAD 1983 StatePlane Virginia South FIPS 4502 Feet

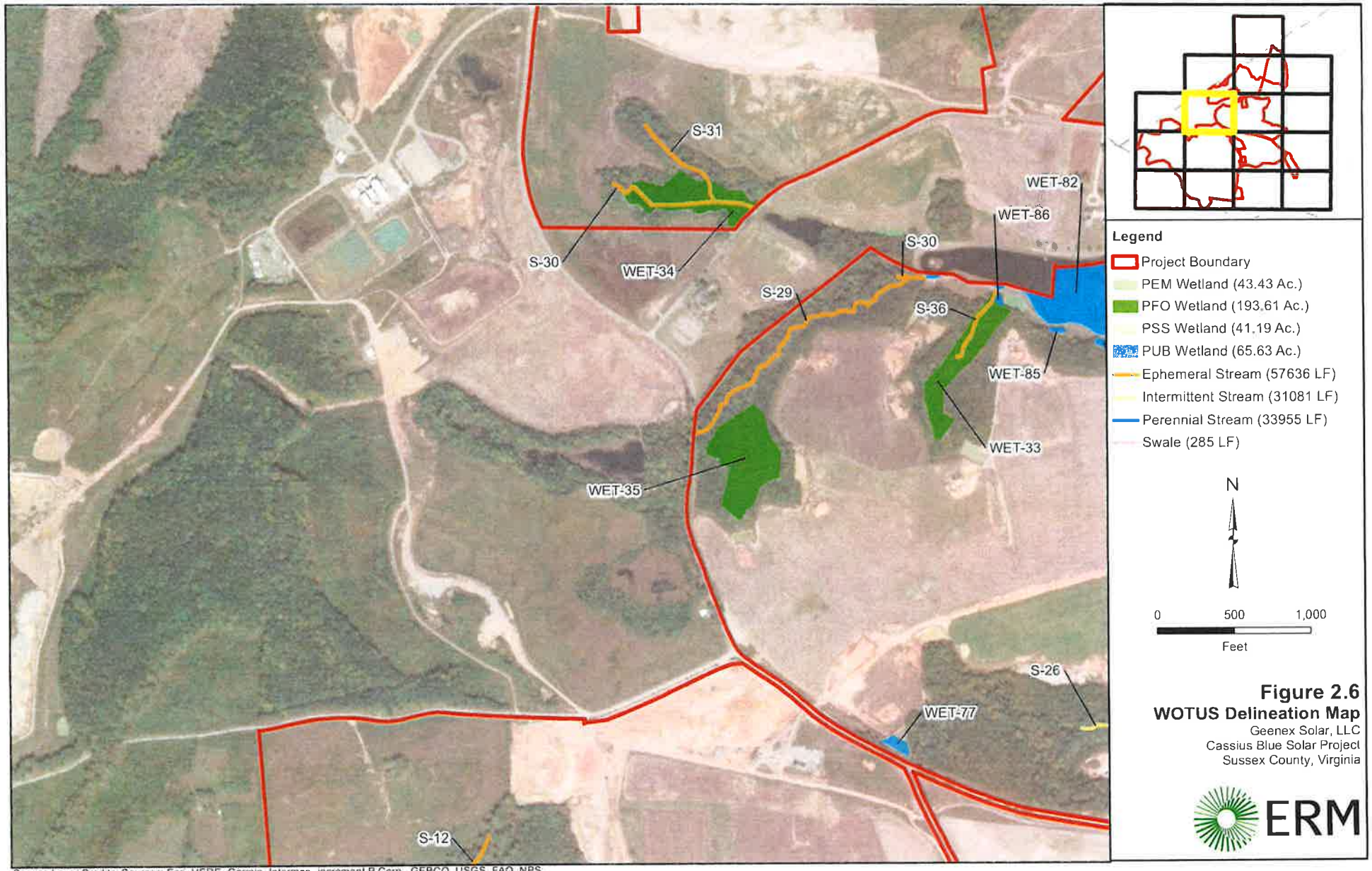
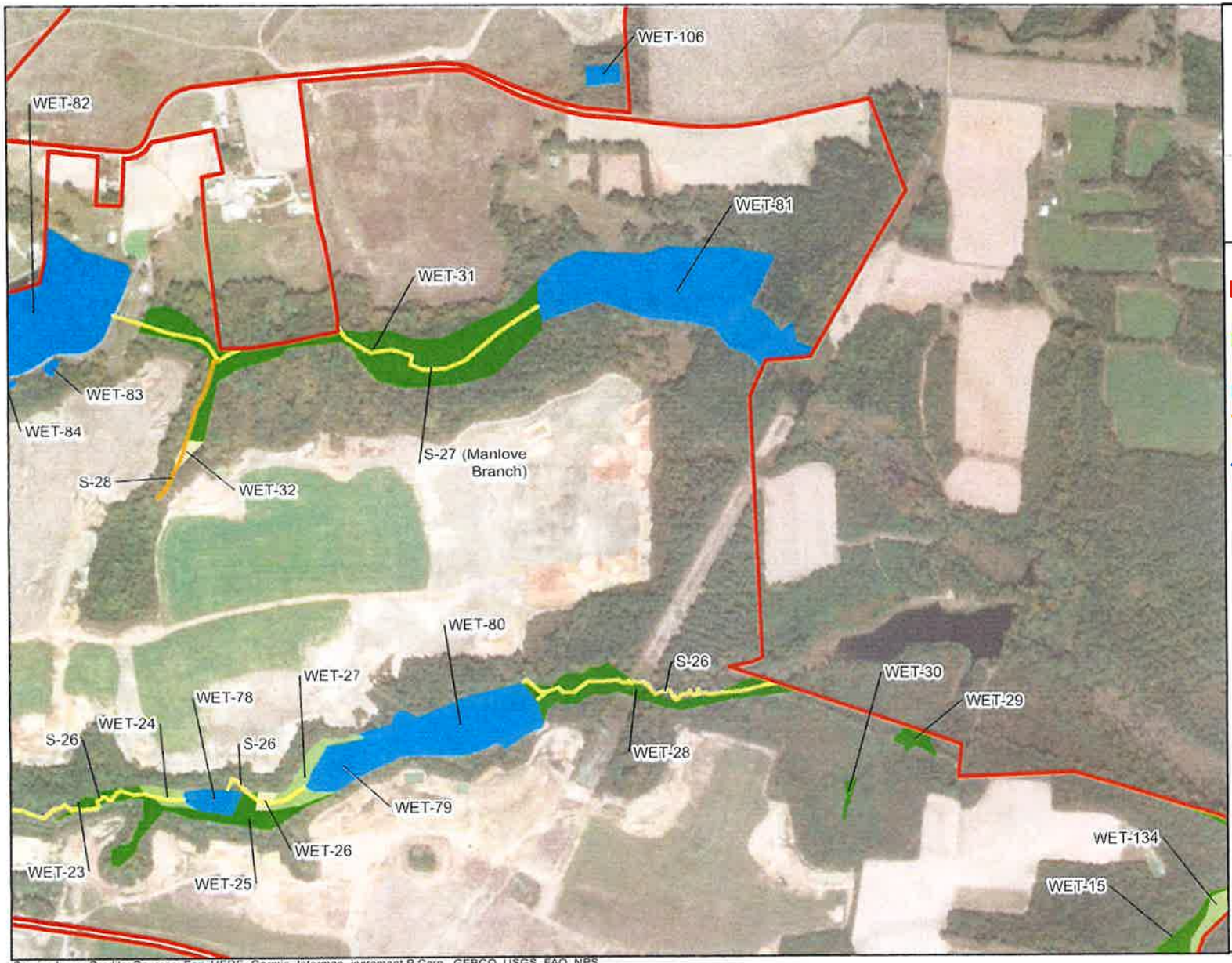
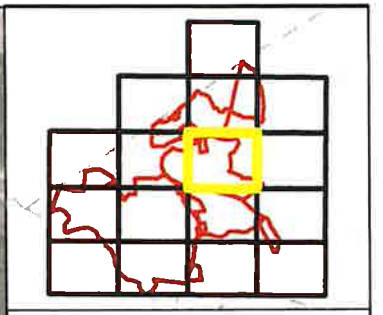


Figure 2.6
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, NAD 1983 StatePlane Virginia South FIPS 4502 Feet





Legend

- Project Boundary
- PEM Wetland (43.43 Ac.)
- PFO Wetland (193.61 Ac.)
- PSS Wetland (41.19 Ac.)
- PUB Wetland (65.63 Ac.)
- Ephemeral Stream (57636 LF)
- Intermittent Stream (31081 LF)
- Perennial Stream (33955 LF)
- Swale (285 LF)

N

0 500 1,000

Feet

Figure 2.7
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, NAD 1983 StatePlane Virginia South FIPS 4502 Feet



Figure 2.8
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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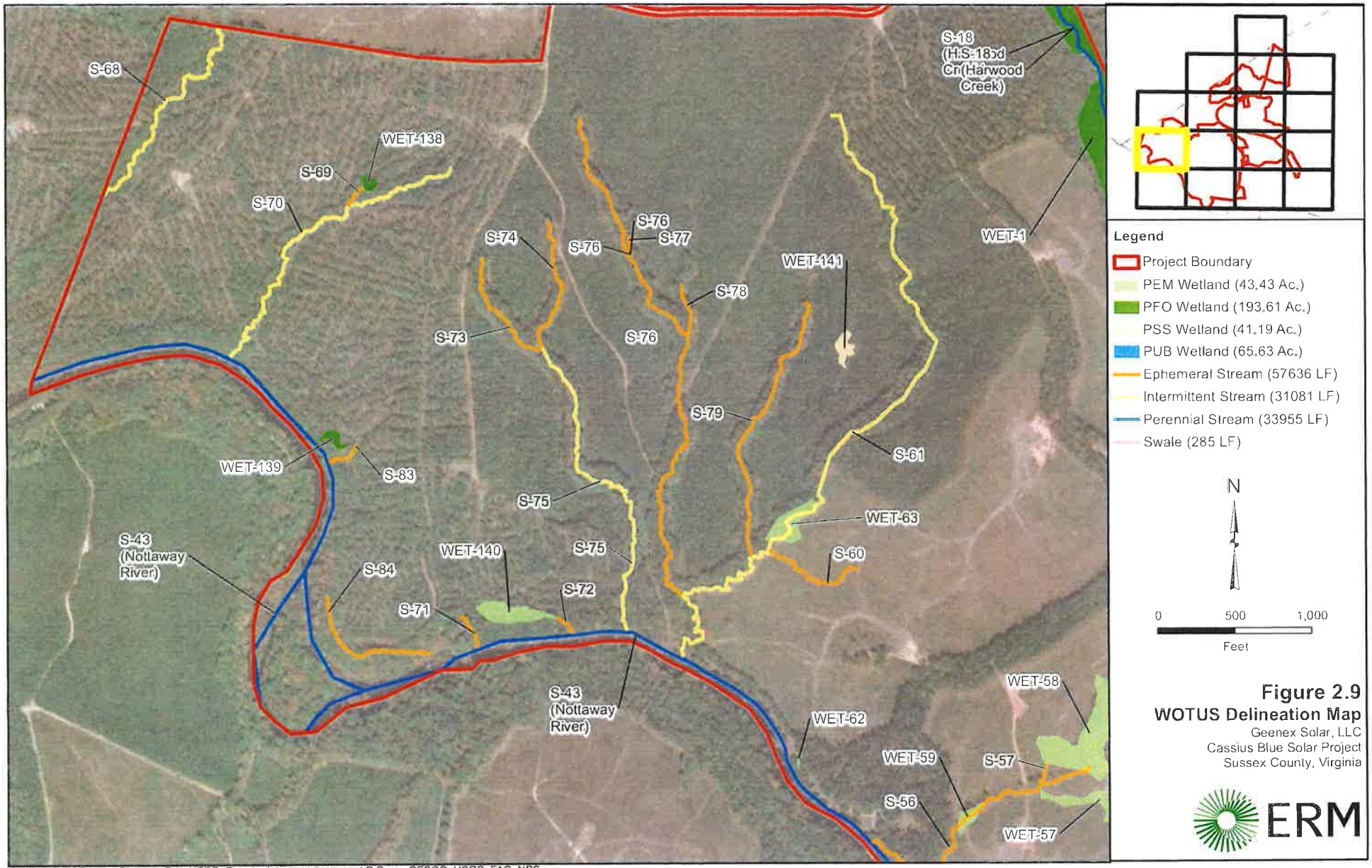


Figure 2.9
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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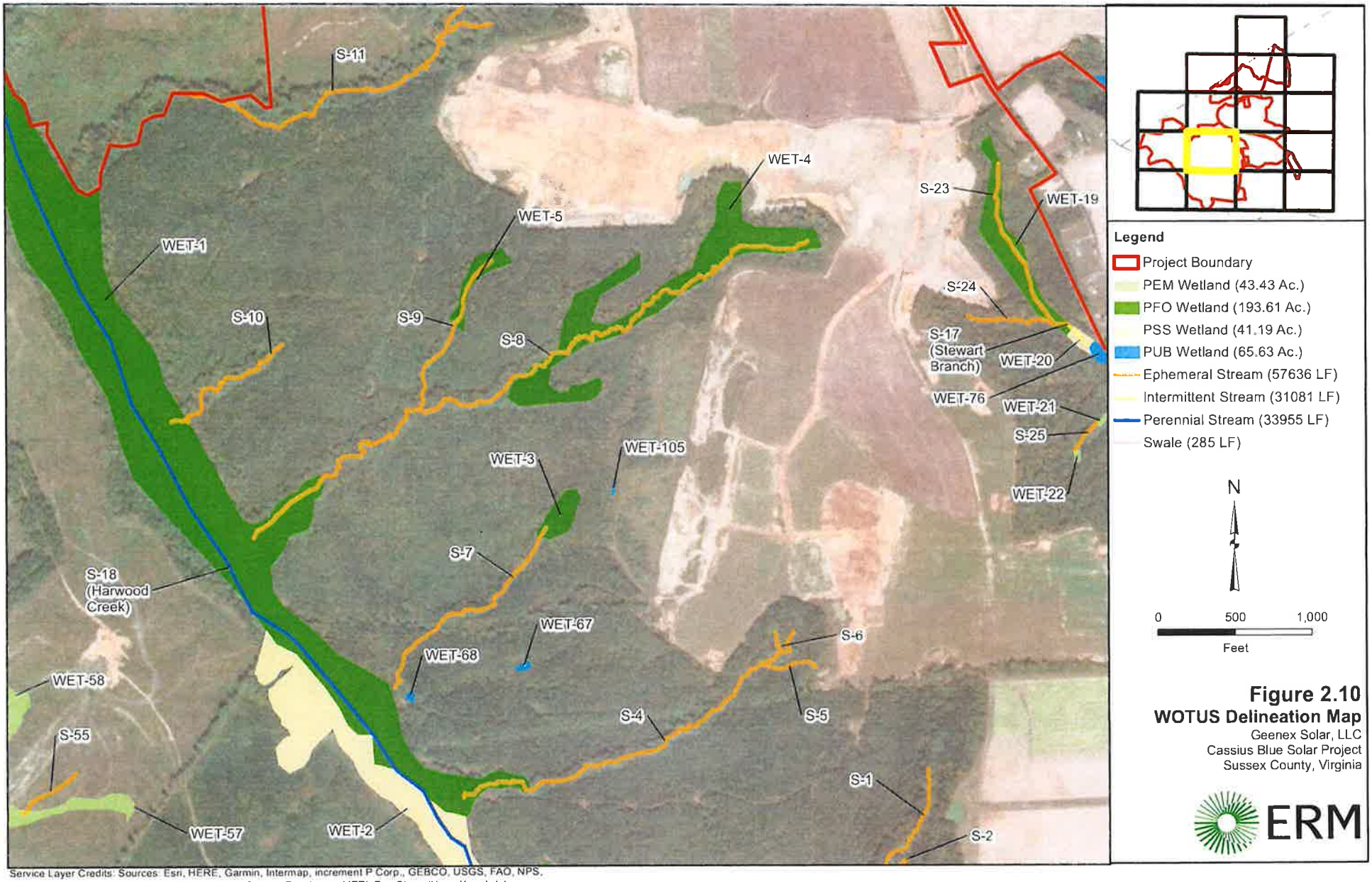


Figure 2.10
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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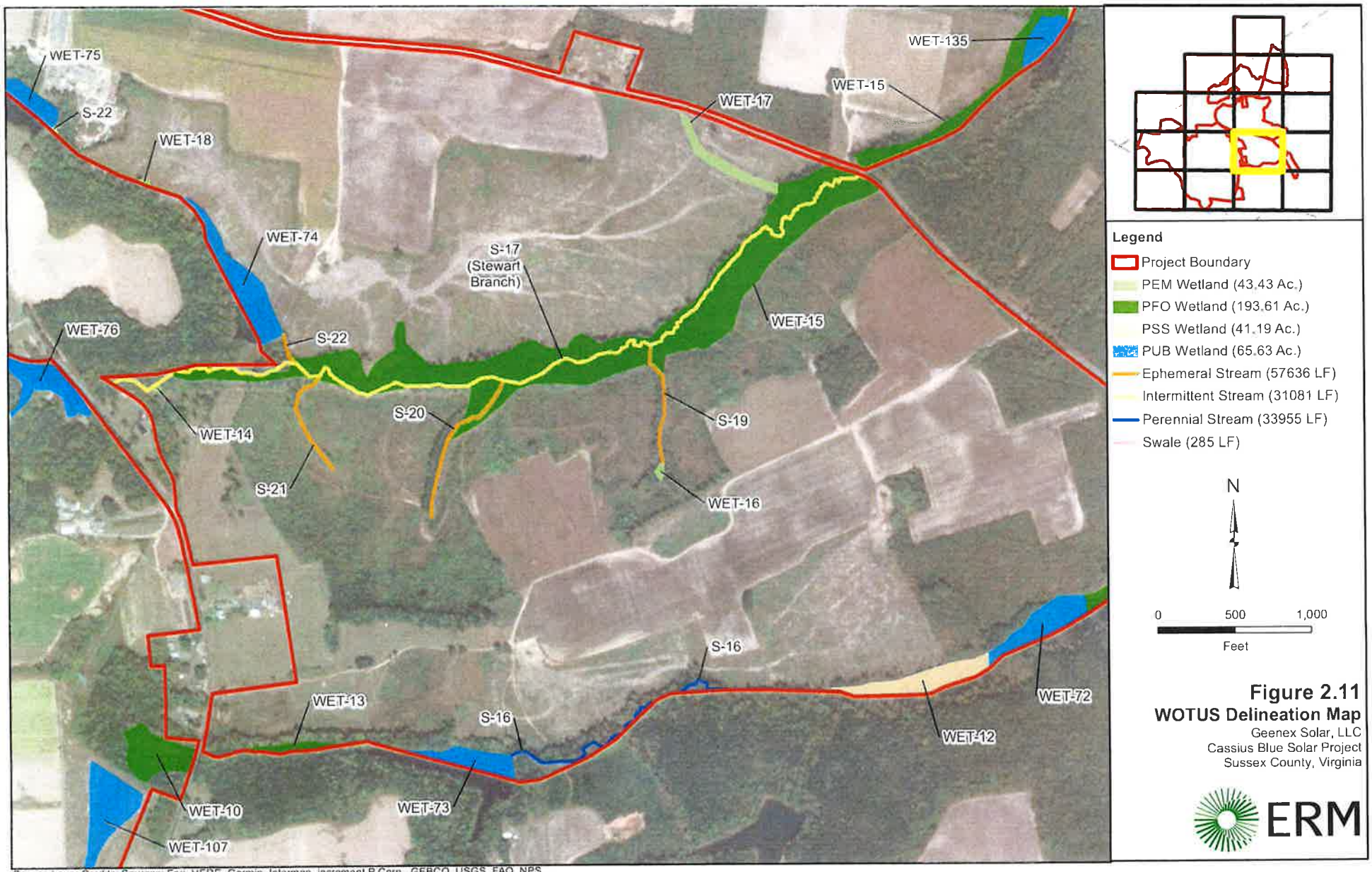


Figure 2.11
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Figure 2.12
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; NAD 1983 StatePlane Virginia South FIPS 4502 Feet

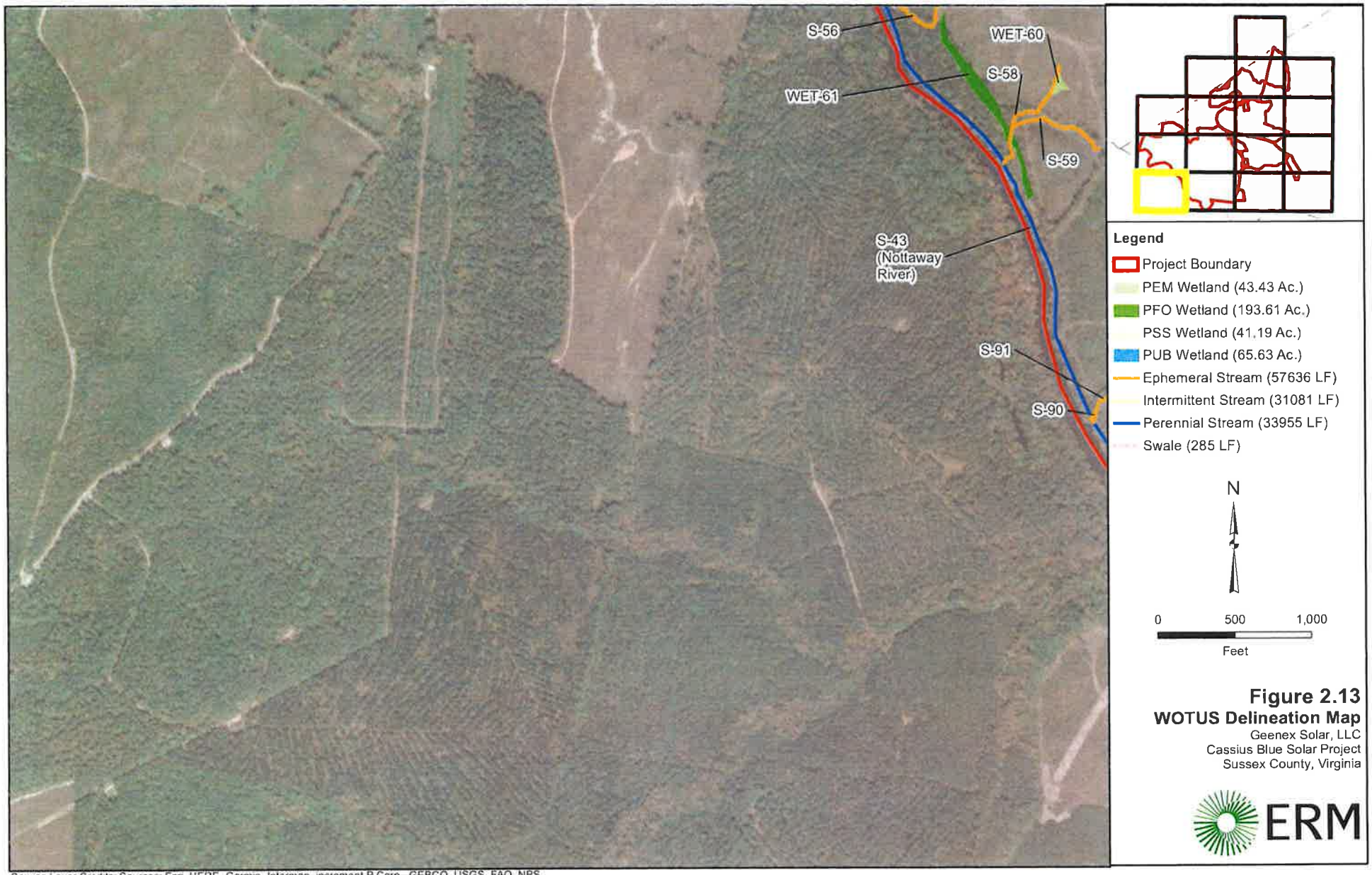


Figure 2.13
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, NAD 1983 StatePlane Virginia South FIPS 4502 Feet

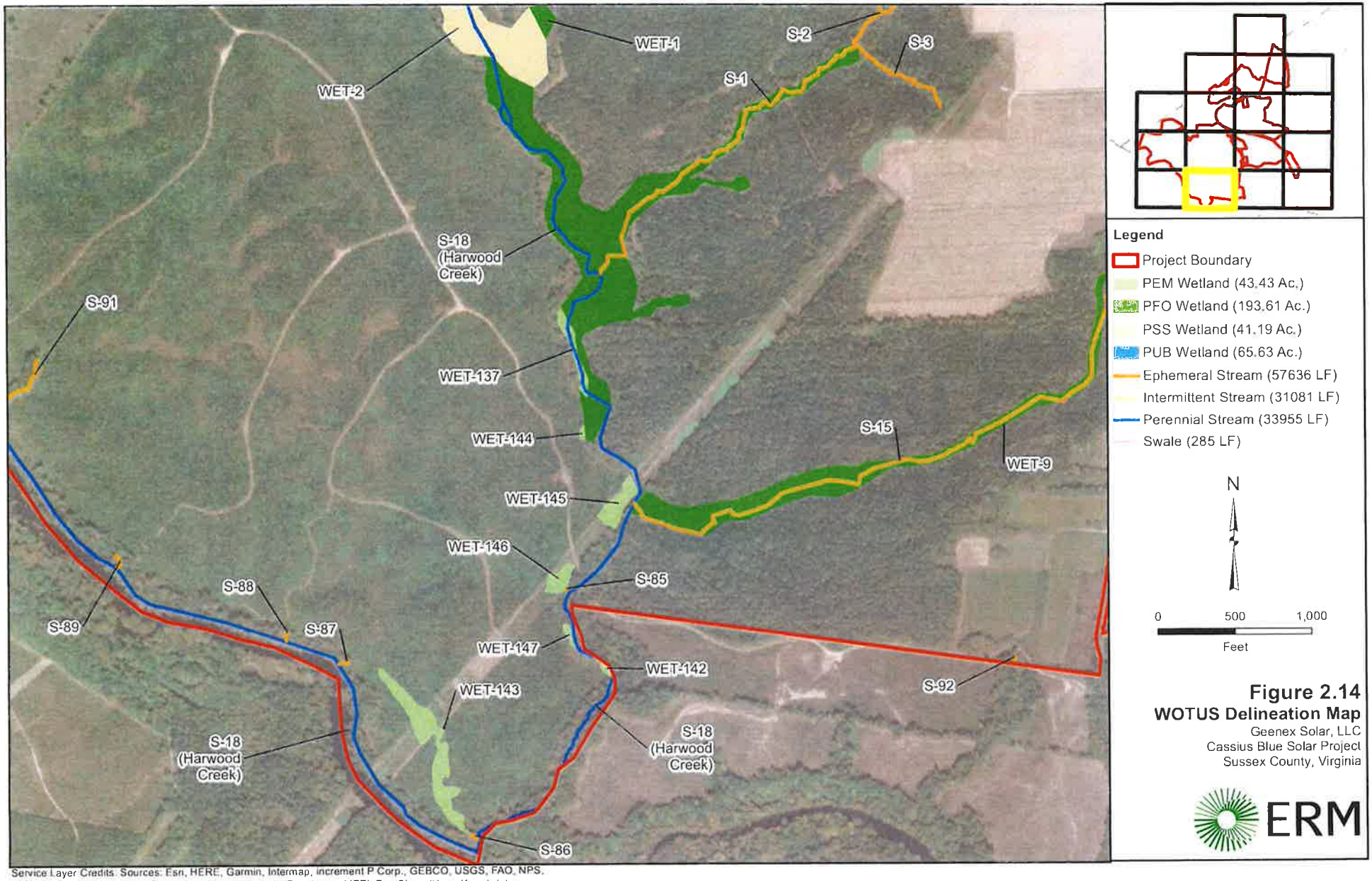
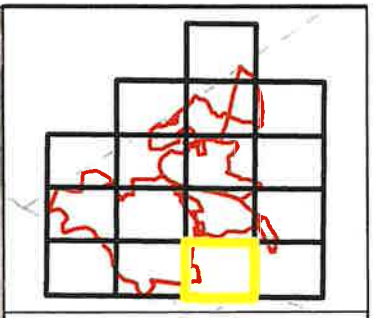


Figure 2.14
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, NAD 1983 StatePlane Virginia South FIPS 4502 Feet





Legend

- Project Boundary
- PEM Wetland (43.43 Ac.)
- PFO Wetland (193.61 Ac.)
- PSS Wetland (41.19 Ac.)
- PUB Wetland (65.63 Ac.)
- Ephemeral Stream (57636 LF)
- Intermittent Stream (31081 LF)
- Perennial Stream (33955 LF)
- Swale (285 LF)

N

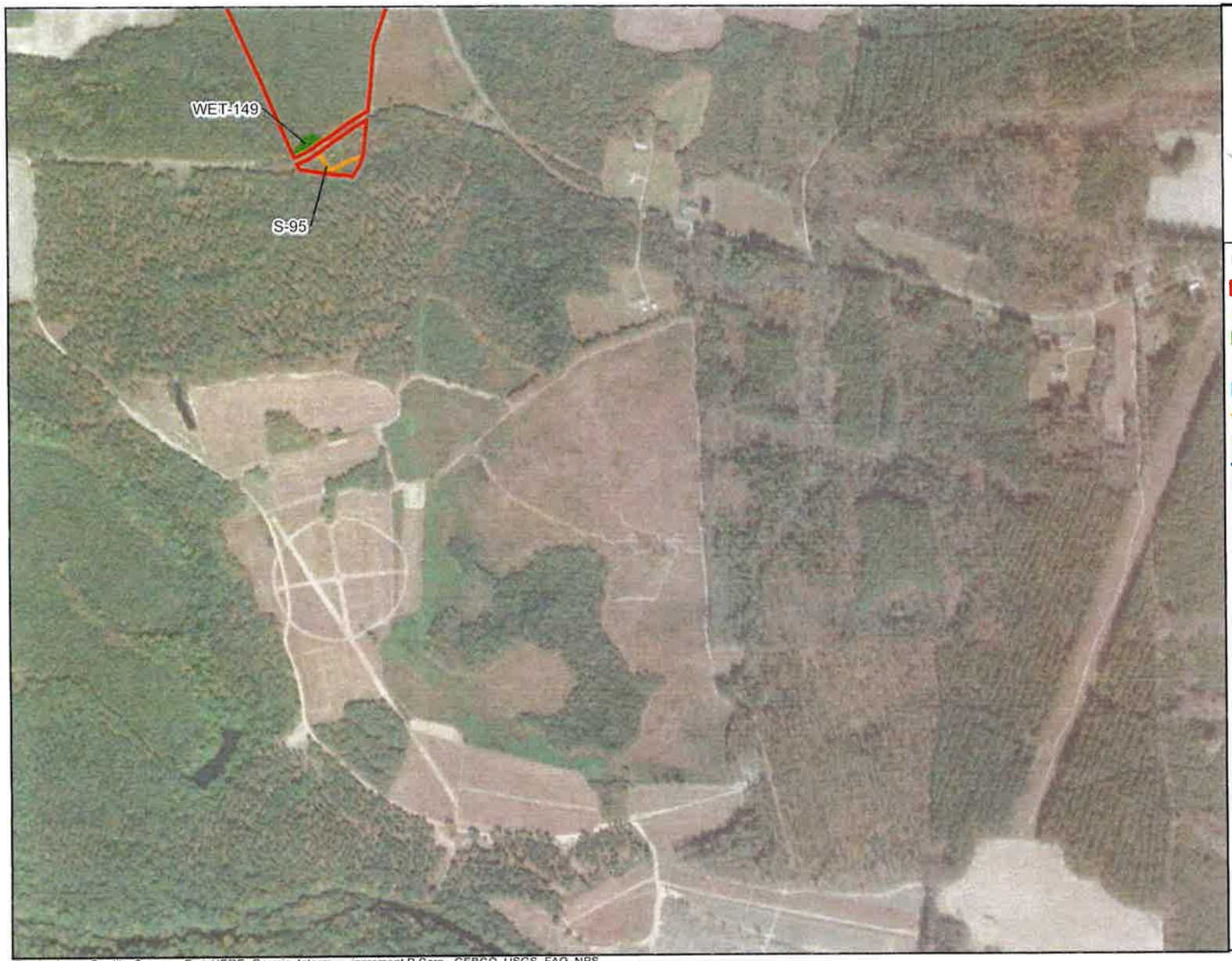
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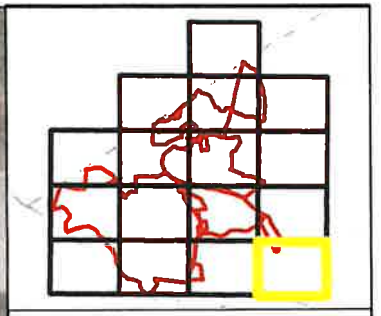
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Figure 2.15
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, NAD 1983 StatePlane Virginia South FIPS 4502 Feet





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- Swale (285 LF)

N

0 500 1,000

Feet

Figure 2.16
WOTUS Delineation Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, NAD 1983 StatePlane Virginia South FIPS 4502 Feet

Attachment 3 Protected Lands

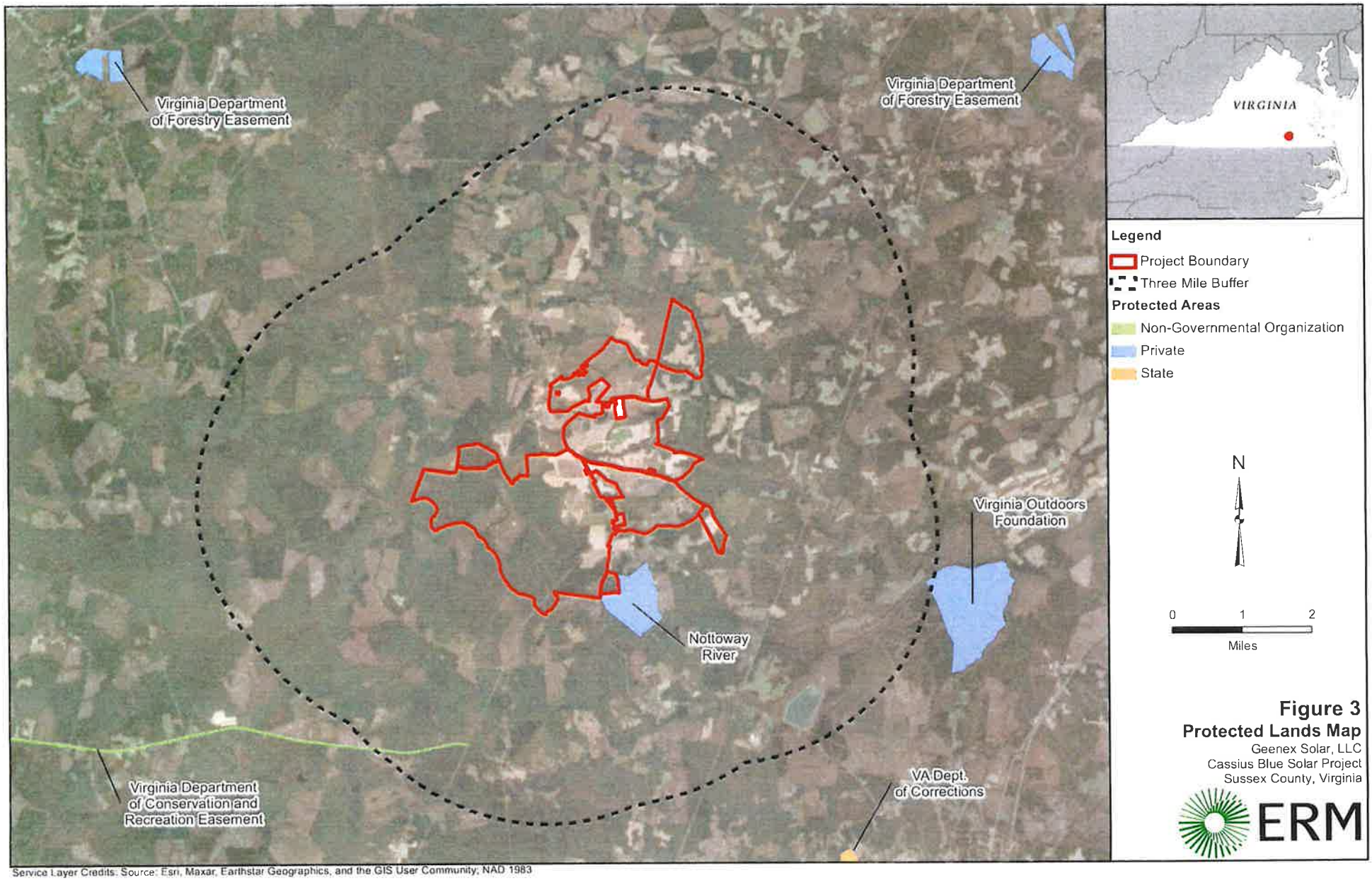


Figure 3
Protected Lands Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; NAD 1983 StatePlane Virginia South FIPS 4502 Feet

Attachment 4 Wildlife Environmental Review Map

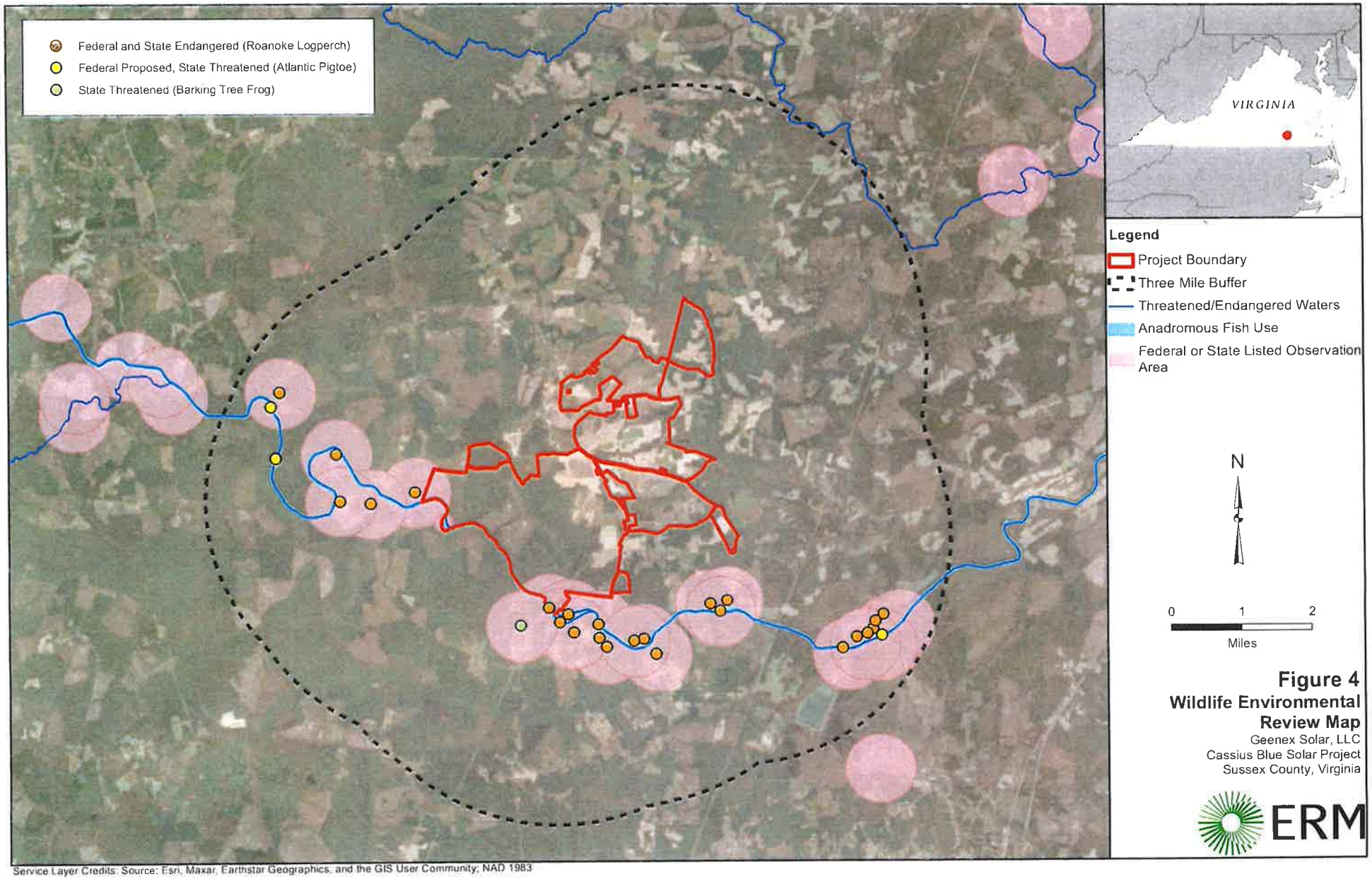


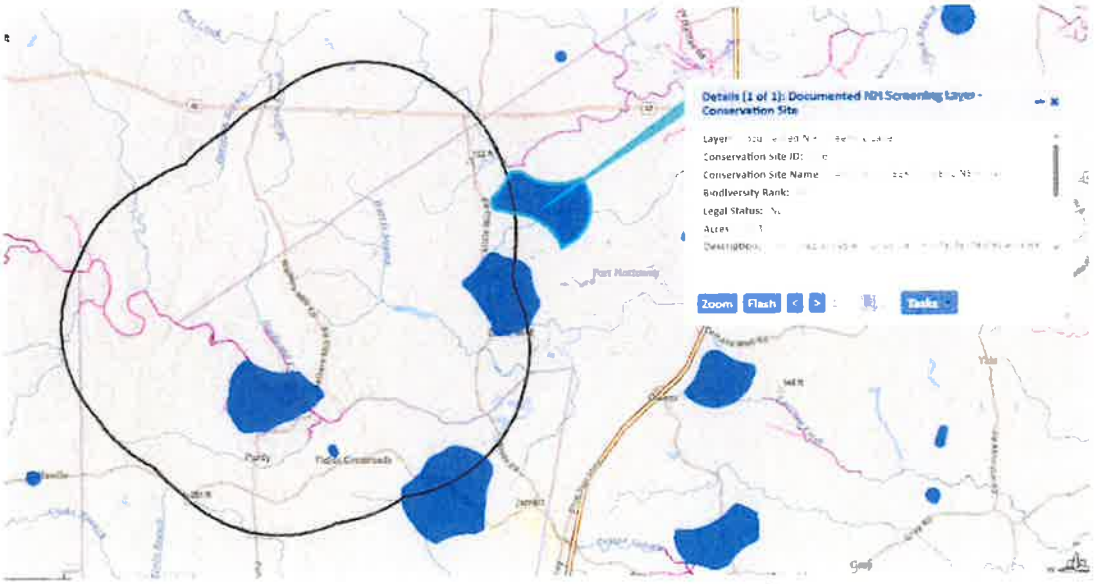
Figure 4
Wildlife Environmental Review Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

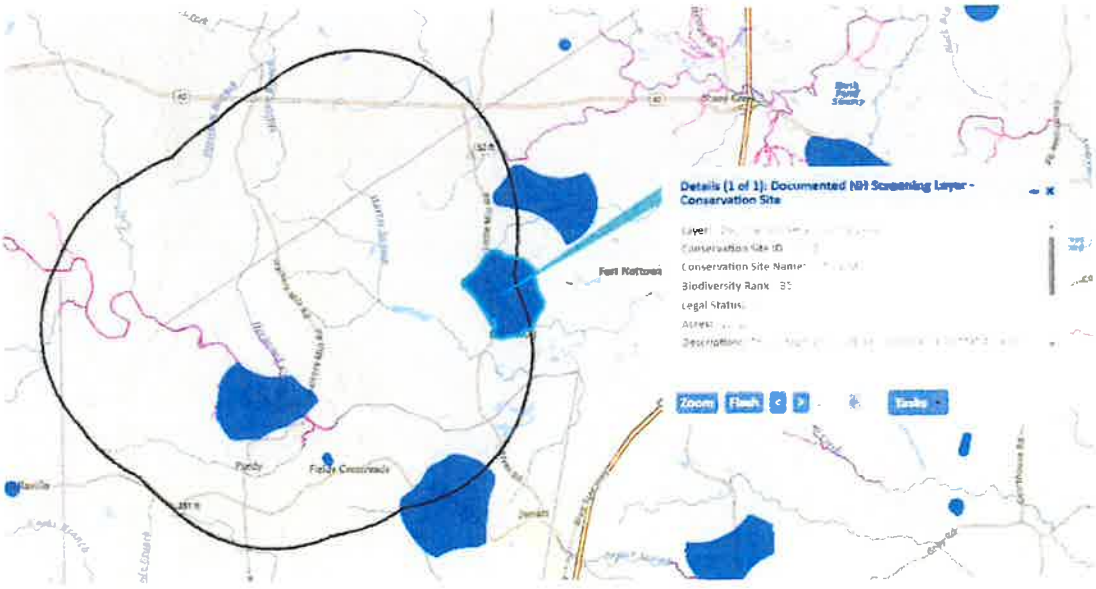
Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; NAD 1983 StatePlane Virginia South FIPS 4502 Feet

Attachment 5 Natural Heritage Resource Review

Figure 5: DCR's Natural Heritage Database Explorer

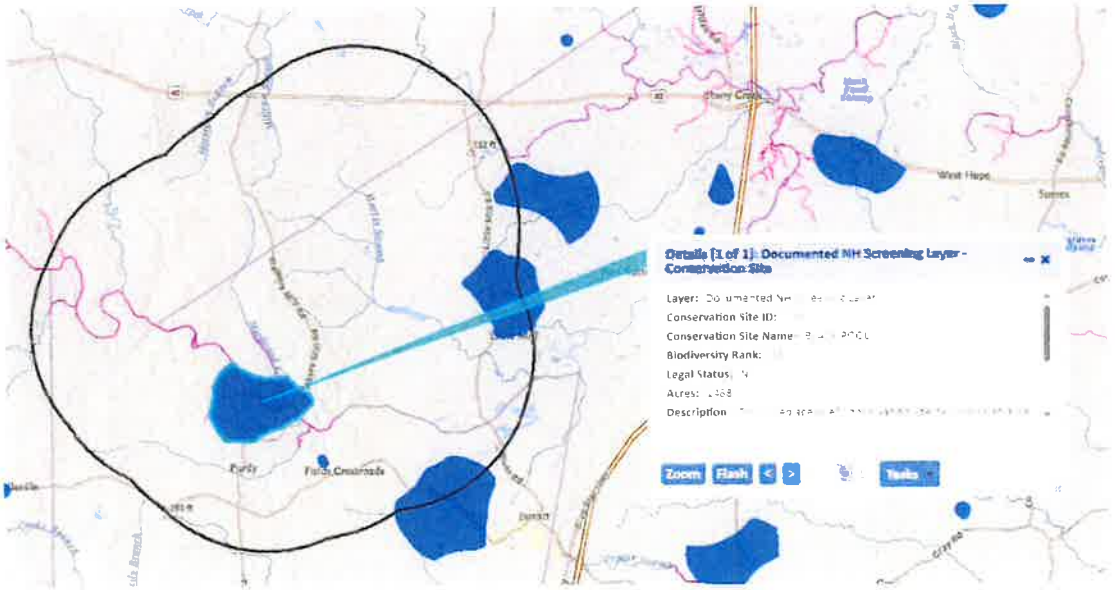


Above: Location and information regarding the Sappony Creek Powerline ROW

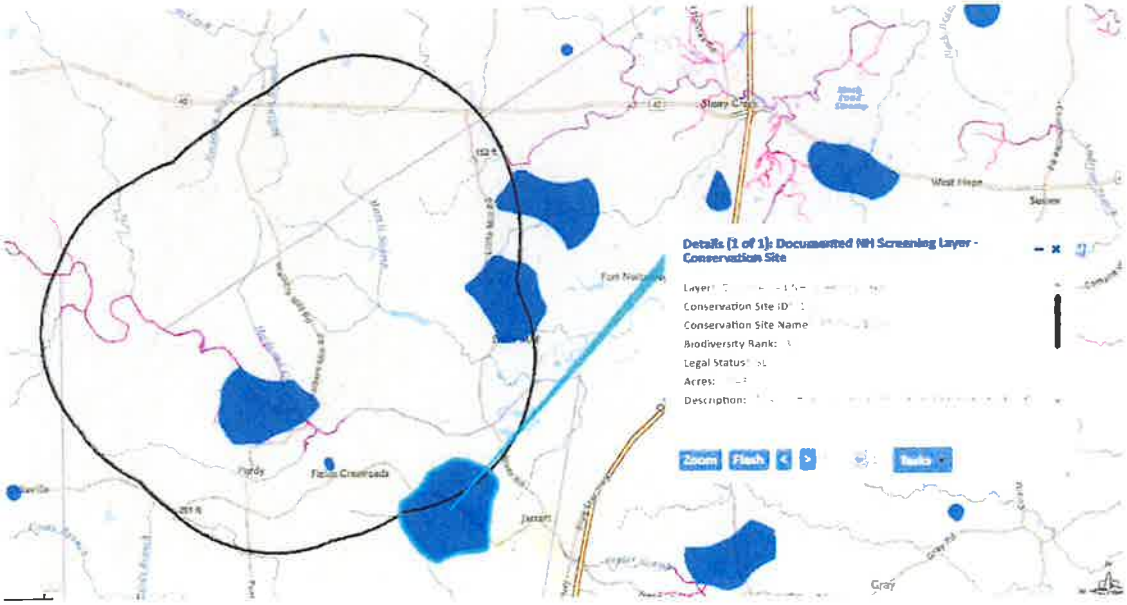


Above: Location and information regarding the Little Mill Conservation Site

Figure 5: DCR's Natural Heritage Database Explorer

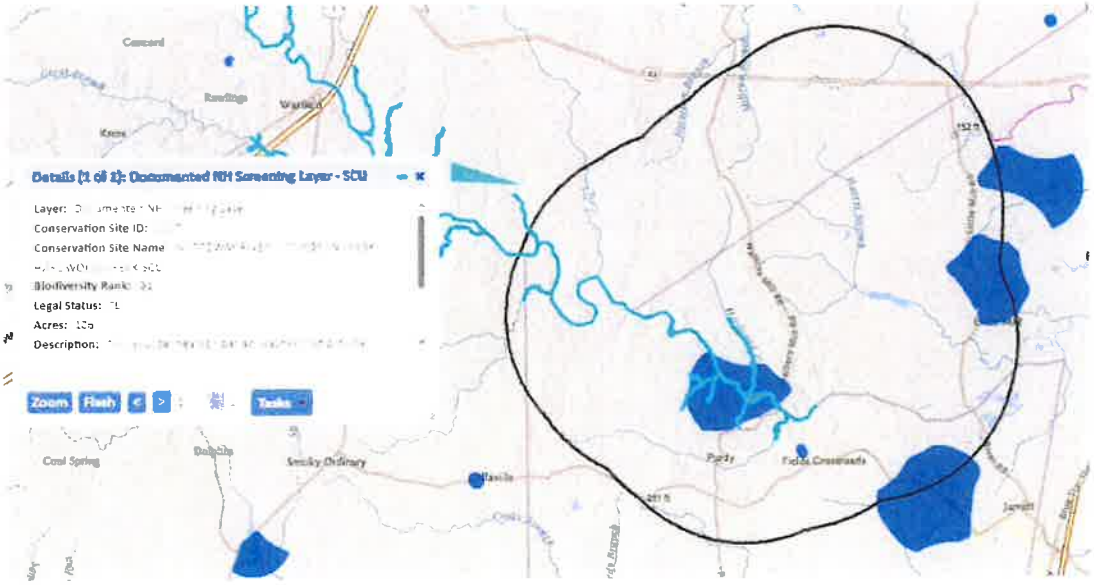


Above: Location and information regarding the Black Pool Conservation Site



Above: Location and information regarding the Foxtail Bogs Conservation Site

Figure 5: DCR's Natural Heritage Database Explorer



Above: Location and information regarding the Nottoway River – Sturegeon Creek – Hardwood Creek Stream Conservation Unit

TAB M

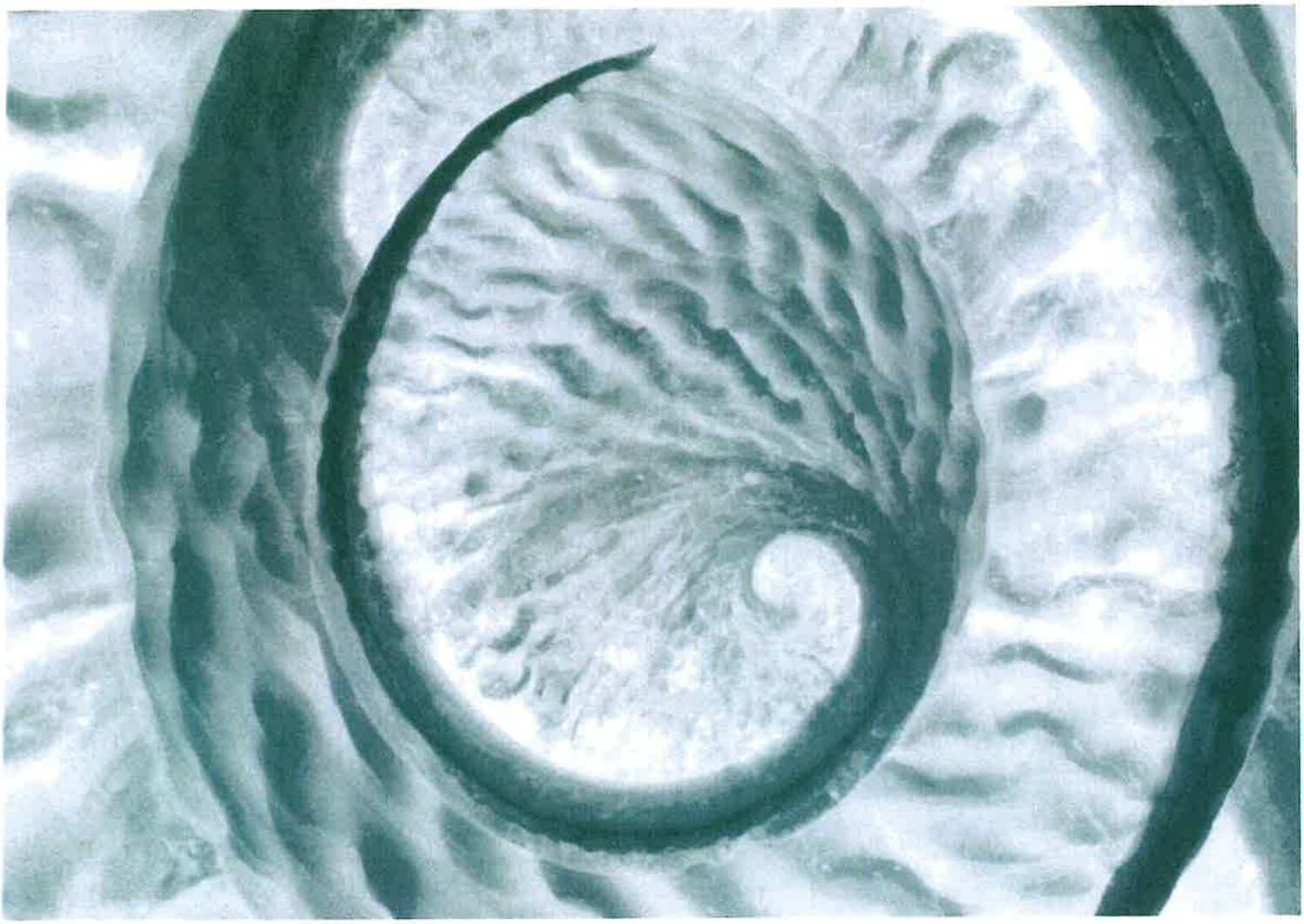
Cassius Blue Solar

Cassius Blue Solar Project

Exhibit K

Road Traffic Assessment Report

Sussex County Conditional Use Permit Application



Cassius Blue Solar Project Road Traffic Assessment

Cassius Blue Solar Project, Sussex County, Virginia

September 29, 2023

Project No. 0697914

ERM

29 September 2023

Road Traffic Assessment

Cassius Blue Solar Project, Sussex County, Virginia

ERM
919 E Main Street
Suite #1701
Richmond, VA 23219

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Acronyms and Abbreviations

Name	Description
ADT	Average daily traffic
Cassius Blue Solar	Cassius Blue Solar, LLC
ERM	Environmental Resources Management
Project	Cassius Blue Solar Project in Sussex County, Virginia
Project Site or Site	The Cassius Blue Solar Project site area
VDOT	Virginia Department of Transportation

1. INTRODUCTION

This Road Traffic Assessment is provided on behalf of Cassius Blue Solar, LLC (Cassius Blue Solar) in support of its Conditional Use Permit Application to the Sussex County Planning Commission and Board of Supervisors for the proposed Cassius Blue Solar Project (Project) in Sussex County, Virginia. The Project would be located on approximately 4,984 acres of land (Project Site or Site) in Sussex County (Figure 1). This report has been prepared to identify and assess the existing public road facilities that would serve the construction, operation, and decommissioning phases of the proposed solar facility in Sussex County. The tasks associated with this assessment included:

- Review of data and documents provided by Cassius Blue Solar;
- Obtaining available geometric (roadway widths, intersection control, etc.), road condition, and speed limit data via a review of aerial imagery and site-specific photography available through Google Earth and County GIS systems, as well as a field visit conducted on September 6, 2023.
- Obtaining available Virginia Department of Transportation (VDOT) traffic data, crash data, and speed limits for roads adjacent to the site;
- Calculating site-generated traffic based on Project-specific information and knowledge of other solar projects;
- Evaluating traffic impacts anticipated as a result of the site-generated traffic; and
- Proposing potential mitigation measures to address impacts.

2. EXISTING CONDITIONS

ERM compiled roadway conditions for facilities adjacent to the Project in Sussex County. The site is generally located south of Virginia State Route 40 and north of the Nottoway River, in the area bounded by Route 619 to the west and Route 630 to the east. The project location, proposed entrances, and study intersections are shown on Figure 1.

2.1 Affected Roadways

Descriptions of roadways adjacent to the site are provided below. Average daily traffic (ADT) volumes are from the VDOT online information portal (VDOT 2023a). Appendix A provides images of road conditions at key intersections adjacent to the Site.

The primary state highway providing access to the Project area is Route 40. North of the Project Site, Route 40 generally has a paved width of 22 feet (with pavement varying from 22 to 30 feet wide) with two travel lanes and no shoulders. The posted speed limit is 55 miles per hour (mph) (VDOT 2023b). In Sussex County between the Dinwiddie County line and the town of Stony Creek, Route 40 carried average daily traffic (ADT) of 2,800 vehicles in 2021.

Speed limits are not displayed on many secondary roadways adjacent to the Project site. A statutory 55 mph speed limit typically applies to Virginia's rural, secondary roads (routes numbered 600 or greater), although these statutory speed limits often are not posted (VDOT 2023c).

Walkers Mill Road (Route 619) is a two-lane, paved road with a typical paved width of 18 feet, no striping or road markings, and no posted speed limit. The road paving has been widened to 25 feet in the vicinity of the Iluka Resources driveway. In 2021, the ADT on Route 619 was 290 vehicles adjacent to the Project Site. The pavement is in fair condition with moderate alligator cracking in some locations (Figures A-1 through A-6 in Appendix A).

Concord Sappony Road (Route 681) is a two-lane, paved road with a typical paved width of 18 feet, no striping or road markings, and no posted speed limit. According to 2021 VDOT data, the ADT on Concord Sappony Road adjacent to the Project site is 90 vehicles. The pavement is in fair condition with moderate alligator cracking (Figure A-2 in Appendix A).

College Road (Route 616 west of Route 619) has a gravel and packed dirt surface and no posted speed limit. According to the most recent available VDOT data, the ADT on College Road was 20 vehicles in 2014 (Figure A-3 in Appendix A).

Stewart Road (Route 616 east of Route 619) is a two-lane road with a typical paved width of 20 feet, no striping or road markings, and no posted speed limit. According to the most recent available VDOT data, the ADT on Stewart Road was 80 vehicles in 2014 (Figure A-4 in Appendix A).

Hunt Road (Route 656) is a two-lane, paved road with a typical paved width of 18 feet, no striping or road markings, and no posted speed limit. According to 2014 VDOT data (the most recent available), the ADT on Stewart Road was 200 vehicles. The pavement is in fair condition with moderate alligator cracking (Figure A-5 in Appendix A).

Barnes Lane is a one lane, gravel, dead-end roadway, about 2,000 feet long, that provides access to parcels on the south site of Concord Sappony Road (Figure A-6 in Appendix A).

2.2 Intersections

The following intersections—all of which are unsignalized—are adjacent to the Project site.

Route 665 (Walkers Mill Road) and Route 619 (Courthouse Road to north, Walkers Mill Road to south)

Walkers Mill Road (Route 665) is the stop-controlled leg of this three-leg intersection. The pavement of both roads widens in the vicinity of the intersection to accommodate turning vehicles. Figure A-1 in Appendix A shows the intersection.

Route 619 (Walkers Mill Road) and Route 681 (Concord Sappony Road)

At the unsignalized, three-legged intersection of Walkers Mill Road and Concord Sappony Road, Concord Sappony Road is the stop-controlled approach. The pavement of both roads widens in the vicinity of the intersection to accommodate turning vehicles. Figure A-2 in Appendix A shows the intersection.

Route 619 (Walkers Mill Road) and Route 616 (College Road)

At the unsignalized, three-legged intersection of Walkers Mill Road and College Road, College Road is the stop-controlled approach. Walker Mill Road is paved, and College Road is unpaved gravel. The width of both roads widens in the vicinity of the intersection to accommodate turning vehicles. Figure A-3 in Appendix A shows the intersection.

Route 619 (Walkers Mill Road) and Route 616 (Stewart Road)

At the unsignalized, three-legged intersection of Walkers Mill Road and Stewart Road, Stewart Road is the stop-controlled approach. The pavement of both roads widens in the vicinity of the intersection to accommodate turning vehicles. Figure A-4 in Appendix A shows the intersection.

Route 619 (Walkers Mill Road) and Route 656 (Hunt Road)

At the unsignalized, three-legged intersection of Walkers Mill Road and Hunt Road, Hunt Road is the stop-controlled approach. The pavement of both roads widens in the vicinity of the intersection to accommodate turning vehicles. Figure A-5 in Appendix A shows the intersection.

Route 681 (Concord Sappony Road) and Barnes Road

No signage is provided at the unsignalized, three-legged intersection of Route 681 and Barnes Road. Barnes Road is a gravel and dirt lane that widens slightly at the intersection with Route 681 to accommodate turning vehicles. Figure A-6 in Appendix A shows the intersection.

2.3 Crash Analysis

Table 1 summarizes crashes that have been reported along potential Project haul routes in the past five years. Figure 2 shows the location of these crashes. The 36 crashes along potential Project haul routes resulted in 7 visible injuries, 5 severe injuries, and one fatality (VDOT 2023e). The distribution of crash locations shown on Figure 2 imply an absence of any notably hazardous locations.

Table 1. Reported Vehicle Crashes along Potential Haul Routes (July 2018-June 2023)

	Route 619 from Route 40 to Route 656	Route 665 from Route 40 to Route 619	Route 630 from Route 40 to Route 656	Route 681 from Route 40 to Route 619	Total, All Haul Route Roads
Distance	6.4 miles	3.9 miles	5.8 miles	8.9 miles	
Vehicle Collisions	3	2		2	7
Animal/Deer Incidents	3	1	1		5
Fixed Object (Off Road) Incidents	4	3	6	11	24
Total	**10**	**6**	**7**	**13**	**36**

Source: VDOT 2023e

2.4 Bridges and Culverts

Figure 3 shows road bridges in the vicinity of the Project site (VDOT 2023d). VDOT's inventory records one bridge—with no posted weight limit—on a road adjacent to the Project area, on Route 681 (Concord Sappony Road) over the Harris Swamp. Route 40 north of the Project site has one bridge in Sussex County, over the Sappony Creek, and 4 bridges over waterbodies in Dinwiddie County north of the Project site. The Route 40 bridges maintain the same width as the roadway on either side of the bridges. None of the crossings have posted weight limits. Images of the bridge on Route 681 and a typical bridge on Route 40 (over Sappony Creek) are provided in Appendix B.

2.5 Railroad Crossings

No railroad crossings occur on roads adjacent to the Project site. A railroad crossing occurs on Route 40 approximately 0.5 mile west of I-95 and 7 miles east of the Project site. The Route 40 bridge over the railroad has 2 travel lanes and paved shoulders within a total paved width of about 40 feet.

3. SITE ACCESS

3.1 Access Driveways

The site will be serviced by 18 access driveways in Sussex County, located on six roads as shown on Figure 1. Table 2 provides summary information on the site access locations. Photographs of the access driveway's locations are provided in Appendix C.

Table 2. Proposed Site Access Driveways in Sussex County

Access Driveway Number	Intersecting Road	Roadway Surface	Roadway Width (feet)	Appendix C Figure #
1	Route 619 (Walkers Mill Road) across from driveway entrance to Iluka Resources facility	Paved	25	C-1
2, 3, 4, 5, 7[1]	Route 619 (Walkers Mill Road)	Paved	18	C-2 through C-6
8	Route 681 Concord Sappony Road	Paved	16	C-7
9,10	Barnes Road	Gravel and packed earth	8	C-8
11	Unnamed private road south of Route 616 (College Road)	Gravel or earth	Unable to measure	C-9
12, 13, 14	Route 616 (College Road) west of Route 619 (Walkers Mille Road)	Gravel and packed earth	16	C-10, C-11, C-12
15, 16, 17, 18, 19	Route 616 (Stewart Road) east of Route 619 (Walkers Mill Road)	Paved	20	C-13 through C-17

[1] *There is no access driveway #6.*

3.2 Routes to Project

Specific delivery or commuting routes would depend on the Project access driveway being used and the origin point of the component, supply, or workers. Major highways serving the Project area include I-85 to the west, I-95 to the east and U.S. Route 58 to the south. From these major highways, Project traffic would most likely use Route 40, which is accessible via interchanges from I-85 and I-95. From Route 40, deliveries would use secondary roads such as Route 619, Route 659, Route 665 and Route 630, which intersect Route 40 in Dinwiddie County, and Route 681 and Route 657, which intersect Route 40 in Sussex County.

The most direct routes to the Project area are provided by Route 665 (Walkers Mill Road) and Route 659 (Jones Road), both of which intersect Route 40 approximately 1.5 miles north of the Project site, and lead to the local network of roads intersecting proposed Project access driveways. Reasonably direct access to portions of the Project site is also provided by Route 619 (Courthouse Road), which intersects Route 40 about 3.5 miles from the Project access driveways. By contrast, the intersections of Route 630 (Little Mill Road) and Route 681 (Concord Sappony Road) with Route 40 are at least 6 to 9 miles from the Project driveways and would therefore require Project traffic to travel longer distances on secondary roads. Route 657 (Palestine Road) leads from the town of Stoney Creek to the Project Site via Concord Sappony Road, an 11-mile distance on secondary roads.

Truck haul routes would be longer on secondary roads and therefore less appropriate from Route 58 at Emporia, about 14 miles south of the site. Workers may commute from areas to the south depending upon their place of residence.

4. PROJECT-GENERATED TRAFFIC

4.1 Site Traffic

In addition to employee commuting, general construction traffic will consist of the following:

- Component, material, and equipment deliveries (i.e., solar panels, inverters, gravel/concrete, construction equipment, etc.) via single-unit heavy vehicles; and
- Passenger vehicles or pick-up trucks carrying personnel, tools, and minor equipment to and around the construction site.

The following assumptions were used in calculating a truck load estimate for the proposed solar site:

- Estimated power generation of 394 megawatts.
- Traffic generated will be comparable to past projects of similar scope.

The project will be built during a construction period of at least 24 months with a target completion date of Q4 2028. The stages of development listed below may overlap.

- Site preparation and ground stabilization: 12 to 18 months
- Panel installation: 6 to 12 months
- Commissioning (mechanical/electrical work and inspection): 6 to 12 months

Based on information from other solar projects, it is estimated that over the 24-month construction period, the construction phase will generate a total of approximately 22,000 heavy vehicle trips.[1] For purposes of analysis, ERM assumed that this total number would be divided into project phases as follows:[2]

- Site preparation: 40 percent (8,800 trips);
- Panel/infrastructure installation: 50 percent (11,000 trips); and
- Commissioning: 10 percent (2,200 trips).

Based on these assumptions, Project construction would generate an estimated average of 30 truck trips per day during site preparation and stabilization, 60 truck trips per day during panel/infrastructure installation, and 10 truck trips per day during the commissioning/testing period. Truck traffic would be distributed throughout the workday.

Construction employees would include laborers, electricians, supervisory personnel, support personnel, and construction management personnel. Construction employment is estimated to be 1,100 full time equivalent workers (Magnum Economics 2023). Based on the projected employee distribution across phases for other solar projects, it is anticipated that there will be an average of 300 workers on-site during the construction period with a maximum of 600 workers for limited periods (Table 3). Employee vehicles would be parked within the Project site at temporary laydown and parking areas. Employees would access specific temporary parking areas based on Project progression and needs and would therefore access the Project site using different public roads and Project access driveways on any given day.

[1] Except for the total estimated construction employment, the specific datapoints in Section 4.1.and Table 3 are based on projects of similar size or scale and are not data generated specific to Cassius Blue Solar Project.

Construction work would be limited to daylight hours, except for nighttime work necessary to complete critical activities that cannot be completed during daylight hours. All construction activity will comply with the Sussex County noise ordinance.

Table 3 summarizes anticipated site-generated traffic based on the available information for this site.

Following Project construction, operations/maintenance-related traffic will be insignificant, including 6 to 10 monthly vehicle trips (3 to 5 monthly site visits) for inspection and routine maintenance.

Table 3. Cassius Blue Solar Project Estimated Construction Traffic

Phase	Site preparation/Ground Stabilization	Panel Installation	Mechanical/Electrical Inspection
Duration	12 to 18 months	6 to 12 months	6 to 12 months
Weeks (Average)	60	36	36
Total Workdays	300	180	180
Employees (Daily Average)	300	600	300
Heavy Truck Traffic (Truck Loads)			
Site Preparation	8,800		
Panel/Infrastructure Install		11,000	
Commissioning/Testing			2,200
Average Heavy Vehicle Traffic (Loads/day)	30	60	10

4.2 Traffic Mitigation

Throughout Project construction, Cassius Blue Solar and its general contractor will coordinate with representatives from Sussex County and VDOT to respond to traffic concerns that arise during construction and to determine appropriate transportation management measures. These measures may include, but are not limited to, traffic control, lane closures, road access restrictions, truck restrictions, and temporary/short-term road closures.

Based on existing roadway conditions, locations for proposed access points, and the average daily traffic data available for roads adjoining the Project site, the anticipated construction traffic volumes will not exceed roadway capacities. The reported average daily traffic on the adjacent secondary roads is far less than the traffic-carrying capacity of the roads, resulting in available capacity for traffic resulting from Project construction.

ERM recommends the following mitigation and management measures be considered and implemented if determined necessary by Sussex County and/or VDOT:

- Documentation of pavement conditions within the Project area prior to and upon completion of construction, due to the potential for construction traffic to impact the surface condition of the road network.
- Contribution to repairs of roads degraded by Project construction, pursuant to discussions and agreement with Sussex County and VDOT.
- Implementation of temporary traffic control measures to address the anticipated slower entering/exiting speeds of Project traffic (compared to posted speed limits and actual travel speeds). In particular, this could include installation of pertinent signage prior to the site preparation work and removal of signage when mechanical/electrical work/inspections begin.

No additional mitigation measures are recommended for Project operation and maintenance.

5. DECOMMISSIONING

The Cassius Blue Solar Project has an anticipated 40-year operating life. Following its operational life, or at any point if operations cease for 6 months or more, the Project will be decommissioned, and the site will be available to the property owners for other uses. The system owner will be responsible for removal of all equipment from the site and returning the site to its "predeveloped" condition, which includes re-seeding and re-vegetating the disturbed area.

It is anticipated that vacating and restoring the site will be completed within 24 to 36 months. This decommissioning activity would generate be two main traffic flows:

- Employee traffic – Employees are expected to arrive during the prevailing morning peak hours and depart in during the prevailing afternoon peak; mid-day traffic is anticipated to be minimal.
- Heavy vehicle traffic – Initially, earthmoving/excavation equipment will be brought to the site to install erosion control measures and to be available as needed for grading and removal of features such as foundations, support systems, and internal roads. Subsequently, heavy vehicle traffic will include multi-axle trucks/trailers that will be needed to remove equipment from the site and to bring grading and re-seeding equipment and materials.

The volume and characteristics of heavy vehicle traffic during decommissioning is expected to be similar to construction traffic. This decommissioning traffic is not anticipated to exceed the available capacity of the adjacent roads. Traffic control measures similar to those used during construction would be coordinated with VDOT and Sussex County.

6. CONCLUSIONS

Based on our review of available data relating to the site, the adjacent roadways, and anticipated traffic associated with the construction of the site, the following is offered:

- The proposed Site is located in Sussex County, Virginia (see Figure 1).
- The Cassius Blue Solar Project will be serviced by 19 proposed entrances in Sussex County (see Figure 1 and Table 2).
- The recommended access routes for construction-related traffic from Route 40 are Route 619 and Route 665. Routes 630, 681, and 656 may be used to a lesser extent. Once the Project traffic is within the Project area, it will also travel on Route 616, Route 681, and Barnes Road to reach Project driveways.
- Based on existing traffic volumes, the adjacent roads described above have available capacity to accommodate Project construction and operations traffic.
- Assuming site-traffic is focused along the aforementioned, state-maintained secondary road network, no improvements are necessary or anticipated to accommodate Project traffic. However, it is recommended that temporary traffic control measures be considered for the duration of the site preparation/construction phase.
- Construction traffic may impact the surface condition of the road network in the immediate vicinity of the solar project. Pavement conditions should be documented prior to construction, a post-construction road assessment should be completed, and repairs should be made to address Project-related wear to road surfaces.
- It is recommended that internal access roads be utilized to the fullest extent possible due to narrow roadway widths and in an effort to avoid unnecessary disturbance to nearby residences.

7. REFERENCES

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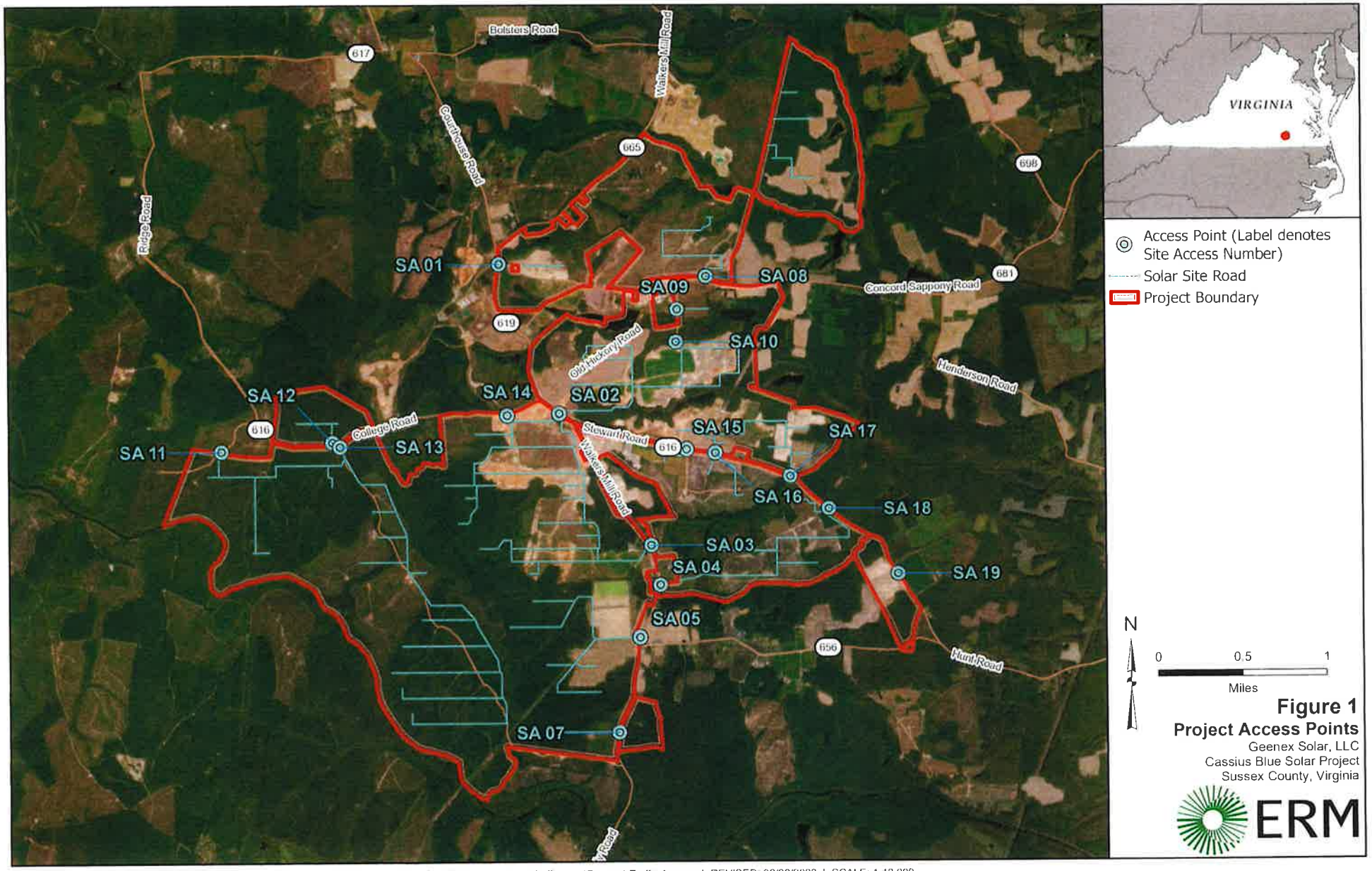
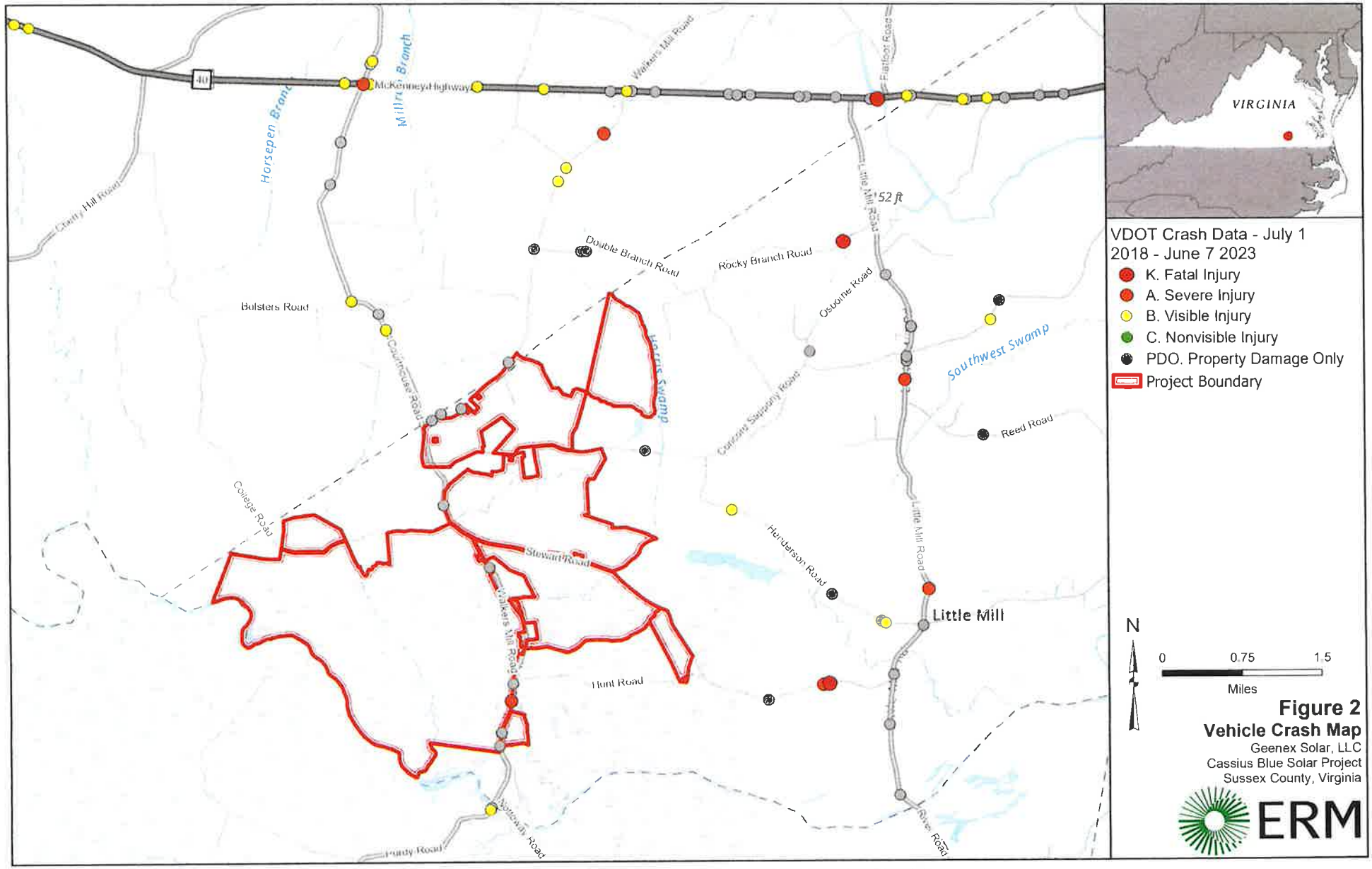


Figure 1
Project Access Points
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

MPLS M:\US\Projects\G-L\Geenex_Solar\Cassius_Blue_Solar_ArcGIS\Cassius_Blue_Traffic\Cassius_Blue_Traffic.aprx\Figure 1 Traffic Access | REVISED: 09/29/2023 | SCALE: 1:48,000
Service Layer Credits: World Imagery: Maxar,



MPLS M:\US\Projects\G-L\Geenex_Solar\Cassius_Blue_Solar_ArcGIS\Cassius_Blue_Traffic\Cassius_Blue_Traffic.aprx\Figure 2 Vehicle Crashes | REVISED: 09/27/2023 | SCALE: 1:76,032

Service Layer Credits: Virginia Road Centerline Map Service: Virginia Geographic Information Network (VGIN)
World Hillshade: Esri, NASA, NGA, USGS, FEMA
World Topographic Map: VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA,

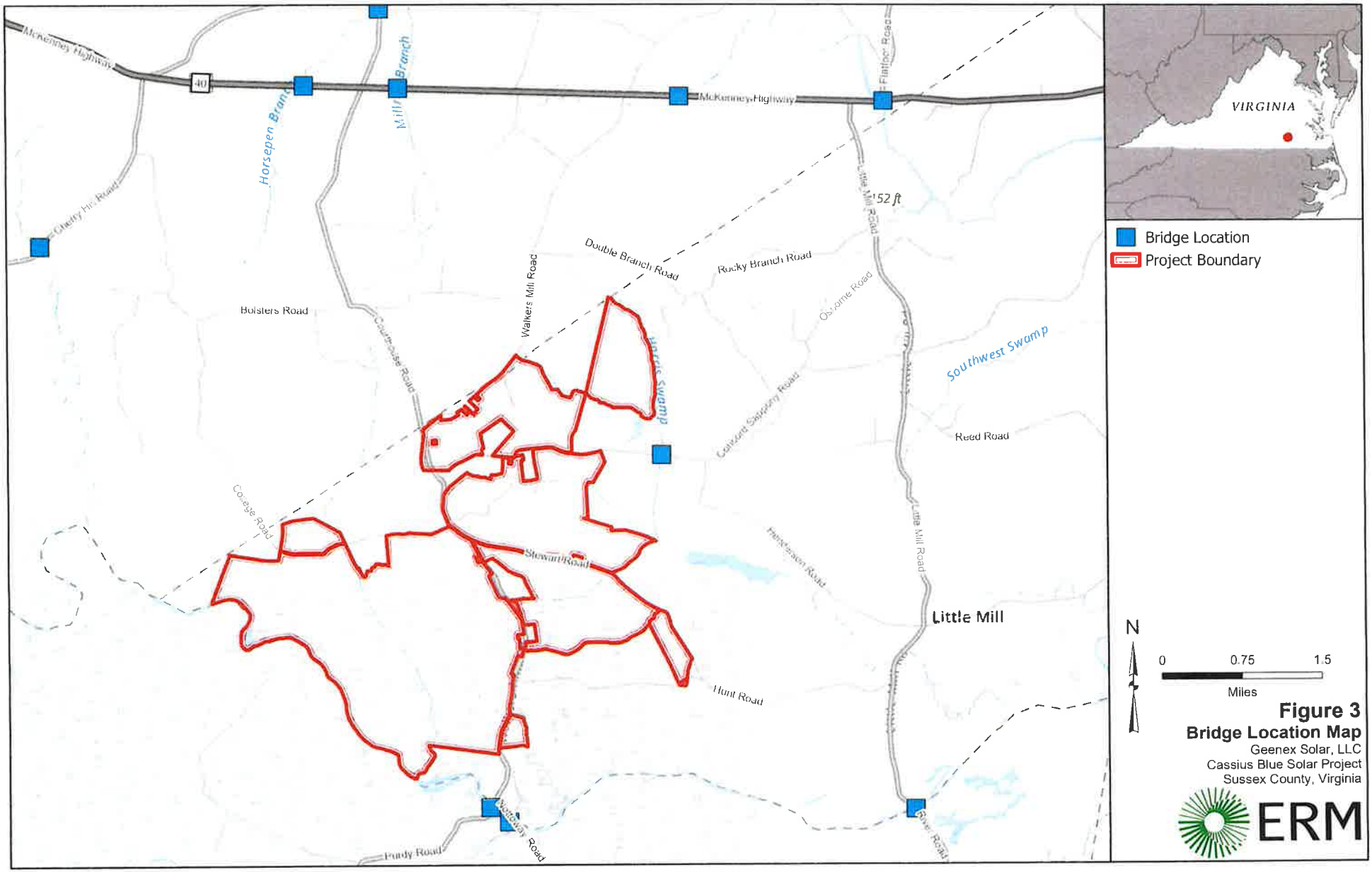


Figure 3
Bridge Location Map
Geenex Solar, LLC
Cassius Blue Solar Project
Sussex County, Virginia

ERM

MPLS M:\US\Projects\G-L\Geenex_Solar\Cassius_Blue_Solar_ArcGIS\Cassius_Blue_Traffic\Cassius_Blue_Traffic.aprx\Figure 3 Bridges | REVISED: 09/27/2023 | SCALE: 1:76,032

Service Layer Credits: Virginia Road Centerline Map Service: Virginia Geographic Information Network (VGIN)
World Hillshade: Esri, NASA, NGA, USGS, FEMA
World Topographic Map: VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA,

APPENDIX A ROADS AND INTERSECTIONS ADJACENT TO PROJECT SITE





East along Route 665 (Walkers Mill Road)



North along Route 619 (Courthouse Road) and east along Route 665 (Walkers Mill Road)



South along Route 619 (Walkers Mill Road)

Figure A-1. Intersection of Route 665 and Route 619

Image sources: Google Earth, July 2022.

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA





Northeast along Route 681
(Concord Sappony Road)



Northwest along Route 619
(Walkers Mill Road)



Southeast along Route 619
(Walkers Mill Road)

Figure A-2. Intersection of Route 619 and Route 681

Image sources: ERM, September 2023; Google Earth, July 2022.

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA





West along Route 619
(College Road)



North along Route 619
(Walkers Mill Road)



South along Route 619
(Walkers Mill Road)

Figure A-3. Northern Intersection of Route 619 and Route 616

Image sources: ERM, September 2023; Google Earth, July 2022.

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

ERM





Southeast along Route 616
(Stewart Road)



Northwest along Route 616/619
(Walkers Mill Road)



South along Route 619
(Walkers Mill Road)

Figure A-4. Southern Intersection of Route 619 and Route 616

Image sources: ERM, September 2023; Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA





South along Route 619
(Walkers Mill Road)



East along Route 656
(Hunt Road)



North along Route 619
(Walkers Mill Road)

Figure A-5. Intersection of Route 619 and Route 656

Image sources: ERM, September 2023; Google Earth, July 2022.

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

ERM

APPENDIX B BRIDGES ALONG HAUL ROUTES



West along Route 40 over Sappony Creek



West along Route 681 over Harris Swamp

Figure B-1. Bridges Along Haul Routes

Image sources: Google Earth, July 2022.

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA
ERM

APPENDIX C PROPOSED PROJECT ACCESS LOCATIONS





East along site access



North along Route 619



South along Route 619

Figure C-1 Site Access 1 on Route 619 near Iluka Resources Driveway

Image sources: ERM, September 2023; Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

ERM





Northeast along site access



Southeast along Route 619



Northwest along Route 619

Figure C-2 Site Access 2 on Route 619 near Route 616 intersection

Image sources: ERM, September 2023; Google Earth, August 2013 and July, 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

ERM





Southwest along site access



Northwest along Route 619



South along Route 619

Figure C-3. Site Access 3 on Route 619 at Mineral Lane

Image sources: ERM, September 2023; Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

ERM





North along Route 619



South along Route 619



East along site access

Figure C-4. Site Access 4 on Route 619 between Mineral Lane and Hunt Road

Image sources: ERM, September 2023; Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

ERM





West along site access



Northeast along Route 619



South along Route 619

Figure C-5. Site Access 5 on Route 619 north of Hunt Road

Image sources: ERM, September 2023; Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

ERM





South along Route 619



West along site access



North along Route 619

Figure C-6. Site Access 7 on Route 619 south of Hunt Road

Image sources: ERM, September 2023; Google Earth, July 2022

Note there is no Site Access 6.

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA





West along Route 681



East along Route 681

Figure C-7. Site Access 8 on Route 681 east of Barnes Lane

Image sources: ERM, September 2023; Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

ERM





View south along Barnes Lane from Route 681





East along Route 681 with entrance to Barnes Lane to the right

Figure C-8. Site Access 9 and 10 on Barnes Lane

Image sources: Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA



Figure C-9. Site Access 11 on unnamed private road

Image sources: Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA





North along Site Access



West along Route 616



East along Route 616

Figure C-10. Site Access 12 on Route 616 west of Route 619

Image sources: ERM, September 2023; Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

ERM





South along access road



West along Route 616



Northeast along Route 616

Figure C-11. Site Access 13 on Route 616 west of Route 619

Image sources: ERM, September 2023; Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA





East along access road



West along Route 616



Northwest along Route 616

Figure C-12. Site Access 14 on Route 616 west of Route 619

Image sources: Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

ERM





South along site access



East along Route 616



West along Route 616

Figure C-13. Site Access 15 on Route 616 east of Route 619

Image sources: ERM, September 2023; Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

ERM





South along site access



East along Route 616



West along Route 616

Figure C-14. Site Access 16 on Route 616 east of Route 619

Image sources: ERM, September 2023; Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

ERM





North along site access



East along Route 616



Northwest along Route 616

Figure C-15. Site Access 17 on Route 616 east of Route 619

Image sources: ERM, September 2023; Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

ERM





Northwest along Route 616



West along access road



Southeast along Route 616

Figure C-16. Site Access 18 on Route 616 east of Route 619

Image sources: ERM, September 2023; Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA





Northwest along Route 616



West along access road



Southeast along on Route 616

Figure C-17. Site Access 19 on Route 616 east of Route 619

Image sources: ERM, September 2023; Google Earth, July 2022

Key Observation Points
Cassius Blue Solar Project
Geenex
Sussex County VA

TAB N

Cassius Blue Solar

Cassius Blue Solar Project

Exhibit L

Visual Simulation Points

Sussex County Conditional Use Permit Application

KOP 3: | Concord Sappony Rd



Existing Conditions

Visual Simulation (No Landscaped Buffer)



Legend

- KOP 3: Concord Sappony Rd
- Proposed Project Boundary
- Solar Panels and Access Road

Date: 2023-09-07
Camera: D800
Focal Length: 50 mm
Distance to proposed Project: 0.1 mile

Cassius Blue Solar Project

KOP 3: | Concord Sappony Rd



Existing Conditions



Visual Simulation (With Landscaped Buffer, 5 Years Growth)



Legend

- KOP 3: Concord Sappony Rd
- Proposed Project Boundary
- Solar Panels and Access Road

Date: 2023-09-07
Camera: D800
Focal Length: 50 mm
Distance to proposed Project: 0.1 mile

Cassius Blue Solar Project

KOP 4: | Concord UMC



Existing Conditions



Visual Simulation (No Project Structures Visible)

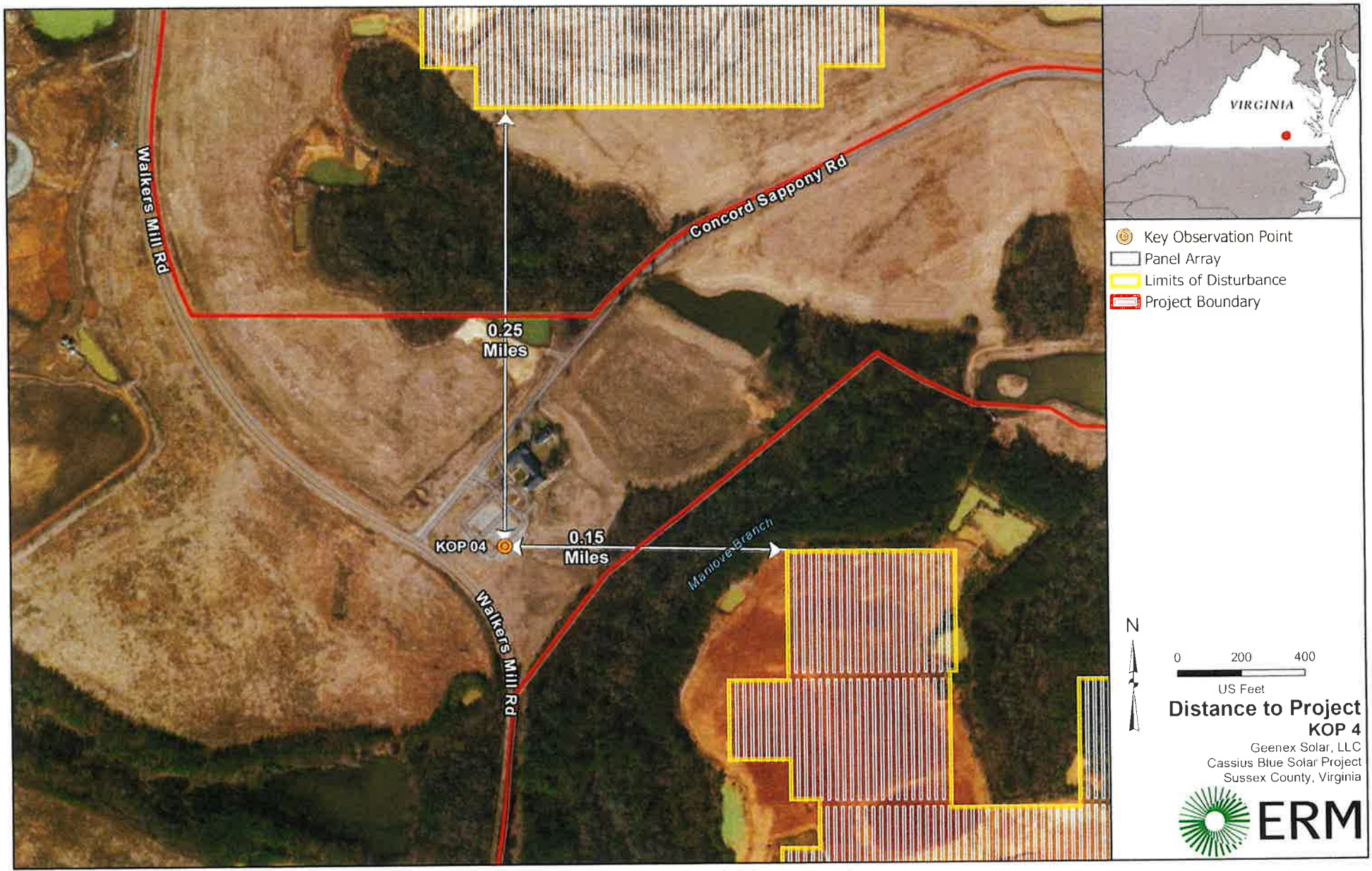


Legend

- KOP 4: Concord UMC
- Proposed Project Boundary
- Solar Panels and Access Road

Date: 2023-09-07
Camera: D800
Focal Length: 50 mm
Distance to closest Project structures:
0.15 mile southeast
0.25 mile north (image shown)

Cassius Blue Solar Project



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VGIN Most Recent Imagery: VDOT Spatial Intelligence Group, Virginia Geographic Information Network (VGIN)
World Imagery: Maxar,

KOP 7: | Walkers Mill Rd



Existing Conditions

Visual Simulation



Legend

- KOP 7: Walkers Mill Rd
- Proposed Project Boundary
- Solar Panels and Access Road

Date: 2023-09-07
Camera: D800
Focal Length: 50 mm
Distance to proposed Project: 0.15 mile

Note:

Cassius Blue Solar Project

KOP 7: | Walkers Mill Rd



Existing Conditions

Visual Simulation (Wireframe)



Legend

- KOP 7: Walkers Mill Rd
- Proposed Project Boundary
- Solar Panels and Access Road

Date: 2023-09-07
Camera: D800
Focal Length: 50 mm
Distance to proposed Project: 0.15 mile

Cassius Blue Solar Project

TAB O

Cassius Blue Solar

Cassius Blue Solar Project

Exhibit M

Vegetative Management Plan

Sussex County Conditional Use Permit Application

GEENEX SOLAR LLC
VEGETATION MANAGEMENT PLAN

AUGUST 2023

PREPARED FOR:
Geenex Solar

PREPARED BY:
ERM
1050 SW 6th Ave, Suite 1650
Portland, OR 97204
www.erm.com



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1. Vegetation Management Goals and Objectives

The proper establishment, ongoing maintenance, and long-term management of vegetation in the landscape of the Cassius Blue Solar site (hereafter referred to as "The Facility") is key to soil stabilization, sustaining the ecological and aesthetic functions of the design, and reducing maintenance costs. To that end, this Vegetation Management Plan (VMP) has been prepared to guide successful stewardship of the Cassius Blue Solar site.

Goals and Objectives

The Vegetation Management Plan for the Cassius Blue Solar site addresses the following project goals:

- Mitigate the visual impact of the facility along its perimeter with a vegetative buffer by retaining existing vegetation to the greatest extent possible and planting vegetative buffer where existing vegetation does not sufficiently screen the Facility from view.
- Establish a robust groundcover layer that stabilizes the site, reduces erosion, and provides ecological benefits by using native vegetation.
- Manage, regenerate, or preserve existing wetland and forested areas for long-term ecosystem health.
- Ensure the long-term health of desirable vegetation and reduce long-term maintenance costs through a proactive and timely approach to management, including the effective control and removal of invasive and other undesirable plant species.

Each of these goals is addressed in the methodology described in the sections that follow.

VA Pollinator-Smart Scorecard

The Virginia Pollinator-Smart Solar program's Comprehensive Manual served as a reference for the vegetative management plan. The manual outlines site conditions and constraints that impact the suitability of a site for pollinator habitat and promotes best management practices for vegetative management to support pollinators. While a VMP is not required to achieve Pollinator-Smart Solar certification, an approved VMP is a significant component of the Scorecard solar site scoring and evaluation process. Further, as a blueprint for Pollinator-Smart re-vegetation activities, the information in the VMP can be used to streamline the remaining steps in the program (e.g., installation and monitoring). Therefore, the creation of this VMP is an important step in achieving certification under the Virginia Pollinator-Smart Solar program, if certification is pursued.

Project Overview

Location

The Cassius Blue Solar site is a proposed utility-scale solar facility to be located southwest of Stoney Creek in Sussex County. The limits of disturbance, (hereafter referred to as "The Project Area") consists of several groupings of parcels in the proximity of Routes 681, 616, 681, and 619, with a total project area of approximately 2,324 acres. The area under panels is approximately 2,066 acres. The project is situated in a rural area of agricultural and forest production interspersed with areas of undeveloped forest land, streams and wetlands. Portions of the project are bordered by forests, roadways, residential dwellings, cleared land, and small lakes and streams with the southern boundary along the Nottoway River.

Project Area

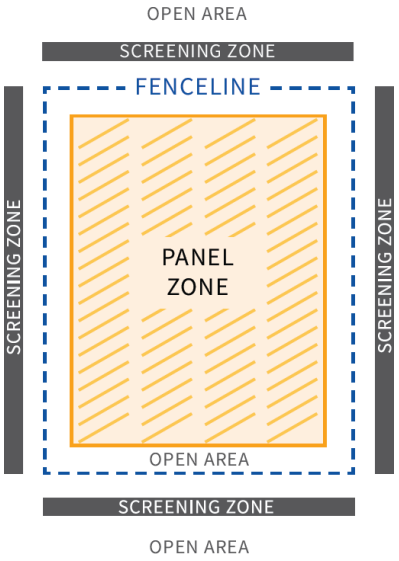
The Virginia Pollinator-Smart Comprehensive Manual has provided a framework for defining distinct sub-areas within the Project Area. The sub-areas are defined by the presence or absence of PV panels and location inside or outside of the Facility's perimeter fence. They determine the vegetation make-up appropriate for each area. That framework has been adopted for the purposes of the Vegetation Management Plan. They are defined and illustrated below:

Panel Zone: The area underneath the solar arrays, including inter-row spacing.

Open Area: Any area beyond the Panel Zone within the property boundary.

Screening Zone: A vegetated visual barrier.

Project Area: Open Area + Panel Zone + Screening Zone



Source: Virginia Pollinator-Smart/Bird Habitat Scorecard

The Panel Zone will be comprised of short (less than 2' height) grasses and other herbaceous material which tolerate regular mowing. All species are native or well adapted, non-invasive. Refer to "Solar Farm Seed Mix" on the Notes and Details sheet for species list, cover crop recommendations, and application rates.

The Open Area will be comprised of "Preservation Areas" and "Herbaceous Vegetation". The latter will be comprised of grasses and flowering herbaceous material, intended to reach their full height. Many of the species are pollinators and, when allowed to go to seed, provide a food source for birds and other fauna. All species are native or well adapted, and non-invasive. Refer to "Native Solar Pollinator Buffer Mix" on the Notes and Details sheet for species list, cover crop recommendations, and application rates.

Preservation Areas will include forests and wetlands which will be preserved during the life of the project. Such forests may already be in existence or reforested during construction. Vegetation management and reforestation recommendations related to Preservation Areas can be found in the Appendix. A Forest Management Plan will also be developed to further guide the

management of Preservation Areas. Refer to Section 4, Forest Management Plan, for additional information.

A portion of the Open Area will be designated as "Conserved Open Space" as defined under Virginia Stormwater Management Program. Conserved Open Space may include areas designated as Herbaceous Vegetation or Preservation Areas. The maintenance of Herbaceous Buffers considered Conserved Open Space will fall under the same management practices, but the installation process will differ to meet Virginia Department of Environmental Quality (DEQ) requirements. The management of the Preservation Areas considered Preserved Open Space will be further defined in the Forest Management Plan.

The Screening Zone refers to the vegetation that acts as a visual barrier from outside the of the property. Most of the Facility's Screening Zone will consist of 150' of "Retained Existing Vegetation." In certain areas with little or no existing vegetations, a 50' buffer of deciduous and evergreen trees is recommended (see Notes and Details). Additionally, a 100' wide strip of pollinator meadow is indicated between the 50' buffer and the fence line. The "Native Solar Pollinator Buffer Mix" is also recommended for this area.

2. Existing Conditions

The following is a concise summary of the site's context and existing conditions as of August 2023.

Topography, Hydrology, and Soils

The site's low-to-moderate slopes are characteristic of its location in the eastern portion of Virginia's Piedmont physiographic province. Wetland fragments are interspersed along several parcel boundaries. Small creeks and streams feed into swamps and ponds, then drain~~draining~~ into the Nottoway River which is found on the site's southern border. Loam is the predominate soil type found on site. Bibb and Chastain soils, Emporia-Slagle complex, Rumford-Slagle complex, and Uchee-Slagle complex comprise the other soil typologies.

Land Use and Existing Vegetation

Current land use within the Site is predominately comprised of a mix of agricultural, silviculture, forested, low density residential, and mining uses. Historically, significant portions of the Site have been utilized for mineral sand ore mining operations, conducted by Illuka Resources Inc. for the Concord Mineral Concentrator Plant (Concord Plant). Mining operations at the Concord Plant are currently idled, and portions of the Site are undergoing reclamation or have already been reclaimed.

The wooded areas of the site are comprised of Oak, Hickory, and Pine. Proposed land disturbance and grading necessitate stockpiling of topsoil and soil remediation prior to revegetation. Current conditions inform the methods for site preparation for the proposed groundcover.

Open Areas

A large portion of the open areas of the site have been in recent industrial agricultural, silviculture, and mining production. In areas that have recently been cleared, noxious weeds may be present. During construction of the Facility, careful preparation of the topsoil stockpiled from these areas—namely removal of invasive species and noxious weeds before removal of the topsoil itself—is necessary for creating soil conditions conducive to establishing the desired groundcover and long-term management of the site.

Wooded Areas

The natural vegetation in the northern Piedmont is predominantly Oak-Hickory-Pine forest. Loblolly-shortleaf pine forests are common in the region.

The wooded areas of the site are comprised mostly of Oak, Hickory, and pines, serving as riparian buffers for existing hydrologic features and areas of pine plantation. This vegetation will be preserved 1) in wetland and buffers adjacent to streams and 2) in sections of the Screening Zone designated as "Retained Existing Vegetation," and 3) in some Preservation Areas. In many wooded areas, trees will need to be cleared before or during construction. Where tree removal is necessary, careful preparation of the topsoil stockpiled from these areas— namely the removal of woody material like woodchips—is necessary for creating soil conditions conducive to establishing groundcover. Failure to remove woody refuse after tree removal threatens nitrogen levels critical to the establishment of proposed herbaceous vegetation.

3. Vegetation Management Methods

There are three types of plantings proposed on site—a vegetative buffer, groundcovers, and reforestation — as well as preservation of existing vegetation in the Open Area and Screening Zone. This section addresses the methods to establish and manage each vegetation type. Schedules for maintenance and management activities are described in more detail in the "Project Schedule" section.

Establishment and Management

The landscaping will be established and managed to achieve its intended effect for the duration of the facility's operation. Particular attention is needed during the Establishment Period over the first three years following planting; this period is addressed in detail later in this section and in the "Project Schedule" section. A contractor will be responsible for ensuring the survival of plant material through the warranty period, and the buffer will be maintained in good condition until the facility has been decommissioned and removed. Plant material will be replaced as necessary.

Vegetative Buffer Types and Plant Selection

Buffer Types

A vegetative buffer will wrap the entire perimeter of the Project Area in order to mitigate the visual impact of the facility. There are two main types of screening:

• Retained Existing Vegetation will be used as a part of the buffer wherever it adequately screens the Facility from view from outside of the Project Area. The use of existing vegetation and

natural screening is the preferred screening type and has been designated wherever possible. See sheet landscape plan for location of existing vegetation to be retained.

• Proposed Vegetation Strip is planned in areas where the array may be most visible and where existing vegetation is nonexistent or inadequate. This 150' wide screening zone consists of a 50-footwide planting strip of deciduous and evergreen trees as well as a 100' strip of meadow. The meadow, planted on the fence-side of the 50' strip of trees helps to meet the goals of the VA Pollinator Smart program and also prevents the trees in the 50' strip from shading the panels. The 50' planting strip contains three rows of evergreen and deciduous trees within the property setback. The rows are planted in a staggered formation at approximately 15' on center, and the species/cultivars of trees are varied every 100 linear feet to avoid a monotonous appearance along long stretches of the Project Area perimeter. See sheet landscape plan for location of proposed planting strip. See notes and details for vegetative buffer planting template and recommended buffer plant list.

Plant Selection

The recommended species and cultivars were selected based on their suitability to meet the screening goal and their appropriateness for the site. Factors used to make these selections include:

- Hardiness zone: the selected vegetation is classified as hardy in USDA Hardiness Zone 7b, which is the designation for the project site.
- Soil needs: the selected vegetation will grow in the site's soil conditions
- Drought tolerance: the selected vegetation is expected to sustain temporary drought conditions.
- Native or regionally adapted status: the selected vegetation is identified as native to Sussex County, Virginia (by the Virginia Department of Conservation and Recreation) or, if non-native, have been deemed to be regionally adapted and well-suited for the project growing conditions.
- Availability: the selected vegetation is generally available from regional nurseries and seed providers, including Monarch Vegetation Services and Ernst Conservation Seeds.
- Pollinator Suitability: per the VA Pollinator-Smart Scorecard, the selected seed mixes for the screening, open, and panel zones includes Solar Native Plant Finder species.

Groundcover Types and Seed Selection

Seed Mix Selection and Sources

Seed mixes were selected to meet the project goals and for suitability with the project infrastructure, namely the photovoltaic arrays. Other non-noxious, non-invasive species may be added to seed mixes if desired or required. Groundcover on site will comprise the following components:

- Open Area: The Open Area within the fenced area of the site, surrounding the Panel Zone, will be seeded with new groundcover after disturbance. A portion of the disturbed Open Area outside of the fence will be designated as Conserved Open Space; it will not

be graded, but it must be revegetated with new groundcover per DEQ requirements for stormwater runoff reduction. Most of the remaining portion of the Open Area outside of the fenced area will not be disturbed, except for temporary construction facilities—including a road and laydown area—which will be removed and reseeded. In any undisturbed areas, no new groundcover is planned (unless invasive species or noxious weeds are later discovered on site and specific areas need to be revegetated) except in certain reforested Preservation Areas.

The entirety of the Open Area outside of the Preservation Areas will be seeded with a Native Solar Pollinator Buffer Mix. Other non-noxious, non-invasive wildflowers may be added to this mix if desired or required.

- Panel Zone: The entirety of the Panel Zone will be seeded with a Solar Farm Seed Mix that contains native and naturalized grass species and provides some pollinator benefit. Other non-noxious, noninvasive, low-growing wildflowers may be added to this mix if desired or required.

- Screening Zone: The Screening Zone will be primarily vegetated with retained existing vegetation or the proposed buffering screening types. Each tree will be mulched and most of the remaining groundcover within the landscape buffer will consists of the existing groundcover.

Seed mixes with their complete list of constituents are included on the notes and details sheet.

Integrated Vegetation Management (IVM) and Adaptive Management

An overarching goal for management is reducing maintenance over time. Within the groundcover layer of native and naturalized grass species, the creation of a largely self-sustaining ecological community is optimal. Integrated Vegetation Management (IVM) is a useful approach to achieving this goal; it is "based on the assumption that proactive vegetation management using targeted herbicide treatment and/or mechanical removal is an activity that not only controls pest species, but also minimizes its own use over time."[1] Appropriate management of pests and invasive species and noxious weeds are key components of this approach and are described below. IVM incorporates adaptive management, which responds to "direct feedback from project performance to guide management decisions" over time.[2] The practices described within this Vegetation Management Plan are the best practices at the time of project planning and design. Ongoing maintenance and management will inform and guide modification of these practices. See Virginia DCR and DEQ's Pollinator-Smart Comprehensive Manual for more information on this approach.

Integrated Pest Management (IPM)

Integrated Pest Management (IPM) is an approach that establishes thresholds for acceptable pest pressure and prioritizes and ranks less intensive control methods (e.g. using beneficial predatory insects to control insect pests before resorting to chemical insecticide). An IPM approach should be employed to develop appropriate pest control strategies needed on site, minimize the overall use of chemical control methods, and reduce the maintenance effort

needed to address pest pressure. Key to this approach is taking a regular inventory of pest pressure to remain aware of problematic species and the extents of their presence and risk to vegetation on site. The use of growing degree-days is recommended for scheduling the most effective intervention times for controlling pests.

Hand removal of pests and vegetation that is diseased or damaged is generally preferred to chemical applications. Appropriate biological controls, such as the use of beneficial predators, are also recommended. The use of herbicides for perimeter landscaping shall be minimized to the greatest extent practicable. Herbicides are recommended in this plan for the groundcover establishment and management, especially during the Establishment Period. For long-term management, all pesticides, including herbicides, should be used only to target specific problematic species as needed. See "Project Schedule" section for more information.

If assistance is needed in making a determination about a problem and the appropriate solution, consult a Virginia Certified Horticulturalist, ISA Certified Arborist, or Sussex County's office of the Virginia Cooperative Extension. Only VDACS Certified Commercial Pesticide Applicators should apply pesticides.

Invasive Plant and Noxious Weed Management

Invasive plants typically refer to undesirable non-native species that grow quickly and disrupt the plant communities and ecosystems. Noxious weeds typically refer to plants that can directly or indirectly injure or cause damage to agricultural or natural resources. If left unmanaged, noxious weeds and invasive plants can impede the establishment and viability of native plants. Invasive species and noxious weeds should be monitored, removed, and controlled within the Project Area, with priority given to all newly planted areas on the site.

The appropriate means for management is dependent on a combination of factors: the species present, the volume of plants, the habitat where they are located, any functions that these species are currently providing (such as slope stabilization), the potential damage to the surrounding native and non-invasive/noxious species that certain management strategies pose, the maintenance season, the acceptable thresholds for certain species on site, and the proposed frequency of control measures. The timing of removal and control measures is included in the "Project Schedule" section. Removal and control strategies will be implemented to begin management prior to seeding groundcover. General recommendations are provided on the notes and details sheet. The following includes the general recommendations provided on the notes and details sheet as well as additional recommendations for invasive plant and noxious weed management.

General Recommendations

General recommendations include the following:

• For new tree plantings, remove invasive plants and noxious weeds by hand, in a circle at least three feet in diameter, to make room for planting pits.

• If a weed or invasive plant is providing a functional value such as slope stabilization, replace it

with a plant that will provide functional value equal to or greater than that of the existing plant.

• Use the proper equipment for the type of control measure. These include but are not limited to:

- o Tractor mounted bush hog for heavy mowing (minimum plant height equal to or greater than three (3) to four (4) inches) and high mowing (minimum plant height equal to or greater six (6) to eight (8) inches).
- o Tractor-mounted, truck-mounted, trailer-counted, or ATV-mounted sprayer for broadcast applications.
- o Backpack style sprayer or other device for spot spraying, appropriate to the class of pesticide.
- o Areas under and directly adjacent to solar arrays may require use of hand-held equipment.

•Mechanical methods:

- o Mowing and mechanical means should be used as the primary method of managing vegetation growth. Hand removal and seasonal cutbacks are the preferred methods for controlling problematic species. The specific means of removing (e.g. pulling, cutting) must factor in what is most effective but also least disruptive to the site, particularly when the location is on a slope.
- o The use of a pull-behind brush hog or hand-held string trimmer can be used for high-mowing of grasses and forbs at 6 to 8 inches height to effectively control weeds without negatively impacting the growth of the native plants.
- o If and where possible, shrubs and woody vines should be removed by their root systems. Alternatively, these plants can be pruned at ground level.
- o If possible, problematic plants with flowers or seeds will be removed and disposed of properly.

•Chemical methods:

- o The use of herbicides for perimeter landscaping shall be minimized to the greatest extents practicable. Herbicides must be used in accordance with their approved label, and the quantity of herbicides expected to be used annually for the Facility will be less than the amounts that generally were used in the open areas hosting the Facility during the 12 months prior to the start of construction.
- o Herbicides are recommended in this plan for the groundcover establishment and management, especially during the Establishment Period, in order to successfully establish the proposed groundcover. During long-term management, all pesticides, including herbicides, should be used only to target specific problematic species as needed.
- o The class of herbicide to be used will depend on problematic species in question.
- o Herbicide must not be applied when rainfall is expected within 48 hours or wind speeds exceed 10 mph.
- o Only VDACS Certified Commercial Pesticide Applicators or Registered Technicians working under direct supervision of a Commercial Applicator should apply chemical control treatments.

o Consult the reputable sources listed in the "Resources" section for specific tool and herbicide product selection for each plant targeted.

• Conduct regular inspections during site visits to monitor the presence of problematic species.

If assistance is needed in making a determination about a problematic species and the appropriate solution, consult a Virginia Certified Horticulturalist, ISA Certified Arborist, or the Sussex County's office of the Virginia Cooperative Extension. Consult the latest USDA recommendations and resources for control measures, including the National Invasive Species Information Center (NISIC) and "A Management Guide for Invasive Plants in Southern Forests" from the U.S. Forest Service.

4. Forest Management Plan

The preservation of upland forest and wetland communities meets the overall project goals as well as the goals laid out in the VA Pollinator Smart Manual. Scorecard guidance requires upland forested communities and forest edges to be predominantly native and have a prevalence of native flowering shrubs and young trees. As the site has been in agricultural and forestry production, enhancement planting within the tree stands of native flowering trees and shrubs are recommended to enhance ecosystem and pollinator health. Similarly, the Scorecard incentivizes "preserved wetland communities and clean water sources" and cautions against construction impacts within wetlands and clean water sources.

Preparation of a Forest Management Plan (FMP) and enhancement plantings to diversify ecosystem health within wetland areas would exceed the actions recommended by the Pollinator-Smart manual and set a precedent for responsible ecosystem restoration and land management within the open/preserved areas of the site. To best achieve the upland and wetland preservation goals, it may be appropriate to further develop a FMP in consultation with professional resource managers and the State Forester. At minimum, a FMP describes the current forest condition, desired forest condition, and practices that may be implemented to develop the desired forest condition.

5. Monitoring

Monitoring should be conducted over the lifetime of the project to effectively manage and control the spread of invasive plants and noxious weed species. Monitoring procedures should be implemented to sustain and modify maintenance and management practices over time. Virginia DCR and DEQ's Pollinator-Smart Comprehensive Manual Chapter 6 and the Pollinator-Smart Monitoring Plan provide a detailed basis for monitoring best practices that can be used. The use of sample plots as described in the Pollinator-Smart Program manuals is an effective means of monitoring for utility-scale solar sites.

At a minimum, the following monitoring practices must be implemented on an annual or biennial basis:

- An inventory of health of buffer and groundcover plantings
- An inventory and mapping of invasive plants and noxious weeds
- A site assessment of current conditions and a report on appropriate action needed to address any issues affecting the health of the plantings and modifications needed to

maintenance activities and management practices.

Monitoring should be conducted over the lifetime of the project in order to effectively manage the control of invasive plant and noxious weed species.

Re-Vegetation Protocol

The best time to reseed and replant is generally in the fall and spring per the planting periods included in the planting specifications for the project. Replacement planting should match the original plantings or be approved by the project designers and consultants. If all of one species dies, consider an alternate plant selection, taking into consideration what plants have done well.

6. Project Schedule

The project schedule should be approached from the perspective of both long-term management covering the life of the project as well as ongoing seasonal maintenance activities that will evolve over the life of the facility. This section sorts the management of the project into phases—site preparation, planting, initial establishment and management, and long-term management—and includes guidance for regular maintenance.

General planting, establishment, and maintenance guidance are included in the specifications and planting notes and details that are a part of the project construction documents. This plan references and builds on those directions. The overall goal for maintenance is to implement more intensive maintenance procedures during the Planting Period and Establishment Period (one to three years after planting) in order to reduce long-term maintenance requirements.

Site Preparation

Prior to planting, it is best to complete an inventory of invasive plants and noxious weeds and develop a plan to manage these species. Remove and eradicate these species to the greatest extents possible prior to seeding or planting anything on site. See the “Invasive Plant and Noxious Weed Management” section for more detailed information.

Vehicles and other equipment will be excluded from those areas that have been prepared for planting to avoid soil compaction.

Soil amendments are recommended prior to seeding in order to ensure establishment of proposed seed mixes. For both seeding and planting, the Planting Period is the time to apply fertilizer (such as compost), lime, and other soil amendments.

Planting Period

Additional information on planting is included in the landscape specifications and notes and details in the project construction documents.

Key maintenance tasks include the following:

General

- Conduct invasive plant and noxious weed removal per instructions in the “Invasive Plant

and Noxious Weed Management" section.

- Hand weed or spot spray herbicide to remove competition to new plantings.

Woody Vegetation

- For trees, remove the top one-third of burlap and all wiring. Remove tags and labels from plants.
- Prune trees at planting to remove dead, diseased, or damaged branches.
- In addition to topsoil preparation, amend plantings per planting details.
- Mulch within two days of planting using a minimum of two-inch thickness at a two-and-a-half-foot radius around the tree trunk.
- Water adequately.

Groundcover

- Following initial implementation of noxious weed and invasive species management plan, prepare site soil conditions for seeding.
- Apply soil amendments as recommended by soil analysis report in Appendix B.
- Seed disturbed areas with a temporary mixture as needed to meet state regulations for erosion and sediment control (see notes and details for recommended seed mixes). Seed promptly following completion of construction to reduce invasive species and weed growth and sediment run-off.1
- During the next suitable seeding period (spring or fall), sow groundcover to establish permanent vegetative cover. Optimal seed germination occurs after October 15 and before April 15. If seeding is conducted outside of optimal seed germination period, pair a seasonally appropriate temporary cover crop with the seeding to support erosion and sediment control, soil stabilization, and weed suppression during seed establishment. The seed mixture shall adhere to the acceptable mixtures specified on sheet notes and details or Table 3.31-b of the Virginia Erosion and Sediment Control Handbook. Areas to be seeded with primarily a grass mix—the Solar Farm Seed Mix—should not require a cover crop at the time of permanent seeding unless permanent seeding is to take place in the fall to stabilize soils over the winter months.
- Use recommended seeding rates (specific to mixture) and proper seed packing for optimal germination and seed establishment. Drilling is recommended for seeding on most areas of the site, but areas beneath the panels will need to be broadcasted (which will require scarification of the soil as much as the panel construction allows access for). A warm season no-till drill is specified for drilling.
- Water adequately.
- Instructional signage should be placed around newly planted areas outside the fenced area as needed to keep visitors or maintenance staff from traversing over or mowing the seeded areas. Place the signs at 50-foot intervals around the perimeter of the planted areas.
- Only biodegradable soap and water, and no other chemicals, may be used to clean the surface of the solar panels in order to protect the soil and plantings.

Establishment Period – 1 to 3 years

This period is crucial to the long-term success of the plants and will require the most active management. Particular attention to the site during this phase of management will provide for

successful implementation of the landscaping plan and generally reduces requirements for intervention over time.

Key maintenance tasks include the following:

General

- Complete tasks as described in the “Annual Maintenance Schedule” section.

- Continue seasonal watering for the first year and as needed during periods of drought. Use of a watering truck is highly recommended.

- Hand-weed regularly to remove competition to native plantings.

- Conduct invasive plant and noxious weed control per instructions in the “Invasive Plant and Noxious Weed Management” section.

- Soil testing and amending: Test every few seasons and respond according to the recommendations. This may include the addition of lime to adjust soil pH (this should be applied lightly as needed) and fertilizer (which should be applied lightly if at all).

Woody Vegetation

- Monitor trees support systems (staking) monthly to ensure correct placement to ensure proper tree growth. As trees mature and outgrow the staking, remove it. Remove any remaining tags and labels from plants within one year.

- Mulch seasonally or as needed.

Groundcover

- Monitor seeded areas to ensure that they are filling in over time. This is particularly important after the first full year of growth. Observe whether the plantings have weathered the first summer and have rooted in well. Seed, propagate or add additional plantings as needed to fill in patches without plants to avoid weeds filling the voids.
- Mowing and Spraying:
    - o Do not mow, prune, or deadhead except as described in the mowing schedule below and in the “Annual Maintenance Schedule” section.

    - o Mow and spot spray seeded areas seasonally to manage weeds and competition with the other plantings as well as spur the growth of the vegetation. This will expose the soil to more sunlight, prompting invasive and weed species found in the seed bank to germinate, which can then be spot sprayed before they reach a mature height.

    - o As the planting matures, it is best to mow outside of typical nesting periods for any wildlife present on site (typically between April and September).

    - o Mowing is recommended when vegetation has reached 2 to 2.5 feet tall. Per

Cassius Blue Solar's operational standards for areas beneath the solar panels, 18 inches is the maximum vegetation height desired where the leading edge of the panels is 2 feet from the ground and 24 inches is the maximum vegetation height desired where the leading edge of the panels is 3 feet from the ground.
o Mow using a tractor-pulled or push-behind brush hog, depending on the location (beneath versus not beneath the panels).

o The yearly mowing and spraying regimen during the Establishment Period is as follows:
- Year 1: Mow twice (2x) and spot spray once (1x). The first mowing will take place when much of the site has reached a height of 1.5 to 2 feet tall at which point it can be mowed down to about 1 foot tall. The second mowing can be done later in the growing season when temperatures cool down and before cool season invasive and weed species can produce seed.
- Year 2: Mow once (1x) and spot spray twice (2x). Mowing will take place when much of the site has reached a height of 1.5 to 2.5 feet tall at which point it can be mowed down to about 1 foot tall. The seeded areas will begin to fill in after this point to shade out new invasive and weed species.
- Year 3: Mow twice (2x) and spot spray once (1x). Mowing will take place when much of the site has reached a height of 1.5 to 2.5 feet tall at which point it can be mowed down to about 1 foot tall. A second spot spray will be scheduled in the second half of the growing season to kill invasive and weed species that may still try to germinate before the new vegetation can smother those weeds out.

o Include inspections of weed pressure during regularly scheduled site visits
o Additional mowing may be needed for invasive plant and weed control, but spot spraying of any weed clusters is preferred should issues arise.

- Only biodegradable soap and water, and no other chemicals, may be used to clean the surface of the solar panels to protect the soil and plantings.

Long-term Management – 3 years onward

Continue ongoing maintenance and management, including the tasks described in the "Annual Maintenance Schedule" section. For the long-term, the grasses and perennials in the groundcover layer should be allowed to naturalize with minimal to no management.

Key maintenance tasks include the following:

- Maintain the buffer and groundcover layer actively as needed until plants have matured and the buffer and groundcover layer have reached fully functional condition.
- Evaluate plant survival on an annual basis.
- Monitor the overall composition of the plantings as they naturalize to ensure that they represent the general species composition originally intended. Manage, remove, and replace vegetation as needed to sustain the buffer and groundcover layer.
- Mow seeded areas once annually in late winter or early spring or late fall after vegetation has gone dormant following the same protocol as during the Establishment Period. The vegetation can be chopped to prevent thatch and ground smothering. Additional mowing

may be needed for invasive plant and weed control, but spot spraying of any weed clusters is preferred should issues arise.
• Repair damage as needed to prevent irreparable harm to plants, and in the case of trees, reduce hazards to people if plants are located adjacent to where people would be accessing site facilities.
• Conduct invasive plant and noxious weed control per instructions in the "Invasive Plant and Noxious Weed Management" section.
• Only biodegradable soap and water, and no other chemicals, may be used to clean the surface of the solar panels in order to protect the soil and plantings.

This plan is suitable for the lifespan of the project with reasonable modifications as needed based on ongoing management activities and changes that occur on site, incorporating Integrated Vegetation Management goals and Adaptive Management principles.

Annual Maintenance Schedule

Establish regular maintenance inspections on either a minimum of a quarterly/seasonal basis or a bimonthly basis. This should include an assessment of pest, disease, and weed pressure. Use a checklist or inspection form to complete maintenance tasks. Maintenance inspection forms or reports should be shared with the Sussex County Department of Planning and Zoning.

Maintenance tasks have been listed here by season given the optimal times for planting, pruning, and other activities. This list draws on the "Sample Conservation Landscaping Calendar" for seasonal maintenance in the Chesapeake Conservation Landscaping Council's "Conservation Landscaping Guidelines: The Eight Essential Elements of Conservation Landscaping."

Winter

Key maintenance tasks include the following:

• Review and revise management plans for the upcoming year based on observations from the prior year.
• Prune as necessary and seasonally appropriate.
• During the Establishment Period, Years 1, 2, and 3: During late winter or early spring, mow seeded areas when vegetation grows to 18 inches beneath the panels or 2 to 2.5 feet elsewhere. Mow to a height of 12 inches. After the Establishment Period, this should become the once-a-year mowing or an as needed mowing.

Spring

Key maintenance tasks include the following:

• Weed manually or spot spray to treat weeds, ideally once per month.
• During the Establishment Period, Years 1, 2, and 3: If not done in winter, mow seeded areas when vegetation grows to 18 inches beneath the panels or 2 to 2.5 feet elsewhere. Mow to a height of 12 inches.
• Water as needed, especially during periods of drought.
• Remove and dispose of diseased and damaged plant material, particularly those that contain or could contain pests.

Summer

Key maintenance tasks include the following:

- Weed manually or spot spray to treat weeds, ideally once per month.
- Water as needed, especially during periods of drought.
- Remove and dispose of diseased and damaged plant material, particularly those that contain or could contain pests.

Fall

Key maintenance tasks include the following:

- During the Establishment Period, Years 1 and 3: if not done in winter, mow seeded areas when vegetation grows to 18 inches beneath the panels or 2 to 2.5 feet elsewhere. Mow to a height of 12 inches. The second or last mowing should be in October.
- Remove and dispose of diseased and damaged plant material, particularly those that contain or could contain pests.
- Leave groundcover alone for the purposes of creating seasonal interest in the landscape and winter habitat and food sources for wildlife. Do not dead-head or cut down standing vegetation, including grasses and forbs. An exception is any species that seeds aggressively; in that case, deadheading can prevent these plants from self-sowing. If a decision is made to cut down any vegetation, lay the clippings on the ground to serve as mulch (except for aggressive, noxious, or invasive plants, which should be properly removed from the site).
- Identify problem areas and challenges from the prior growing season to incorporate into maintenance and management plans for the upcoming season. Plan out and schedule specific maintenance tasks.

These seasons overlap as far as timing for different maintenance tasks. The timing for various tasks differs between plant species based on their individual phenology—when they bud, flower, leaf out, and so on. The following calendar shows when these seasonal tasks should generally take place, but attention should be paid to the best time to complete specific tasks, such as pruning, for individual species.

General Seasonal Maintenance Calendar

Month	Season			
	Winter	Spring	Summer	Fall
January				
February				
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				

7. Resources

Websites

USDA National Invasive Species Information Center (NISIC) – https://www.invasivespeciesinfo.gov/

Virginia Department of Forestry -https://dof.virginia.gov/forest-management-health/landownerassistance/forest-planning-and-stewardship/

Ernst Seeds Resource Center – https://www.ernstseed.com/resources/

Virginia Invasive Plant List – https://www.dcr.virginia.gov/natural-heritage/invsppdflist Virginia

Noxious Weed List – https://law.lis.virginia.gov/admincode/title2/agency5/chapter317/section20/

Virginia Pollinator-Smart Program – https://www.dcr.virginia.gov/natural-heritage/pollinator-smart

Publications

"A Management Guide for Invasive Plants in Southern Forests," U.S. Forest Service, 2015. https://www.srs.fs.fed.us/pubs/gtr/gtr_srs131.pdf

"USDA-NRCS Conservation Practice Standard: Herbaceous Weed Treatment," USDA Natural resources Conservation Service, 2017 – https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1254947.pdf

Virginia Pollinator-Smart Program materials – https://www.dcr.virginia.gov/natural-heritage/pollinator-smart

- Pollinator-Smart Comprehensive Manual
- Pollinator-Smart Program Monitoring Plan
- Virginia Pollinator-Smart/Bird Habitat Scorecard

TAB P

Cassius Blue Solar

Cassius Blue Solar Project

Exhibit N

Community Engagement

Sussex County Conditional Use Permit Application



The Cassius Blue Solar Project will generate clean, American-produced, reliable electricity each year for Virginia's electric gird.

394 MW
Solar Facility

56K+
Homes Powered
1

109K+
Vehicle CO2 emissions reduced
1

281K+
Equivalent annual tons of coal saved
2

Geenex is a leading national developer of greenfield utility-scale solar projects in the U.S. Our team of experts carefully educate and guide our communities through the solar development process. In addition to land acquisition, we manage site analysis, environmental assessments, permitting processes, and utility interconnection to ensure the delivery of clean reliable energy to the grid.

Tax Benefits
Significant increase in revenues to local taxing districts

Workforce Development & Training
New job opportunities and career development. Support for education and workforce training programs

Economic Development
Renewable energy attracts long-term manufacturing and commercial investment

Environment & Agriculture
Clean, quiet, safe energy production with no negative health impacts. Brownfield land preservation

Community Engagement
Lasting community partnership and support

1According to U.S. Energy Information Administration (EIA) 2020 Residential Average Monthly Bill by Census Division and State.



Carlena Bronson
CGR Director
(704) 491-1557
Carlena.Bronson@GeenexSolar.com



Jim Harris
Director, Land Development
(252) 314-7163
Jim.Harris@GeenexSolar.com



Kelley Pope
Director, Project Development
(606) 356-0266
Kelley.Pope@GeenexSolar.com

Cassius Blue Solar



NEWSLETTER

ISSUE 1 | August 2023

Reclaimed mineland & Cassius Blue Project Site

Cassius Blue Solar

We would like to introduce you to Cassius Blue Solar, an exciting new energy project in western Sussex County. This project has been in the planning stages the past few months and is being developed by Geenex Solar, headquartered in Charlotte, North Carolina.

Cassius Blue Solar will combine the benefits of the best solar projects out there: Clean, reliable, energy to power America's future. When fully built, Cassius Blue Solar will:

- Provide energy power to approximately 390,517 homes each year.
- Offset the same amount of CO2 as taking approximately 114,304 cars off the road.
- Create constructions jobs, with workers spending money locally on food, gasoline, lodging, etc. while the facility is being built.
- Offer a safe, quiet neighbor.
- Generate new tax revenue for Sussex County that can help fund schools, EMS and other community priorities.
- Use modern best practices in construction; we value our reputation as good stewards of the land entrusted to us.

Cassius Blue: bringing a benefit unlike any other solar project in Virginia.

- A Productive New Use for Reclaimed Mine Land – A substantial portion of Cassius Blue Solar will be built on land that was previously used for mining titanium. A solar development is one of the few viable uses for this property at this time. Building Cassius Blue here will give the land time to rest while still being productive and generating revenue for Sussex County.
- Using reclaimed mine land also greatly reduces the amount of forested land needed. Additionally, we plan to implement existing woodlands as natural buffers and wildlife corridors wherever possible, and plant new trees where a natural buffer does not exist.

In the upcoming weeks, we will conduct community meetings and share more detailed information about Cassius Blue Solar. As this information becomes available, we would greatly appreciate hearing from you. Please don't hesitate to contact us with any questions, suggestions to enhance the project, or concerns – your input is valuable and welcomed. Meanwhile, we encourage you to visit our website at https://www.cassiusbluesolar.com/. There, you can explore additional details, sign up for project updates, and watch a brief video showcasing the proposed site and its various benefits for Sussex County.

Event details

Cassius Blue Solar is committed to educating the community through regular communications, sponsoring, and hosting events within the county, as well as engagement with the broader community. Presented below are examples of our community engagement efforts:

Donations

- 2022: Jessica Ann Moore Foundation
- March 2023: Old Hickory Volunteer Fire Department
- April 2023: Town of Waverly 5k
- August 2023: Stony Creek Volunteer Fire Department

Recent Events

- August 22, 2023: Lunch & Learn hosted by Center for Energy Education

Save the Date:

- Meet the Team Event
- September 13, 2023 | 4pm-7pm
- September 14, 2023 | 10am-1pm
- Location: Sussex Chamber of Commerce, 208 W. Main St., Waverly, VA 23890

Meet the Team

- Kelley Pope – Director, Project Developer
- Jim Harris – Director, Land Developer
- Carlena Bronson – Manager, Community & Governmental Relations



Donation to Jessica Ann Moore Foundation for basketball court painting

Pictured above (Dr. Phyllis Tolliver, Director of Jessica Ann Moore Foundation and Carlena Bronson, Manager, Community & Governmental Relations for Geenex Solar)

For more information contact us:
cassiusbluesolar.com
cassius@geenexsolar.com
(980) 237-7926

Geenex Solar
1000 NC Music Factory Blvd
Suite C3
Charlotte, NC 28206
geenexsolar.com

geenex



WHO WE ARE

Geenex is a leading national developer of greenfield utility-scale solar projects in the U.S. Our team of experts carefully educate and guide our clients through the solar development process. In addition to land acquisition, we manage site analysis, environmental assessments, permitting processes and utility interconnection to ensure the delivery of clean reliable energy to the grid. Founded in 2012, our company is built on trust, transparency and a commitment to keeping our promises. We are experienced, yet nimble problem solvers. Without hesitation - we strive to be intentional in our work and honest with all our project stakeholders.

WE'RE LOCAL

Creating deep-rooted relationships with landowners and the local community, we pride ourselves in listening and building an-in depth understanding of the needs and concerns of the neighborhoods we serve. The Geenex team works to ensure the communities in which we develop reap the long-term benefits that come along with renewable energy. Educational resources, job creation and revenue growth are at the forefront of the local opportunities we strive to create.

WE CARE

Our mission is to create a more sustainable future through solar energy development. It's at the heart of all we do. We believe in the role of solar in preserving farmland, promoting smart energy use and empowering local communities. We understand that protecting our farmland for the next generation is a priority, and we are intentional about giving back, providing educational opportunities and building partnerships within our rural and farm communities to assure that future.

For more information contact us:
cassiusbluesolar.com
cassius@geenexsolar.com
(980) 237-7926

Geenex Solar
1000 NC Music Factory Blvd
Suite C3
Charlotte, NC 28206
geenexsolar.com

geenex


Cassius Blue Solar
MEET THE PROJECT TEAM!
Please join us in meeting the Cassius Blue Solar team on:
Wednesday - September 13, 2023 - 4PM-7PM
Thursday - September 14, 2023 - 10AM - 1PM
Sussex County Chamber of Commerce
208 W. Main St., Waverly, VA 23890
Light Refreshments Served - No RSVP Required!

PLEASED to meet you!

To learn more about the Cassius Blue Solar Project visit our website or email a representative at:

Website: cassiusbluesolar.com
Email: cassiusblue@geenexsolar.com

Kelley Pope
Project Developer

Jim Harris
Land Developer

Carlena Bronson
Community & Governmental Relations

SCAN ME

Cassius Blue Solar

Geenex Solar
1000 NC Music Factory Blvd
Suite C3
Charlotte, NC 28206

Community Engagement:

- Sussex County Chamber membership since 2021
- **2022:** Site tour provided to Supervisor Susan Seward and Planning & Zoning director Beverly Walkup
- **November 2022:** Cassius Blue Solar Development Director with assistance from regulatory affairs attorney applied for VBAF Grant via Sussex County Board of Supervisors meeting.
- **November 2022:** Cassius Blue Solar CGR Manager and Development Director held a meeting with Concord United Methodist Church pastor Carrie Moffitt and church members.
- **November 2022:** Cassius Blue Solar CGR Manager and Development Director received a tour of Jessica Ann Moore Foundation.
- **December 2022:** Cassius Blue Solar donation to Jessica Ann Moore Foundation for basketball court painting.
- **January 2023:** Cassius Blue Solar CGR Manager and Development Director met with Planning & Zoning.
- **January 2023:** Cassius Blue Solar CGR Manager and Development Director attended regular Board of Supervisor Meeting.
- **January 2023:** Cassius Blue Solar CGR Manager and Development Director provided a Cassius Blue site tour to Supervisor Debbie Jones.
- **February 2023:** Cassius Blue Solar team hosted a landowner dinner for participating landowners.
- **February 2023:** Cassius Blue Solar CGR Manager met with Stony Creek town council.
- **March 2023:** Cassius Blue Solar donation of donuts and coffee to Sussex County Sheriff's office.
- **March 2023:** Cassius Blue Solar CGR Manager met with Stony Creek Volunteer Fire Department – Chief Nick Sheffield.
- **March 2023:** Cassius Blue Solar donation to Old Hickory Volunteer Fire Department.
- **March 2023:** Cassius Blue Solar donation to Dinwiddie Lady Gens Softball Booster Club.
- **March 2023:** Cassius Blue Solar launched its project website (www.cassiusbluesolar.com)
- **April 2023:** Cassius Blue Solar donation to Town of Waverly 5k Run.
- **August 2023:** Cassius Blue Solar sponsorship for Center for Energy Education to host Lunch & Learn event in Waverly, VA.
- **August 2023:** Pre-app meeting with Planning & Zoning Director Beverly Walkup and Michael Poarch.
- **August 2023:** Cassius Blue Solar CGR Manager and Development Director did a follow-up meeting with Concord United Methodist Church Pastor Carrie Moffit and church members.
- **August 2023:** Cassius Blue Solar CGR Manager and Development Director did a follow-up tour of Jessica Ann Moore Foundation to see basketball court donation.
- **August 2023:** Cassius Blue Solar donation to Stony Creek Volunteer Fire Department.
- **August 2023:** Cassius Blue Solar team attended Board of Supervisor meeting.
- **August 2023:** Cassius Blue Solar, CGR Manager met with Sussex County High School Principal Drexel Pierce, Jr.

- **September 2023:** Cassius Blue Solar project newsletter mailed via USPS to landowners within 2 miles of project site. (Attached)
- **September 2023:** Cassius Blue Solar project mailed Meet the Team postcard invitations via USPS to landowners within 2 miles of project site, public officials, and other public service addresses (Attached)
- **September 2023:** Meet the Cassius Blue Team 2-day event at Sussex Chamber. The event provided project timelines, solar 101 education, and an opportunity for community members to share questions and/or concerns about the project. The project newsletter, the project one-sheeter, and additional literature provided. The Cassius Blue team members followed up with community members who attended that had questions.
- **September 2023:** Cassius Blue Solar donation to Sussex County Department of Social Services – Christmas in July event.

Continued Public Engagement:

The Cassius Blue Solar project is committed to fostering positive relationships with the local communities in Sussex County, Virginia. Our ongoing community engagement is a cornerstone of our commitment to transparency, collaboration, and support for the regions that host our utility-scale solar facilities. We understand the importance of maintaining open lines of communication and actively contributing to the well-being of our neighbors. To achieve this, Cassius Blue Solar has developed a community outreach plan that encompasses various initiatives and activities.

Quarterly Donations/Sponsorships:

Cassius Blue Solar is committed to giving back to the communities that support us. To this end, we will continue to make quarterly donations and sponsor local events and initiatives. This financial support will be directed towards educational programs, community events, and other deserving causes within Sussex County.

Cassius Blue Solar Website:

Our project website will remain active as a valuable resource for community members seeking information about the Cassius Blue Solar project. The website will be regularly updated with project-related news, environmental reports, and contact details for project inquiries.

Chamber of Commerce Membership:

Cassius Blue Solar recognizes the importance of collaboration with local business networks. We will maintain annual membership with the Sussex County Chamber of Commerce.

Fire Safety Training Sponsorship:

Safety is a top priority for Cassius Blue Solar, and we understand the vital role that local volunteer firefighters play in ensuring community well-being. We will provide full sponsorship for fire safety training through the Emergency Safety Response Group. This training includes on-site and classroom instruction, as well as the development of emergency management plans, ensuring that local responders are well-prepared to handle any situation.

Public Neighborhood Meeting:

In the coming months, Cassius Blue Solar will host a Public Neighborhood Meeting to provide an opportunity for community members to interact with our team, ask questions, and learn more about the permitting application and the project's benefits.

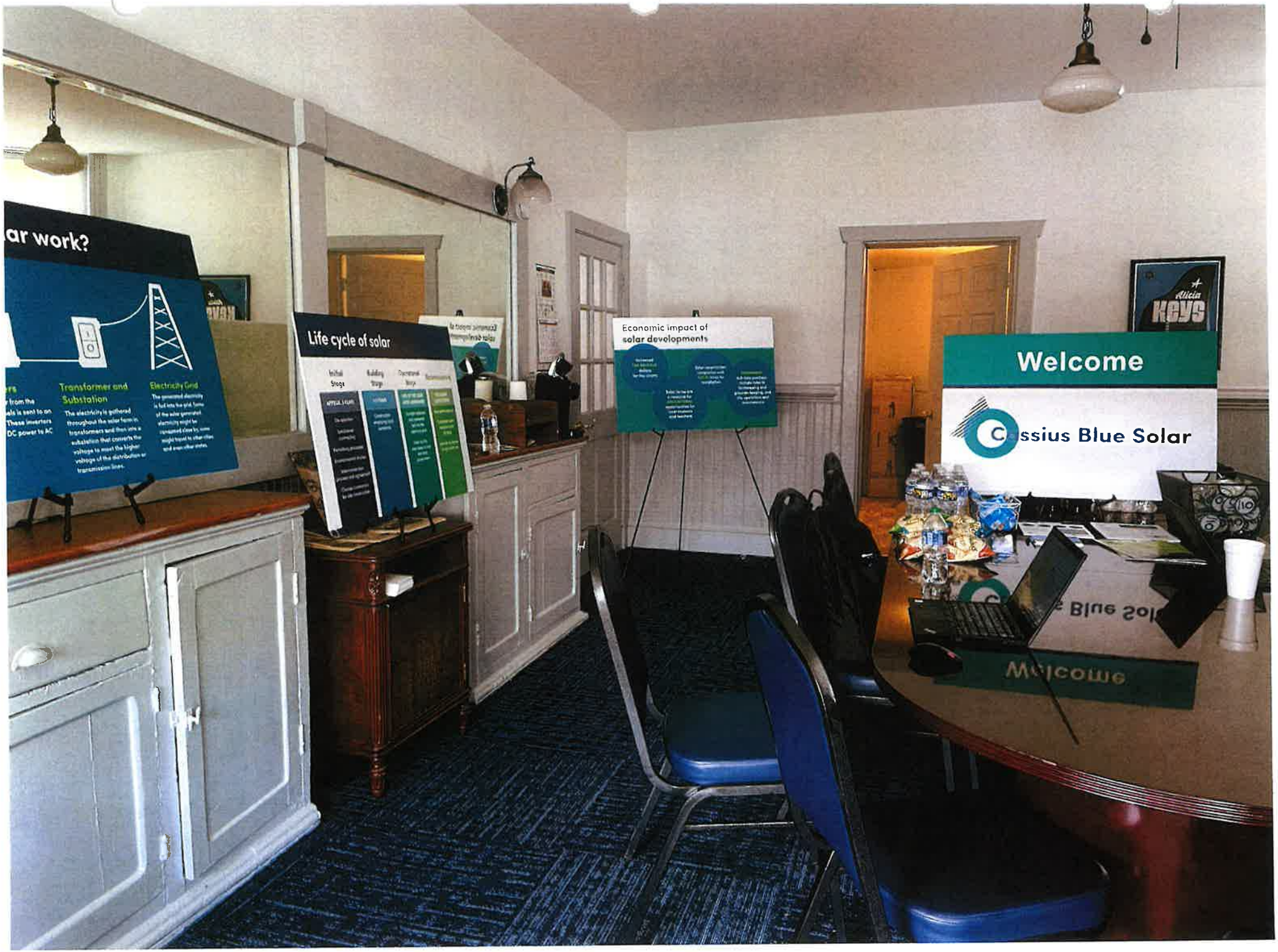
Communication with Public Officials:

Cassius Blue Solar is committed to maintaining a transparent relationship with public officials. We will continue to share updates on the status of our permitting application and project progress with relevant authorities. This ongoing communication ensures that elected officials are well-informed and can represent their constituents effectively.


EXIT
Questions?


DINWIDDIE
SOFTBALL
SOFTBALL
DINWIDDIE
SOFTBALL


STAY BACK
LD HICKORY
THE DESIRE TO SERVE
Est. 1977
OLD HICKORY
VOL F.D
March 13, 2023
Old Hickory VFD
Cassius Blue Solar, LLC


ar work?
Transformer and Substation
Electricity Grid
Life cycle of solar
Economic impact of solar developments
Welcome
Cassius Blue Solar
Alicia Keys


Welcome to
Sussex County
Department of Social Services
People Helping People


208
Welcome
Cassius Blue Solar

17 March 2024

Dear Honorable Members of the Sussex County Board of Supervisors,

I am writing to express my support for the Cassius Blue Solar Project currently being developed by Geenex Solar.

I trace my roots in Sussex County going back several generations of farmers and families for whom the land was everything. My Grandfather paid for his farm with a mule strapped across his back, year after year, plowing line after line of fields, planting tobacco until demand for that crop diminished. He adapted, as did his neighboring farmers, and cotton fields, soy beans and other cash crops replaced the tobacco fields.

Adaption is way of life for farmers, as I am sure you know. When the opportunity from Iluka to mine my Grandfather's land was passed down to my Mother, she saw this as another adaption for the farm and our lives. She also knew that my Grandfather would have wanted her to take this opportunity to provide for her family, particularly for my handicapped sister.

With the fields open and the mining ending on much of the land in the area, the Cassius Blue Solar Project allows us to adapt again. The solar project provides another generation of those connected to the land the opportunity to make the most of nature's asset – for our family, the county, and the State.

On a national level, the demand for electricity is rising steeply. Using brown fields as a place to "farm" this power is smart, environmentally friendly, and good for development, creating jobs and contributing to the growth of the community.

Once the Cassius Blue Solar Project is decommissioned, there is a two year timeline for the land to be put back into agricultural use. Another adaption is a long line of positive change for the land, for families and for the county.

I hope that you will show support for the Cassius Blue Solar Project by voting in favor of the project and the sustainable development that it will help to drive.

Sincerely,

Ginger Mauney
Granddaughter of the late Denice W Barnes and daughter of the late Dale Barnes Mauney

Sussex County Board of Supervisors
Chairman Wayne Jones
Rufus Tyler
Thomas W. Baicy, III
C. Eric Fly, Sr.
Alfred G. Futrell
Phyllis Tolliver
Steve White
25359 Blue Star Highway
Jarratt, VA 23867

Sussex County Planning Commission
Chairman Terry Massenburg
J. Lafayette Edmond
Rudolph Shands
Roger King
Dennis Mason
Andrew Mayes
Kevin Bracy
P. O. Box 330
Stony Creek, VA 23882

Dear Supervisors and Members of the Planning Commission,

I am writing to say I am in support of the Cassius Blue Solar project in Sussex County for many reasons, one being the positive benefits this project would have on our local and statewide environment.

We must bring clean, non-polluting development into our communities and state, especially those that can help us meet a growing energy demand.

Not only would the development of Cassius Blue ensure that Sussex County preserves this land for future generations, it would also maintain the robust wildlife habitat better than a housing development or other infrastructure that may be placed on the land.

The Cassius Blue Solar project is being sited on previously mined land. This is an excellent next use of this land. It will allow the soils to rest while still being productive for the community.

Renewable energy projects like Cassius Blue Solar are an important part of the future of Virginia's economy and environment. The economic, community, infrastructure, and health benefits this project will bring to our state are significant.

I urge your support of the Cassius Blue Solar Project.

Name: Paula Motton

Address: 224 S. Beaver Dam Rd. #17
Waverly, VA 23890

cc: Sussex County Planning and Zoning

To: INDIVIDUALLY ADDRESSED PLANNING BORAD MEMBER OR SUPERVISOR

From: Nancy Kay Carraway Winn

In re: Cassius Blue Solar project proposal

Date: March 11, 2024

While I am not a Sussex Couty constituent, I own farms in Dinwiddie County that adjoin the proposed footprint of the Cassius Blue project, along our shared county line. I am optioned in the Dinwiddie phase, and pray it will proceed. There are unique reasons why this project makes commonsense, responsible land use for the public safety, health and welfare.

I am well aware that Sussex has a number of solar proposals on its plate. I have sat where you do today, several years ago, as the past Planning Board Chairman of Northampton County (NC). I came to that position solely as an active advocate for farmland preservation and protection.

My home farm is a Virginia Century Farm, so I am mindful of making decisions that last for a generation, and often many more. I have had to date FIVE solar proposals for my land. I chose Cassius Blue because I am familiar and comfortable with Geenex (its parent) as a neighbor and corporate citizen.

As you know, Cassius Blue in Sussex and Dinwiddie seeks to site largely on the post-mined lands of the ILUKA Resources heavy mineral sands mining operation. This presents a perfect marriage of now-marginal land (brownfield) with a growing societal need for clean energy.

To assist ILUKA in restoring farms to production, I hosted a Virginia Tech Research Farm project for ten years (2004-2014). Even in the hands of what are to me the best agronomists on the planet, it became clear that the productive capacity of that formerly bountiful cropland is lost. If you want more specifics, please let me know, and I will gladly share them with you.

I spent a number of years assessing other potential land uses, asking the most knowledgeable advisors the Commonwealth has to offer. Again, I can provide information on the results of those efforts. All you need do is call.

Residential use was ruled out, as septic absorption on fill was deemed problematic.

The Uniform Building Codes office in Richmond said we would have to "engineer a foundation to the basement," which in many areas meant 40 feet deep. Under no theory is that feasible for building of any type.

Forestry visited, and I was given advice based upon that visual assessment: The pines planted on portions of the farm as the mining operation staged out, had clubbed off at the crowns, which means the roots are pruned, likely by soil chemistry and compaction by heavy mining equipment. The trunk diameters are a fraction of those of a stand planted across the road on a neighbor's farm at the same time, on their unmined land.

A small VA Tech biomass tree project, conducted to assess biomass and biosolids utilization, was also implemented. I have left those trees standing, largely dying before they produce tonnage at any economically viable rate.

At present, my land has been "parked" in warm season native grasses. It is, as a friend of mine says, "holding the World together," but not much more.

Even the minor USDA PLC/ARC payment I had historically received was cut in half in 2022 and went to zero in 2023. I'm paying minimal property taxes as-is.

I have been a farmer for all my nearly 70 years. I cannot find anything but solar development that makes this mined land in any way a productive asset for my children and grandson, and consequently for the community and County.

If a site visit would help you picture anything I have written more clearly, please call or text me at (252) 578-9466.

Respectfully submitted,



Sussex County Board of Supervisors
Chairman Wayne Jones
Rufus Tyler
Thomas W. Baicy, III
C. Eric Fly, Sr.
Alfred G. Futrell
Phyllis Tolliver
Steve White
25359 Blue Star Highway
Jarratt, VA 23867

Sussex County Planning Commission
Chairman Terry Massenburg
J. Lafayette Edmond
Rudolph Shands
Roger King
Dennis Mason
Andrew Mayes
Kevin Bracy
P. O. Box 330
Stony Creek, VA 23882

Dear Supervisors and Members of the Planning Commission,

I am a resident of Sussex County in favor of the proposed Cassius Blue Solar project.

Cassius Blue Solar will be a clean, quiet neighbor to our county while bringing the advantages of expanding our tax revenues and producing the energy necessary to power our homes and businesses. Many municipalities, including our schools, will profit greatly from the creation of this project.

This is a win-win for local taxpayers, reducing the burden of raising taxes through levies and ensuring the school has a robust revenue stream for years to come.

I am proud to be a part of supporting economic development that will have a lasting, positive impact on the education of our children within Sussex County.

This project is a great opportunity to show support for the development of Sussex County in a responsible way that benefits our community.

I urge you to support Cassius Blue Solar.

Name:
Kiernan Tatone
(Kiernan Tatone)
Address:
916 W Atlantic St PMB 113 C
Emporia, VA 23847
cc: Sussex County Planning and Zoning

From: Dona M Stuart <dbmstuart@verizon.net>
Sent: Wednesday, February 28, 2024 10:47 AM
To: jonesfamily2@msn.com; steve.white@dbhds.virginia.gov; tbaicy@sussexcountyva.gov; cefly@icloud.com; rottrucks@aol.com; ptolliver@sussexcountyva.gov; rtyler@impassoc.org; Tmassenburg29@gmail.com; jlebigfoot@gmail.com; Rogerlking33@gmail.com; deltea@aol.com; amayes@commonwelathenvironmental.com; bornajum=nker@hotmail.com
Subject: Cassius Blue Solar Project/Sussex County

To members of the Sussex County Board of Supervisors and Planning Commission,

My family ties to Sussex are many- Barnes, Bolsters and Abernathys. My grandfather Denice W Barnes, played baseball there as a youth, raised my mother after her mothers death, and farmed until it became too much.

Recently I was made aware of an effort to curtail the use of properties in Sussex County for solar usage.

Our family properties in Sussex, are in the midst of being released from the mining by Iluka, and we support the brown fields (my husband is a civil engineer) being used by Cassius Blue Solar Project .

We have a special needs sister, and it was always our grandfather's, intent, that the farms would be available to aid in her care. She now requires twenty four hour assistance, and costs for home care and facilities, do nothing but escalate.

We still call Sussex home, as our mother is buried at Concord Church, and our father will be.

We have seen the fields that have solar installed, and it seems peaceful, and wonderful to see the wildlife coming back to the area.

I am asking you to allow the solar project to move forward, knowing that when the land is returned to my children or grandchildren, it will be put back to agricultural use.

Thank you for your consideration,
Dona M Stuart
804-512-8404

George Lee Parson
3064 Wellington Court
Atlanta, Georgia 30339

404-580-9741
404-355-5900

georgeleeparson@gmail.com
npparson@gmail.com

February 28, 2024

Via email: jonesfamily2@msn.com; steve.white@dbhds.virginia.gov; tbaicy@sussexcountyva.gov; cefly@icloud.com; rotttrucks@aol.com; ptolliver@sussexcountyva.gov; rtyler@impassoc.org; Tmassenburg29@gmail.com; jlebigfoot@gmail.com; Shands301@gmail.com; Rogerlking33@gmail.com; deltea@aol.com; amayes@commonwealthenvironmental.com; bornajunker@hotmail.com;

Sussex County Board of Supervisors -- Chairman Wayne O. Jones, Vice-Chairman Steve White, Thomas W. Baicy III, C. Eric Fly, Sr., Alfred G. Futrell, Phyllis T. Tolliver, & Rufus E. Tyler; and

Sussex County Planning Commission -- Chairman Terry Massenburg, Vice-Chairman J. Lafayette Edmond, Rudolph Shands, Roger King, Dennis Mason, Andrew Mayes, & Kevin Bracy

RE: CASSIUS BLUE / GEENEX – PLANNED SOLAR PROJECT and HENRY TECHNOLOGICAL COMMERCE CENTER / HENRY ROAD SITE

To The Sussex County Board Of Supervisors & Planning Commission:

I am writing to let you know of my support of Cassius Blue/Geenex's efforts to develop land with a solar project in Sussex County and bring a boost to the local economy. I sure hope all of you will join me in supporting Cassius Blue/Geenex's request for special use permits or rezoning or whatever is needed at the local level, so that plans for a solar project on several hundred acres can move forward.

I grew up in Jarratt. I currently own three houses in Jarratt and many acres of land in Sussex County, and I pay taxes to Sussex County.

You don't need me to tell you that the south part of Sussex County has experienced economic decline over the years. I am sad to have witnessed this, especially in Jarratt.

The south part of Sussex County is in dire need of economic development. Jarratt and Sussex County need jobs. A new solar development in the southwestern area of Sussex County will bring construction and technical jobs during the development and building phase of the project. And it will bring a higher tax base for decades. More jobs will boost the local economy. Increased tax revenue will allow improvement or expansion of public resources.

I am also writing to let you know I support development of the Henry Technological Commerce Center "HTCC," and the Henry Road site. As all of you know, the HTCC and the Henry Road lands are owned by Sussex County, are near Jarratt on the east side of I-95, and have been "designated for development" by Sussex County. But little has happened. Just "wishing for development" does not make investors appear. We all hope for eventual development of these lands in the southeast part of the county, but it just isn't happening right now. What is happening right now is Cassius Blue/Geenex.

As county officials with decision making powers, you should compare the "lack of current interest" by developers in the Henry Technological Commerce Center and the Henry Road land, on the east side of Jarratt, with the active, eager, and committed interest of Cassius Blue/Geenex in developing land to the northwest of Jarratt. You, the members of the Planning Commission and the Board of Supervisors, should be jumping with joy that Cassius Blue/Geenex is seeking to develop several hundred acres in the southwest part of the county. Hopefully, in the future you will also be able to jump with joy if a developer ever shows similar interest in the HTCC and the Henry Road sites.

My roots in Sussex County go back several generations. My mother Virginia Parson grew up at Stony Creek and taught elementary school for decades and may have taught some of you, or some of your family. My father "T Jr" grew up in Jarratt, served for many years on the Jarratt Town Council, and was treasurer for the Jarratt Fire Department for many years. I am cousin to Randy Everett and Chris Everett, and understand they too support this solar project.

Please vote in favor of Cassius Blue/Geenex's plans for solar development in Sussex County. Many thanks to each of you for your public service to the citizens and landowners in Sussex County.

Sincerely,

George Lee Parson

George Lee Parson

Sussex County Board of Supervisors
Chairman Wayne Jones
Rufus Tyler
Thomas W. Baicy, III
C. Eric Fly, Sr.
Alfred G. Futrell
Phyllis Tolliver
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25359 Blue Star Highway
Jarratt, VA 23867

Sussex County Planning Commission
Chairman Terry Massenburg
J. Lafayette Edmond
Rudolph Shands
Roger King
Dennis Mason
Andrew Mayes
Kevin Bracy
P. O. Box 330
Stony Creek, VA 23882

Dear Supervisors and Members of the Planning Commission,

I am writing today in support of the Cassius Blue Solar project in Sussex County.

We have the ability to create high-wage jobs close to home, adding value to my community and our local economy. Our energy supply should be diverse and provide opportunities for our workforce. Projects such as Cassius Blue help facilitate the development of a thriving workforce of local Virginians.

Cassius Blue Solar will support hundreds of project development and onsite labor jobs, in addition to several long-term jobs for operations and maintenance.

These construction jobs are essential to the health of our economy and development as well. Local small businesses such as restaurants will see a measured increase in traffic through the project building, driving incentives to create more business within the community and further supporting Sussex County. A project like this is an invaluable way to create economic growth without sacrificing the community.

I urge you to approve this project.

Name: Giles Meade

Address: 22012 McKenney Hwy
Stony Creek VA 23882

cc: Sussex County Planning and Zoning

TAB Q

Cassius Blue Solar

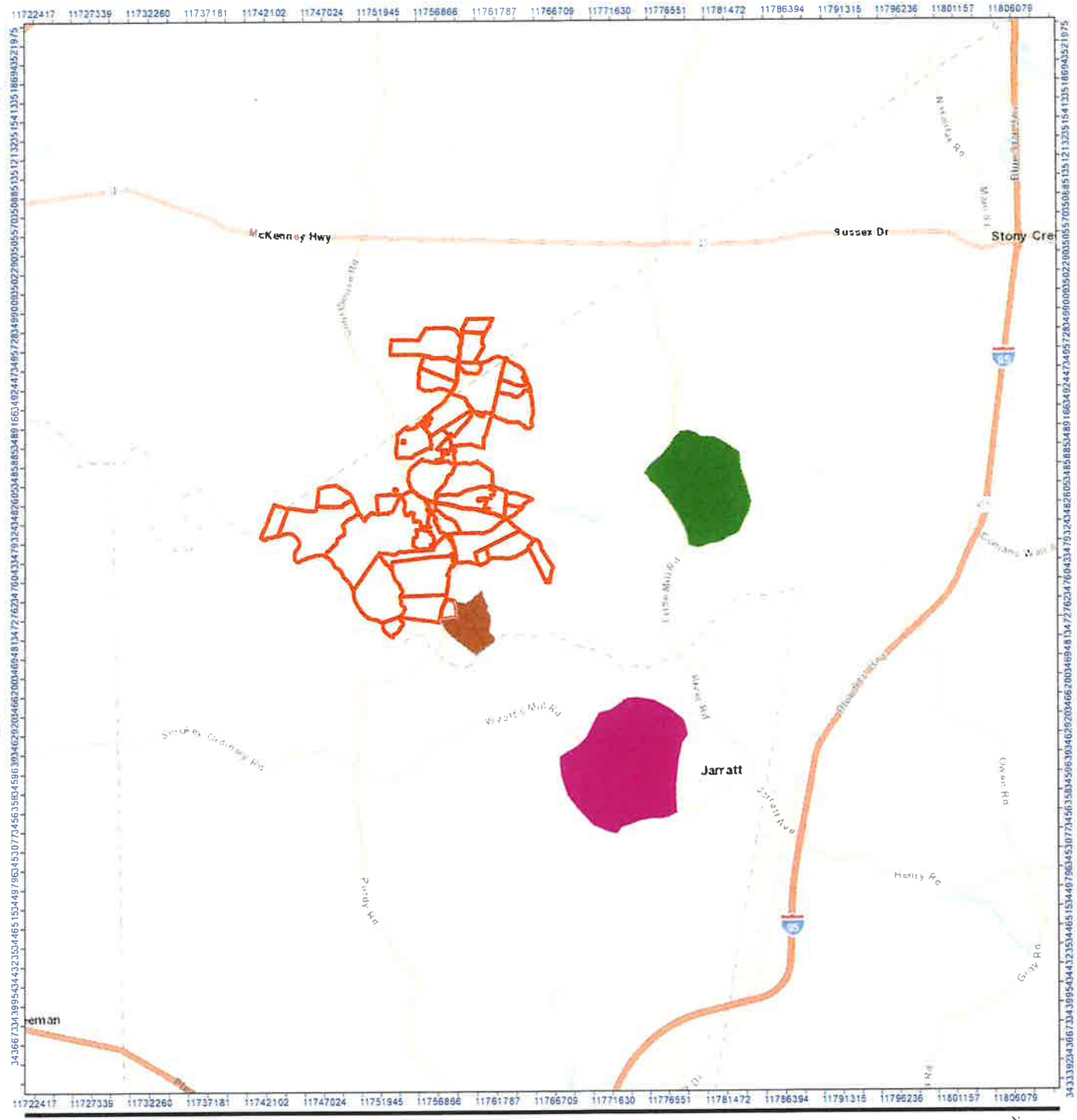
Cassius Blue Solar Project

Exhibit O

Foxtail Bogs Conservation and Little Mills Conservation Site Map

(Updated August 2024)

Sussex County Conditional Use Permit Application



Legend

Conservation Areas

- Foxtail Bogs Conservation Site
- Little Mill Conservation Site
- Nottoway River Conservation Easement
- Project Boundary

0 1,900 3,800 metres

(At original document size of 8.5x11)
1 151 228

N

Stantec

Project Location
Town of Stony Creek
Dinwiddie and Sussex County, VA

Prepared by CAM on 2024-07-26
T

Client/Project
Client: Geenex
Project: Cassius Blue Solar
Report: County Application

237601851

Appendix

Title
Conservation Areas

B

Notes
1. Coordinate System: NAD 1983 2011 StatePlane Virginia South FIPS 4502 Ft US
2. Data Sources
3. Background Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

TAB R

Cassius Blue Solar

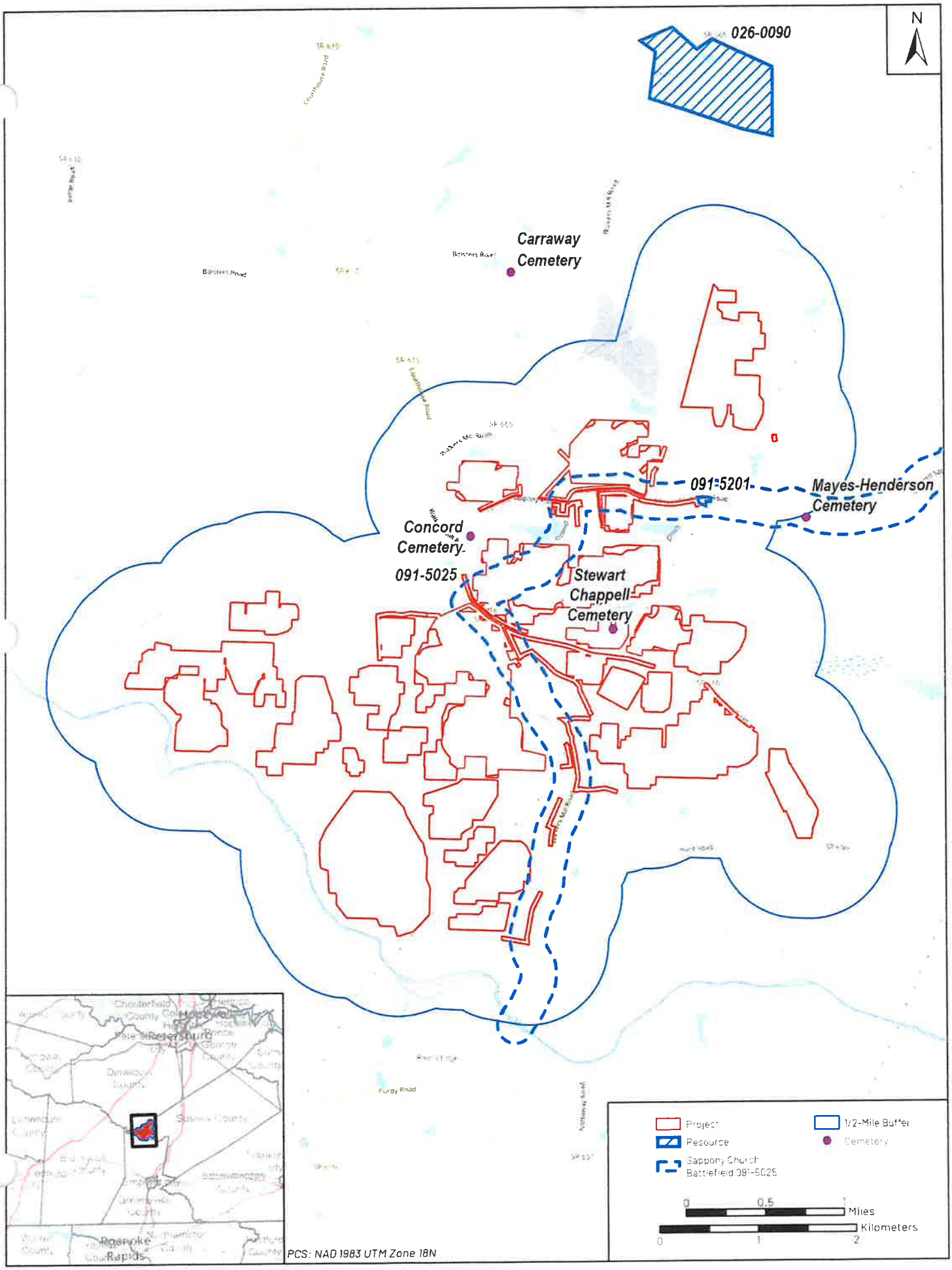
Cassius Blue Solar Project

Exhibit P

Resource Map

(Updated August 2024)

Sussex County Conditional Use Permit Application


026-0090
N
Carraway Cemetery
091-5201
Mayes-Henderson Cemetery
Concord Cemetery
091-5025
Stewart Chappell Cemetery
Project
Resource
Sappony Church Battlefield 091-5025
1/2-Mile Buffer
Cemetery
0
0.5
1
Miles
0
1
2
Kilometers
Petersburg
Roanoke Rapids
PCS: NAD 1983 UTM Zone 18N

TAB S

Cassius Blue Solar

Cassius Blue Solar Project

Attachment 1

Sussex County Conditional Use Permit Application

"Good Things Are Happening in Sussex County!"
Sussex County, Virginia
Planning and Zoning Department

COUNTY OF SUSSEX
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Cassius Blue Solar, LLC

Address 7804-C Fairview Rd. #257
Street

Charlotte, NC, 28226
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
See attached parcel list	See attached parcel list

OTHER OWNERS OF AFFECTED REAL ESTATE

(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address

Does any member of the Sussex County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? ☐ Yes ☑ No

If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachment(s), if any, are complete, correct and true.
Applicant: Juergen Fehr (Printed or Typed Name) Applicant: _____ (Signature) Date: 09/28/2023

State of Texas
County of Harris

Subscribed and sworn to before me Linda F. Peeples, A Online
Notary Public in and for the County of Harris, State of Texas
this 28th day of September, 2023

Linda F. Peeples Online Notary Public
Notary Public

My Commission Expires 07/21/2024

LINDA F PEEPLES
Notary ID #132579084
My Commission Expires
July 21, 2024

Produced North Carolina DL as identification along with multi-factor KBA authentication.

This notarial act was an online notarization via two-way webcam and audiovisual technology.

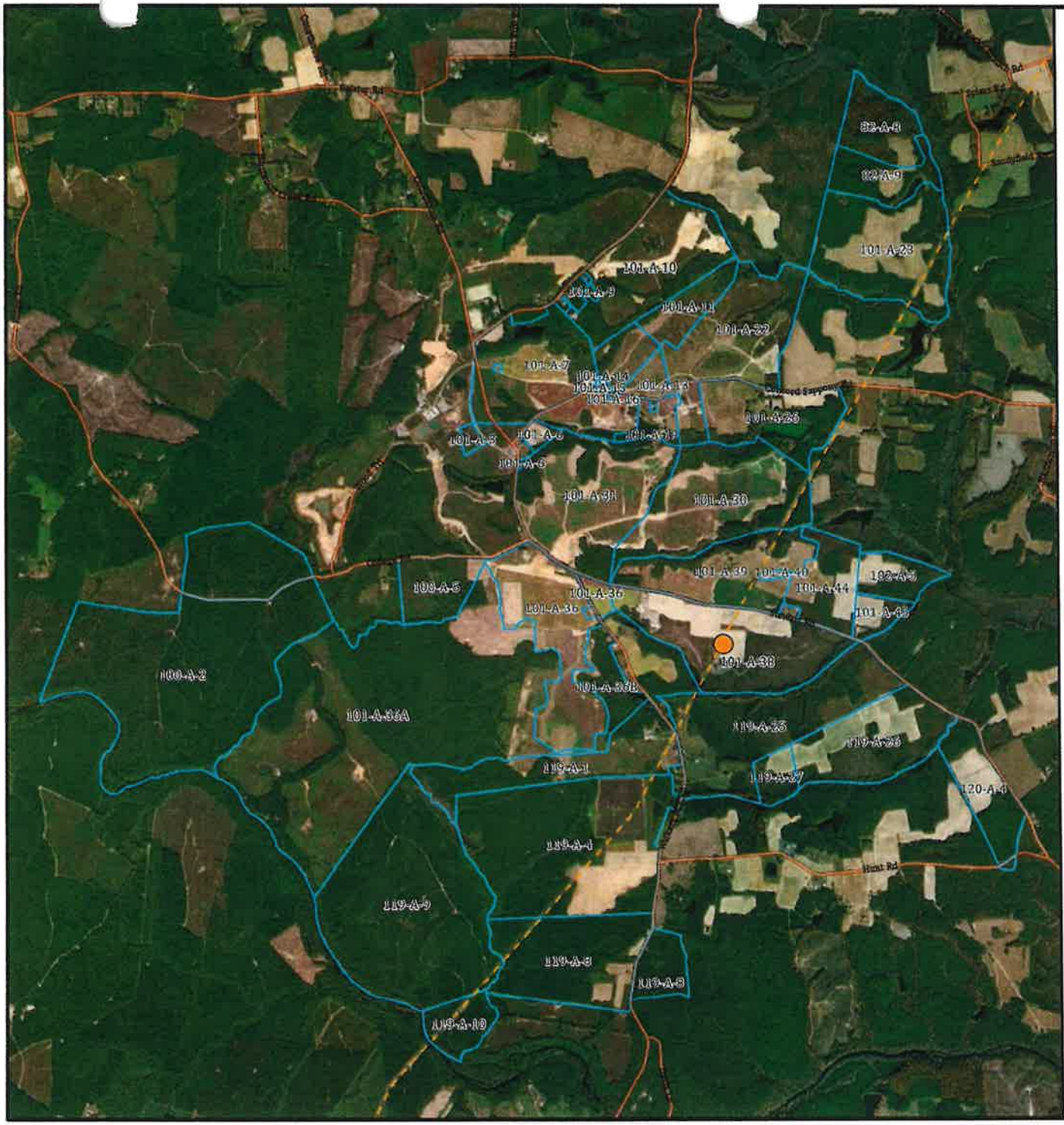
TAB T

Cassius Blue Solar

Cassius Blue Solar Project

Attachment 2

Sussex County Conditional Use Permit Application



Legend

- Client Parcels
- Dominion Transmission Line
- Point of Interconnection

PIN	Landowner
100-A-2	Roseburg Resources Co.
100-A-5	F. P. & Joyce R. Parson Trustees of
101-A-10	F. P. & Joyce R. Parson Trustees of
101-A-11	F. P. & Joyce R. Parson Trustees of
101-A-13	Ann P. Everett
101-A-14	Ann P. Everett
101-A-15	Ann P. Everett
101-A-16	Ann P. Everett
101-A-19	Ann P. Everett
101-A-22	Poole Farms Solar LLC
101-A-23	Mark C. Spiers
101-A-26	Patricia R. Cabaniss & Charlotte R. Smith
101-A-3	Ann P. Everett
101-A-30	The Dale B. Mauney Trust
101-A-31	Christopher L. Everett
101-A-36	Ann P. Everett
101-A-36A	Julie H. Parson
101-A-36B	Ann P. Everett
101-A-38	Christopher L. Everett & Lee R. Everett
101-A-39	Robert Wayne Grizzard
101-A-40	Robert Wayne Grizzard
101-A-44	The Dale B. Mauney Trust
101-A-45	Ann P. Everett
101-A-6	Ann P. Everett
101-A-7	Ann P. Everett
101-A-9	F. P. & Joyce R. Parson Trustees of
102-A-5	The Dale B. Mauney Trust
119-A-1	Robert Wayne Grizzard
119-A-10	Roseburg Resources Co.
119-A-25	Lawrence L. Coleman, Jr.
119-A-26	John F. Tucker, III
119-A-27	John F. Tucker, III
119-A-4	Old Hickory Properties LLC
119-A-8	Clinton W. Holloway, Jr. & Elizabeth C. Holloway
119-A-9	Roseburg Resources Co.
120-A-4	George L. Parson & Thomas Wesley Parson IV
82-A-8	Douglas Wayne Spiers & Alice Spiers
82-A-9	Robert H Spiers & Faye C. Spiers

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PROJECT PARCELS

CASSIUS BLUE SOLAR
SUSSEX COUNTY, VA

Sheet Number
C000

TAB U

Cassius Blue Solar

Cassius Blue Solar Project

Attachment 3

Sussex County Conditional Use Permit Application

Cassius Blue Solar Project
CUP Notification List

Property Owner	Property Address	Sussex County Tax Map	Sussex County Parcel	Sussex County Zoning
MEADOWS 163 LLC	3660 GATEWAY ST SPRINGFIELD OR 97477	100-A-2	Project	A-1
PARSON F PARSON & JOYCE R TRUSTEES	16003 PARSONS LANE STONY CREEK VA	100-A-5	Project	A-1
PARSON F P & JOYCE R TRUSTEES OF	16003 PARSONS LANE STONY CREEK VA 23882	101-A-10	Project	A-1
PARSON F P & JOYCE R TRUSTEES OF	16003 PARSONS LANE STONY CREEK VA	101-A-11	Project	A-1
EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	101-A-13	Project	A-1
EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	101-A-19	Project	A-1
POOLE FARMS SOLAR LLC	4701 WARRIOR WAY SE MABLETON GA	101-A-22	Project	A-1
SPIERS MARK CARPENTER	21014 DOUBLE BRANCH ROAD STONY CREEK VIRGINIA	101-A-23	Project	A-1
CABANISS PATRICIA R	19 WOODLAWN TERRACE FREDERICKSBURG VA	101-A-26	Project	A-1
MAUNEY LORETTA DALE	300 NORTH RIDGE RD UNIT 83 HENRICO VA	101-A-30	Project	A-1
EVERETT CHRISTOPHER LANCE	26975 COURTHOUSE RD STONY CREEK VA	101-A-31	Project	A-1
EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	101-A-36	Project	A-1
BOYD JULIA P (PARSON)	P O BOX 1561 NAGS HEAD NORTH CAROLINA	101-A-36A	Project	A-1
EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	101-A-36B	Project	A-1
EVERETT CHRISTOPHER LANCE	26975 COURTHOUSE RD STONY CREEK VA	101-A-38	Project	A-1
GRIZZARD ROBERT WAYNE	ESTATES 5397 STEWART RD JARRATT VA	101-A-39	Project	A-1
GRIZZARD ROBERT WAYNE	ESTATES 5397 STEWART RD JARRATT VA	101-A-40	Project	A-1
MAUNEY DALE BARNES	300 NORTH RIDGE RD UNIT 83 HENRICO VA	101-A-44	Project	A-1
EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	101-A-45	Project	A-1
EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	101-A-7	Project	A-1
PARSON F P & JOYCE R TRUSTEES OF	16003 PARSONS LANE STONY CREEK VA 23882	101-A-9	Project	A-1
MAUNEY LORETTA B	300 NORTH RIDGE RD UNIT 83 HENRICO VA	102-A-5	Project	A-1
GRIZZARD ROBERT WAYNE	3469 MINERAL LANE JARRATT VA	119-A-1	Project	A-1
ROSEBURG RESOURCES CO	3660 GATEWAY ST SPRINGFIELD OR	119-A-10	Project	A-1
COLEMAN LAWRENCE L JR	18275 WALKERS MILL ROAD JARRATT VA 23867	119-A-25	Project	A-1
KANIPE MARTIN H	P O BOX 82 WYLLLIESBURG VIRGINIA 23976	119-A-26	Project	A-1
KANIPE MARTIN H	P O BOX 82 WYLLLIESBURG VIRGINIA	119-A-27	Project	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	119-A-4	Project	A-1
HOLLOWAY CLINTON W JR OR	19030 WALKERS MILL ROAD JARRATT VA 23867	119-A-8	Project	A-1
ROSEBURG RESOURCES CO	3660 GATEWAY ST SPRINGFIELD OR	119-A-9	Project	A-1
PARSON GEORGE LEE & THOMAS WESLEY	3064 WELLINGTON COURT ATLANTA GA 30339	120-A-4	Project	A-1
SPIERS DOUGLAS WAYNE & ALICE	25713 COURTHOUSE RD STONY CREEK VA	82-A-8	Project	A-1
SPIERS ROBERT H JR OR FAYE C	21018 DOUBLE BRANCH ROAD STONY CREEK VA	82-A-9	Project	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	101-1-1	Adjacent Parcel	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	101-1-2	Adjacent Parcel	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	101-1-3	Adjacent Parcel	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	101-1-4	Adjacent Parcel	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	101-1-5	Adjacent Parcel	A-1

Information not available in county database (8/22/	Information not available in county database (8/22/23)	101-1-A	Adjacent Parcel	A-1
Information not available in county database (8/22/	Information not available in county database (8/22/23)	101-1-B	Adjacent Parcel	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	101-2-1	Adjacent Parcel	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	101-2-2	Adjacent Parcel	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	101-2-3	Adjacent Parcel	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	101-2-4	Adjacent Parcel	A-1
RIDEOUT JAMES R & MELVIN B	Information not available in county database (8/22/23)	101-A-1	Adjacent Parcel	A-1
RAINEY OTIS	Information not available in county database (8/22/23)	101-A-10A	Adjacent Parcel	A-1
EVERETT ANNE P 2/3 INT	26819 COURTHOUSE RD STONY CREEK VA	101-A-12	Adjacent Parcel	A-1
EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	101-A-14	Adjacent Parcel	A-1
EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	101-A-15	Adjacent Parcel	A-1
EVERETT ANNE P TRUSTEE FOR	26819 COURTHOUSE RD STONY CREEK VA	101-A-17	Adjacent Parcel	A-1
EVERETT ANNE P & JULIA H PARSON	26819 COURTHOUSE RD STONY CREEK VA	101-A-18	Adjacent Parcel	A-1
BOYD JULIA A	P O BOX 1561 NAGS HEAD NORTH CAROLINA	101-A-19A	Adjacent Parcel	A-1
EVERETT LEE RANDOLPH & MELISSA K	Information not available in county database (8/22/23)	101-A-19B	Adjacent Parcel	A-1
RIDEOUT JAMES R & MELVIN B	Information not available in county database (8/22/23)	101-A-2	Adjacent Parcel	A-1
EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	101-A-20	Adjacent Parcel	A-1
EVERETT ANNE P TRUSTEE FOR	26819 COURTHOUSE RD STONY CREEK VA	101-A-20B	Adjacent Parcel	A-1
PARSON JULIA H	Information not available in county database (8/22/23)	101-A-21	Adjacent Parcel	A-1
SPIERS MARK C	Information not available in county database (8/22/23)	101-A-24	Adjacent Parcel	A-1
SPIERS MARK C	Information not available in county database (8/22/23)	101-A-27	Adjacent Parcel	A-1
SPIERS MARK C	Information not available in county database (8/22/23)	101-A-29	Adjacent Parcel	A-1
EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	101-A-3	Adjacent Parcel	A-1
ILUKA RESOURCES	Information not available in county database (8/22/23)	101-A-32	Adjacent Parcel	A-1
BOYD JULIA P	P O BOX 1561 NAGS HEAD NORTH CAROLINA	101-A-33	Adjacent Parcel	A-1
ILUKA RESOURCES INC	Information not available in county database (8/22/23)	101-A-34	Adjacent Parcel	A-1
EVERETT BROS PROPERTIES INC	Information not available in county database (8/22/23)	101-A-36C	Adjacent Parcel	A-1
CHAPPELL KENNETH ROSS	Information not available in county database (8/22/23)	101-A-37	Adjacent Parcel	A-1
EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	101-A-3A	Adjacent Parcel	A-1
ANDREWS SHIRLEY P ESTATE	Information not available in county database (8/22/23)	101-A-4	Adjacent Parcel	A-1
HILL JAMES ERVIN	Information not available in county database (8/22/23)	101-A-41	Adjacent Parcel	A-1
JONES JAMES L	Information not available in county database (8/22/23)	101-A-42	Adjacent Parcel	A-1
DIAMOND GREGORY & PATRICIA	Information not available in county database (8/22/23)	101-A-43	Adjacent Parcel	A-1
THOMAS ANDREW J III & DONNIE J	Information not available in county database (8/22/23)	101-A-46	Adjacent Parcel	A-1
CONCORD UNITED METHODIST CHURCH	Information not available in county database (8/22/23)	101-A-4A	Adjacent Parcel	A-1
CONCORD UNITED METHODIST CHURCH	Information not available in county database (8/22/23)	101-A-5	Adjacent Parcel	A-1
EVERETT ANNE P	26819 COURTHOUSE RD STONY CREEK VA	101-A-6	Adjacent Parcel	A-1
CURRY PATRICIA A & ERMAGEAN FLOWERS	Information not available in county database (8/22/23)	101-A-8	Adjacent Parcel	A-1
JONES RASHEEDAH KAREEMAH ESTATE	Information not available in county database (8/22/23)	101-A-9A	Adjacent Parcel	A-1
CROSHAW MARY ELLEN	Information not available in county database (8/22/23)	102-A-1	Adjacent Parcel	A-1
POARCH J EMERSON JR	Information not available in county database (8/22/23)	102-A-19	Adjacent Parcel	A-1
CROSHAW MARY ELLEN	Information not available in county database (8/22/23)	102-A-4	Adjacent Parcel	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	119-1-1	Adjacent Parcel	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	119-1-2	Adjacent Parcel	A-1

OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	119-1-3	Adjacent Parcel	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	119-1-4	Adjacent Parcel	A-1
OLD HICKORY PROPERTIES LLC	26819 COURTHOUSE ROAD STONY CREEK VIRGINIA	119-1-5	Adjacent Parcel	A-1
SMITH LUCINDA H (STRICKLAND)	Information not available in county database (8/22/23)	119-A-11	Adjacent Parcel	A-1
JONES EDWARD MILLARD	Information not available in county database (8/22/23)	119-A-12	Adjacent Parcel	A-1
ROSE THOMAS H JR & MARGARET W ROSE	Information not available in county database (8/22/23)	119-A-17	Adjacent Parcel	A-1
REGO AUNGELIKA	Information not available in county database (8/22/23)	119-A-1A	Adjacent Parcel	A-1
BRADSHAW JILLIAN M	Information not available in county database (8/22/23)	119-A-2	Adjacent Parcel	A-1
RYLAND EDWIN IVERSON JR	Information not available in county database (8/22/23)	119-A-24	Adjacent Parcel	A-1
RIDEOUT JAMES LAWRENCE OR	Information not available in county database (8/22/23)	119-A-27A	Adjacent Parcel	A-1
RIDEOUT JAMES R	Information not available in county database (8/22/23)	119-A-28	Adjacent Parcel	A-1
SEYMOUR CRYSTAL N & BRIAN N	Information not available in county database (8/22/23)	119-A-3	Adjacent Parcel	A-1
HOLLOWAY CLINTON W JR	19030 WALKERS MILL ROAD JARRATT VA 23867	119-A-5	Adjacent Parcel	A-1
HOLLOWAY CLINTON W JR	19030 WALKERS MILL ROAD JARRATT VA 23867	119-A-6	Adjacent Parcel	A-1
STRICKLAND LUCINDA H	Information not available in county database (8/22/23)	119-A-6B	Adjacent Parcel	A-1
SHANDS ROSALYN M & SHEILA M WALTON	Information not available in county database (8/22/23)	119-A-7	Adjacent Parcel	A-1
THOMAS ANDREW J III & DONNIE J	Information not available in county database (8/22/23)	120-A-1	Adjacent Parcel	A-1
RIDEOUT JAMES R & MELVIN B	Information not available in county database (8/22/23)	120-A-2	Adjacent Parcel	A-1
MORRIS JAMES EDWARD	Information not available in county database (8/22/23)	120-A-3	Adjacent Parcel	A-1
OWEN RALPH MARSHALL JR	Information not available in county database (8/22/23)	120-A-5	Adjacent Parcel	A-1
HOLLOWAY CLINTON W JR &	19030 WALKERS MILL ROAD JARRATT VA 23867	120-A-9	Adjacent Parcel	A-1
SPIERS ROBERT H JR OR FAYE C	21018 DOUBLE BRANCH ROAD STONY CREEK VA	82-A-1	Adjacent Parcel	A-1
SPIERS ROBERT H JR OR FAYE C	21018 DOUBLE BRANCH ROAD STONY CREEK VA	82-A-10	Adjacent Parcel	A-1
DANIEL JOAN FAYE	Information not available in county database (8/22/23)	82-A-12	Adjacent Parcel	A-1
SPIERS LAWRENCE E JR	Information not available in county database (8/22/23)	82-A-2	Adjacent Parcel	A-1
SPIERS DOUGLAS WAYNE & ALICE	25713 COURTHOUSE RD STONY CREEK VA	82-A-7	Adjacent Parcel	A-1

TAB V

Cassius Blue Solar

Cassius Blue Solar Project

Attachment 4

Tax Certificates

(Updated August 2024)

Sussex County Conditional Use Permit Application

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name	- JULIE P. BOYD		
Standardized Address	- ACRES 722		
Supplied Parcel	- 101-A-36A	**Loan #**	**11687737**

TAX DETAIL

Sussex County

Agency Type	- COUNTY	**Bill Release**	- 10/01
Agency	- SUSSEX COUNTY	**Delinquent Dates**	- 03/07
Pay To	- SUSSEX COUNTY OF TAX COLLECTOR	**Due Dates**	- 03/06
Phone	- (434) 246-5511		
Fax	- (434) 246-8214		
Pay To Address	- P O BX 1399 SUSSEX, VA 23884		
Location Address	-		

Sussex

Tax ID

101-A-36A

Assessments

Values

Land	$1,518,400.00
Improvement	$263,700.00
Total	$1,782,100.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$1,782,100.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$8,554.08	$0.00	$0.00	1	03/06/2023	11/18/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name - PATRICIA R. CABANISS
Standardized Address - ACRES 119
Supplied Parcel - 101-A-26 **Loan #** **11687666**

TAX DETAIL

Sussex County

Agency Type - COUNTY
Agency - SUSSEX COUNTY
Pay To - TREASURER OF SUSSEX COUNTY
Phone - (434) 246-1087
Fax -
Pay To Address - N/A
Location Address - 15074 COURTHOUSE ROAD, SUSSEX, VA 23884

Bill Release - 10/01
Delinquent Dates - 03/07
Due Dates - 03/06

Sussex

Tax ID
101-A-26

Assessments

Values

Land	$326,500.00
Improvement	$48,300.00
Total	$374,800.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$374,800.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$1,799.04	$0.00	$0.00	1	03/06/2023	12/02/2022	Paid

2022 Real Estate taxes are paid with P&I as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name	- LAWRENCE L. COLEMAN, JR.		
Standardized Address	- ACRES 211.2		
Supplied Parcel	- 119-A-25	**Loan #**	**11687660**

TAX DETAIL

Sussex County

Agency Type	- COUNTY	**Bill Release**	- 10/01
Agency	- SUSSEX COUNTY	**Delinquent Dates**	- 03/07
Pay To	- TREASURER OF SUSSEX COUNTY	**Due Dates**	- 03/06
Phone	- (434) 246-1087		
Fax	-		
Pay To Address	- N/A		
Location Address	- 15074 COURTHOUSE ROAD, SUSSEX, VA 23884		

Sussex

Tax ID

119-A-25

Assessments

Values

Land	$303,500.00
Improvement	$103,100.00
Total	$406,600.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$406,600.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$1,951.68	$0.00	$0.00	1	03/06/2023	10/14/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name - ANN P. EVERETT
Standardized Address - ACRES 16.5
Supplied Parcel - 101-A-13 **Loan #** **11687675**

TAX DETAIL

Sussex County

Agency Type - COUNTY
Agency - SUSSEX COUNTY
Pay To - TREASURER OF SUSSEX COUNTY
Phone - (434) 246-1087
Fax -
Pay To Address - N/A
Location Address - 15074 COURTHOUSE ROAD, SUSSEX, VA 23884

Bill Release - 10/01
Delinquent Dates - 03/07
Due Dates - 03/06

Sussex

Tax ID
101-A-13

Assessments

Values

Land	$41,000.00
Improvement	$0.00
Total	$41,000.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$41,000.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$196.80	$0.00	$0.00	1	03/06/2023	11/29/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name	- ANN P. EVERETT
Standardized Address	- ACRES 15.8
Supplied Parcel	- 101-A-19

Loan # **11687671**

TAX DETAIL

Sussex County

Agency Type	- COUNTY	**Bill Release**	- 10/01
Agency	- SUSSEX COUNTY	**Delinquent Dates**	- 03/07
Pay To	- TREASURER OF SUSSEX COUNTY	**Due Dates**	- 03/06
Phone	- (434) 246-1087		
Fax	-		
Pay To Address	- N/A		
Location Address	- 15074 COURTHOUSE ROAD, SUSSEX, VA 23884		

Sussex

Tax ID

101-A-19

Assessments

Values	
Land	$46,700.00
Improvement	$28,200.00
Total	$74,900.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$74,900.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$359.52	$0.00	$0.00	1	03/06/2023	11/29/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name - ANN P. EVERETT
Standardized Address - ACRES 161.3
Supplied Parcel - 101-A-36 **Loan #** **11687664**

TAX DETAIL

Sussex County

Agency Type - COUNTY
Agency - SUSSEX COUNTY
Pay To - TREASURER OF SUSSEX COUNTY
Phone - (434) 246-1087
Fax -
Pay To Address - N/A
Location Address - 15074 COURTHOUSE ROAD, SUSSEX, VA 23884

Bill Release - 10/01
Delinquent Dates - 03/07
Due Dates - 03/06

Sussex

Tax ID
101-A-36

Assessments

Values	
Land	$400,800.00
Improvement	$0.00
Total	$400,800.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$400,800.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$1,923.84	$0.00	$0.00	1	03	11/29/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name - ANN P. EVERETT
Standardized Address - ACRES 36.16
Supplied Parcel - 101 A 36B **Loan #** **11687656**

TAX DETAIL

Sussex County

Agency Type - COUNTY
Agency - SUSSEX COUNTY
Pay To - TREASURER OF SUSSEX COUNTY
Phone - (434) 246-1087
Fax -
Pay To Address - N/A
Location Address - 15074 COURTHOUSE ROAD, SUSSEX, VA 23884

Bill Release - 10/01
Delinquent Dates - 03/07
Due Dates - 03/06

Sussex

Tax ID
101 A 36B

Assessments

Values

Land	$67,800.00
Improvement	$0.00
Total	$67,800.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$67,800.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$325.44	$0.00	$0.00	1	03/06/2023	11/29/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name	- ANN P. EVERETT
Standardized Address	- ACRES 23.5
Supplied Parcel	- 101-A-45
Loan #	**11691112**

TAX DETAIL

Sussex County

Agency Type	- COUNTY	**Bill Release**	- 10/01
Agency	- SUSSEX COUNTY	**Delinquent Dates**	- 03/07
Pay To	- TREASURER OF SUSSEX COUNTY	**Due Dates**	- 03/06
Phone	- (434) 246-1087		
Fax	-		
Pay To Address	- N/A		
Location Address	- 15074 COURTHOUSE ROAD, SUSSEX, VA 23884		

Sussex

Tax ID

101-A-45

Assessments

Values

Land	$53,600.00
Improvement	$0.00
Total	$53,600.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$53,600.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$257.28	$0.00	$0.00	1	03/06/2023	11/29/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name	- CHRISTOPHER L. EVERETT
Standardized Address	- ACRES 200
Supplied Parcel	- 101-A-31
Loan #	**11687665**

TAX DETAIL

Sussex County

Agency Type	- COUNTY	**Bill Release**	- 10/01
Agency	- SUSSEX COUNTY	**Delinquent Dates**	- 03/07
Pay To	- TREASURER OF SUSSEX COUNTY	**Due Dates**	- 03/06
Phone	- (434) 246-1087		
Fax	-		
Pay To Address	- N/A		
Location Address	- 15074 COURTHOUSE ROAD, SUSSEX, VA 23884		

Sussex

Tax ID

101-A-31

Assessments

Values	
Land	$432,600.00
Improvement	$0.00
Total	$432,600.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$432,600.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$2,076.48	$0.00	$0.00	1	03/06/2023	11/22/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name	- CHRISTOPHER L. EVERETT		
Standardized Address	- ACRES 187		
Supplied Parcel	- 101-A-38	**Loan #**	**11687663**

TAX DETAIL

Sussex County

Agency Type	- COUNTY	**Bill Release**	- 10/01
Agency	- SUSSEX COUNTY	**Delinquent Dates**	- 03/07
Pay To	- TREASURER OF SUSSEX COUNTY	**Due Dates**	- 03/06
Phone	- (434) 246-1087		
Fax	-		
Pay To Address	- N/A		
Location Address	- 15074 COURTHOUSE ROAD, SUSSEX, VA 23884		

Sussex

Tax ID

101-A-38

Assessments

Values

Land	$493,800.00
Improvement	$107,900.00
Total	$601,700.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$601,700.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$2,888.16	$0.00	$0.00	1	03/06/2023	11/22/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name - ROBERT WAYNE GRIZZARD
Standardized Address - ACRES 137
Supplied Parcel - 101-A-39 **Loan #** **11687661**

TAX DETAIL

Sussex County

Agency Type - COUNTY
Agency - SUSSEX COUNTY
Pay To - TREASURER OF SUSSEX COUNTY
Phone - (434) 246-1087
Fax -
Pay To Address - N/A
Location Address - 15074 COURTHOUSE ROAD, SUSSEX, VA 23884

Bill Release - 10/01
Delinquent Dates - 03/07
Due Dates - 03/06

Sussex

Tax ID
101-A-39

Assessments

Values	
Land	$275,500.00
Improvement	$4,600.00
Total	$280,100.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$280,100.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$1,344.48	$0.00	$0.00	1	03/06/2023	11/14/2023	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name	- ARTHUR PUULE JR (LE)
Standardized Address	- ACRES 2.9
Supplied Parcel	- 101-A-40
Loan #	**11691116**

TAX DETAIL

Sussex County

Agency Type	- COUNTY	**Bill Release**	- 10/01
Agency	- SUSSEX COUNTY	**Delinquent Dates**	- 03/07
Pay To	- TREASURER OF SUSSEX COUNTY	**Due Dates**	- 03/06
Phone	- (434) 246-1087		
Fax	-		
Pay To Address	- N/A		
Location Address	- 15074 COURTHOUSE ROAD, SUSSEX, VA 23884		

Sussex

Tax ID

101-A-40

Assessments

Values

Land	$5,300.00
Improvement	$0.00
Total	$5,300.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$5,300.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$25.44	$0.00	$0.00	1	03/06/2023	11/14/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name	- ROBERT WAYNE GRIZZARD		
Standardized Address	- ACRES 129.24		
Supplied Parcel	- 119-A-1	**Loan #**	**11687662**

TAX DETAIL

Sussex County

Agency Type	- COUNTY	**Bill Release**	- 10/01
Agency	- SUSSEX COUNTY	**Delinquent Dates**	- 03/07
Pay To	- TREASURER OF SUSSEX COUNTY	**Due Dates**	- 03/06
Phone	- (434) 246-1087		
Fax	-		
Pay To Address	- N/A		
Location Address	- 15074 COURTHOUSE ROAD, SUSSEX, VA 23884		

Sussex

Tax ID

119-A-1

Assessments

Values	
Land	$272,700.00
Improvement	$407,000.00
Total	$679,700.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$679,700.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$3,262.56	$0.00	$0.00	1	03/06/2023	11/14/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name	- OLD HICKORY PROPERTIES LLC
Standardized Address	- ACRES 351.63
Supplied Parcel	- 119-A-4
Loan #	**11687659**

TAX DETAIL

Sussex County

Agency Type	- COUNTY	**Bill Release**	- 10/01
Agency	- SUSSEX COUNTY	**Delinquent Dates**	- 03/07
Pay To	- TREASURER OF SUSSEX COUNTY	**Due Dates**	- 03/06
Phone	- (434) 246-1087		
Fax	-		
Pay To Address	- N/A		
Location Address	- 15074 COURTHOUSE ROAD, SUSSEX, VA 23884		

Sussex

Tax ID

119-A-4

Assessments

Values

Land	$684,100.00
Improvement	$800.00
Total	$684,900.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$684,900.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$3,287.52	$0.00	$0.00	1	03/06/2023	11/22/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name	- F. P. & JOYCE R. PARSON TRUSTEES OF
Standardized Address	- ACRES 10.425
Supplied Parcel	- 101-A-10

Loan # **11687669**

TAX DETAIL

Sussex County

Agency Type	- COUNTY	**Bill Release**	- 10/01
Agency	- SUSSEX COUNTY	**Delinquent Dates**	- 03/07
Pay To	- TREASURER OF SUSSEX COUNTY	**Due Dates**	- 03/06
Phone	- (434) 246-1087		
Fax	-		
Pay To Address	- N/A		
Location Address	- 15074 COURTHOUSE ROAD, SUSSEX, VA 23884		

Sussex

Tax ID

101-A-10

Assessments

Values	
Land	$22,600.00
Improvement	$2,700.00
Total	$25,300.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$25,300.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$121.44	$0.00	$0.00	1	03/06/2023	11/18/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name	- F. P. & JOYCE R. PARSON TRUSTEES OF		
Standardized Address	- ACRES 28.33		
Supplied Parcel	- 101-A-11	**Loan #**	**11687670**

TAX DETAIL

Sussex County

Agency Type	- COUNTY	**Bill Release**	- 10/01
Agency	- SUSSEX COUNTY	**Delinquent Dates**	- 03/07
Pay To	- TREASURER OF SUSSEX COUNTY	**Due Dates**	- 03/06
Phone	- (434) 246-1087		
Fax	-		
Pay To Address	- N/A		
Location Address	- 15074 COURTHOUSE ROAD, SUSSEX, VA 23884		

Sussex

Tax ID
101-A-11

Assessments

Values

Land	$43,600.00
Improvement	$0.00
Total	$43,600.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$43,600.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$209.28	$0.00	$0.00	1	03/06/2023	11/18/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name - F. P. & JOYCE R. PARSON TRUSTEES OF
Standardized Address - ACRES 65
Supplied Parcel - 100-A-5 **Loan #** **11687658**

TAX DETAIL

Sussex County

Agency Type - COUNTY
Agency - SUSSEX COUNTY
Pay To - TREASURER OF SUSSEX COUNTY
Phone - (434) 246-1087
Fax -
Pay To Address - N/A
Location Address - 15074 COURTHOUSE ROAD, SUSSEX, VA 23884

Bill Release - 10/01
Delinquent Dates - 03/07
Due Dates - 03/06

Sussex

Tax ID
100-A-5

Assessments

Values

Land	$92,800.00
Improvement	$0.00
Total	$92,800.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$92,800.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$445.44	$0.00	$0.00	1	03/06/2023	11/18/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name - THOMAS W. PARSON IV AND GEORGE LEE PARSON
Standardized Address - PARCEL 120-A-4
Supplied Parcel - 120-A-4 **Loan #** **11697337**

TAX DETAIL

Sussex County

Agency Type - COUNTY
Agency - SUSSEX COUNTY
Pay To - TREASURER OF SUSSEX COUNTY
Phone - (434) 246-1087
Fax -
Pay To Address - N/A
Location Address - 15074 COURTHOUSE ROAD, SUSSEX, VA 23884

Bill Release - 10/01
Delinquent Dates - 03/07
Due Dates - 03/06

Sussex

Tax ID
120-A-4

Assessments

Values

Land	$188,000.00
Improvement	$0.00
Total	$188,000.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$188,000.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$902.40	$0.00	$0.00	1	03/06/2023	12/02/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name	- POOLE FARMS SOLAR LLC		
Standardized Address	- ACRES 162		
Supplied Parcel	- 101-A-22	**Loan #**	**11687668**

TAX DETAIL

Sussex County

Agency Type	- COUNTY	**Bill Release**	- 10/01
Agency	- SUSSEX COUNTY	**Delinquent Dates**	- 03/07
Pay To	- TREASURER OF SUSSEX COUNTY	**Due Dates**	- 03/06
Phone	- (434) 246-1087		
Fax	-		
Pay To Address	- N/A		
Location Address	- 15074 COURTHOUSE ROAD, SUSSEX, VA 23884		

Sussex

Tax ID

101-A-22

Assessments

Values

Land	$32.00
Improvement	$0.00
Total	$324,900.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$324,900.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$1,559.52	$0.00	$0.00	1	03/06/2023	11/14/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name - ROSEBURG RESOURCES CO
Standardized Address - ACRES 36
Supplied Parcel - 119-A-10 **Loan #** **11691114**

TAX DETAIL

Sussex County

Agency Type - COUNTY
Agency - SUSSEX COUNTY
Pay To - TREASURER OF SUSSEX COUNTY
Phone - (434) 246-1087
Fax -
Pay To Address - N/A
Location Address - 15074 COURTHOUSE ROAD, SUSSEX, VA 23884

Bill Release - 10/01
Delinquent Dates - 03/07
Due Dates - 03/06

Sussex

Tax ID
119-A-10

Assessments

Values

Land	$40,800.00
Improvement	$0.00
Total	$40,800.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$40,800.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$195.84	$0.00	$0.00	1	03/06/2023	12/07/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name - DOUGLAS WAYNE SPIERS
Standardized Address - ACRES 91.25
Supplied Parcel - 82-A-8 **Loan #** **11687680**

TAX DETAIL

Sussex County

Agency Type - COUNTY
Agency - SUSSEX COUNTY
Pay To - TREASURER OF SUSSEX COUNTY
Phone - (434) 246-1087
Fax -
Pay To Address - N/A
Location Address - 15074 COURTHOUSE ROAD, SUSSEX, VA 23884

Bill Release - 10/01
Delinquent Dates - 03/07
Due Dates - 03/06

Sussex

Tax ID
82-A-8

Assessments

Values

Land	$79,600.00
Improvement	$0.00
Total	$79,600.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$79,600.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$382.08	$0.00	$0.00	1	03/06/2023	12/08/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

Tax Certificate

Request Date - 09/06/2023
Report Date - 09/06/2023

BORROWER INFORMATION

Borrower Name - MARK C. SPIERS
Standardized Address - ACRES 176.5
Supplied Parcel - 101-A-23 **Loan #** **11687667**

TAX DETAIL

Sussex County

Agency Type - COUNTY
Agency - SUSSEX COUNTY
Pay To - TREASURER OF SUSSEX COUNTY
Phone - (434) 246-1087
Fax -
Pay To Address - N/A
Location Address - 15074 COURTHOUSE ROAD, SUSSEX, VA 23884

Bill Release - 10/01
Delinquent Dates - 03/07
Due Dates - 03/06

Sussex

Tax ID
101-A-23

Assessments

Values	
Land	$224,500.00
Improvement	$0.00
Total	$224,500.00

Exemptions

Homeowner	$0.00
Other	$0.00
Net Taxable	$224,500.00

Year 2022 Taxes / Bill Type: Regular / Tax Years

Amount	P & I	Balance	Installment	Due Date	Paid Date	Status
$1,077.60	$0.00	$0.00	1	03/06/2023	11/09/2022	Paid

2022 Real Estate taxes are paid as reported. There are no prior year delinquent taxes on the property. Per Assessor/Tax Collector, there are no separate City taxes for the property.

All tax information provided in this tax certificate was retrieved from the taxing authority

T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DESTE J. COX, TREASURER

P. O. BOX 1399
SUSSEX, VA 23884

Ticket #:00049900001
Date : 9/26/2023

Dept # : RE2023
ACCT # : 5511

REAL ESTATE 2023
SLATE & MITCHELL 100 A 2
DB167/282
2 PCLS IN TRANSFER-2017

Previous Principal Balance $ 4874.40
IMPROVEMENTS
USE VALUE
LAND VALUE 1015500
DISCOUNT AMT .00
ACRES 509.2000

MEADOWS 163 LLC
C/O ROSEBURG RESOURCES CO
3600 GATEWAY STREET
SPRINGFIELD OR
97477

Penalty $ .00
Interest $ .00
*Balance Due $ .00

* Penalty & Interest calculated through 2024/07.

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T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DESTE J. COX, TREASURER

Ticket #:00023000001
Date : 9/26/2023

P. O. BOX 1399
SUSSEX, VA 23884

Dept # : RE2023
ACCT # : 11091

REAL ESTATE 2023
B J RIDEOUT 101 A 3

Previous Principal Balance $ 12.96
IMPROVEMENTS
USE VALUE
LAND VALUE 2700
DISCOUNT AMT .00
ACRES 4.1000

EVERETT ANNE P
26819 COURTHOUSE RD
STONY CREEK VA
23882

Penalty $ .00
Interest $ .00
*Balance Due $ .00

* Penalty & Interest calculated through 2024/07.

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T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DESTE J. COX, TREASURER

P. O. BOX 1399
SUSSEX, VA 23884

Ticket #:00023020001
Date : 9/26/2023

Dept # : RE2023
ACCT # : 11089

REAL ESTATE 2023
AT CONCORD CHURCH 101 A 5
PT WESLEY BARNES FARM

Previous Principal Balance $	151.20
IMPROVEMENTS	
USE VALUE	
LAND VALUE	31500
DISCOUNT AMT	.00
ACRES	13.9800

EVERETT ANNE P
26819 COURTHOUSE RD
STONY CREEK VA
23882

Penalty $	.00
Interest $	.00
*Balance Due $	.00

* Penalty & Interest calculated through 2024/07.

(DUPLICA

T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DESTE J. COX, TREASURER

Ticket #:00023070001
Date : 9/26/2023

P. O. BOX 1399
SUSSEX, VA 23884

Dept # : RE2023
ACCT # : 11095

REAL ESTATE 2023
IN FRONT OF MILL HOUSE 101 A 14

Previous Principal Balance $	33.60
IMPROVEMENTS	
USE VALUE	
LAND VALUE	7000
DISCOUNT AMT	.00
ACRES	3.5000

EVERETT ANNE P
26819 COURTHOUSE RD
STONY CREEK VA
23882

Penalty $	.00
Interest $	.00
*Balance Due $	.00

* Penalty & Interest calculated through 2024/07

(DUPLICA

T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DESTE J. COX, TREASURER

P. O. BOX 1399
SUSSEX, VA 23884

Ticket #:00023080001
Date : 9/26/2023

Dept # : RE2023
ACCT # : 16176

REAL ESTATE 2023
WYATT LAND

101 A 15

Previous Principal
Balance $ 62.40
IMPROVEMENTS
USE VALUE
LAND VALUE 13000
DISCOUNT AMT .00
ACRES 1.0000

EVERETT ANNE P
26819 COURTHOUSE ROAD
STONY CREEK VA
23882

Penalty $ .30
Interest $ .00
*Balance Due $ .00

* Penalty & Interest calculated through 2024/07.

(DUPLICA

T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DESTE J. COX, TREASURER

Ticket #:00023090001
Date : 9/26/2023

P. O. BOX 1399
SUSSEX, VA 23884

Dept # : RE2023
ACCT # : 16177

REAL ESTATE 2023
ODD FELLOW
MILL HOUSE

101 A 16

Previous Principal
Balance $ 6.24
IMPROVEMENTS
USE VALUE
LAND VALUE 1300
DISCOUNT AMT .00
ACRES .2500

EVERETT ANNE P
26819 COURTHOUSE RD
STONY CREEK VA
23882

Penalty $ .00
Interest $ .00
*Balance Due $ .00

* Penalty & Interest calculated through 2024/07

(DUPLICA

T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DESTE J. COX, TREASURER

P. O. BOX 1399
SUSSEX, VA 23884

Ticket #:00048870001
Date : 9/26/2023

Dept # : RE2023
ACCT # : 16174

REAL ESTATE 2023
MANLOVE TR HOME PLACE 101 A 30

Previous Principal Balance $	1319.04
IMPROVEMENTS	
USE VALUE	
LAND VALUE	274800
DISCOUNT AMT	.00
ACRES	180.0000
Penalty $	.00
Interest $	.00
*Balance Due $	.00

MAUNEY LORETTA DALE
300 NORTH RIDGE RD UNIT 83
HENRICO VA
23229 3110

* Penalty & Interest calculated through 2024/07.

(DUPLICA

T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DESTE J. COX, TREASURER

Ticket #:00048850001
Date : 9/26/2023

P. O. BOX 1399
SUSSEX, VA 23884

Dept # : RE2023
ACCT # : 5099

REAL ESTATE 2023
STEWART LAND
PT OF 212A TR 101 A 44

Previous Principal Balance $	657.12
IMPROVEMENTS	
USE VALUE	
LAND VALUE	136900
DISCOUNT AMT	.00
ACRES	69.1000
Penalty $	.00
Interest $	.00
*Balance Due $	.00

MAUNEY DALE BARNES
300 NORTH RIDGE RD UNIT 83
HENRICO VA
23229

* Penalty & Interest calculated through 2024/07

(DUPLICA

T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DESTE J. COX, TREASURER

P. O. BOX 1399
SUSSEX, VA 23884

Ticket #:00023040001
Date : 9/26/2023

Dept # : RE2023
ACCT # : 11093

REAL ESTATE 2023
CONCORD CHURCH
WALTER HARRISON FARM

101 A 7

Previous Principal
Balance $ 1219.68
IMPROVEMENTS
USE VALUE
LAND VALUE 251100
DISCOUNT AMT .00
ACRES 120.6100

OVERBY ANNE P
26819 COURTHOUSE RD
STONY CREEK VA
23882

Penalty $ .00
Interest $ .00
*Balance Due $ .00

* Penalty & Interest calculated through 2024/07.

(DUPLICA

T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DESTE J. COX, TREASURER

P. O. BOX 1399
SUSSEX, VA 23884

Ticket #:00058940001
Date : 9/26/2023

Dept # : RE2023
ACCT # : 16160

REAL ESTATE 2023
SPRING BRANCH NEAR
DINWIDDIE LINE

101 A 9

Previous Principal
Balance $ 2576.16
IMPROVEMENTS 210800
USE VALUE
LAND VALUE 325900
DISCOUNT AMT .00
ACRES 117.8500

PARSON F P & JOYCE R TRUSTEES OF
THE F P PARSON LIVING TRUST
16003 PARSONS LANE
STONY CREEK VA
23882

Penalty $ .00
Interest $ .00
*Balance Due $ .00

* Penalty & Interest calculated through 2024/07

(DUPLICA

* Penalty & Interest calculated through 2024/07.

T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DEBTE J. COX, TREASURER

P. O. BOX 1399
SUSSEX, VA 2[illegible]

Ticket #:00048860001
Date : 9/2[illegible]/2023

Dept # : PP2023
ACCT # : 10536

REAL ESTATE 2023
C[illegible]SHAW

102 A 5

Previous Principal Balance $ 345.40
IMPROVEMENTS
USE VALUE
LAND VALUE 76000
DISCOUNT AMT .00
ACRES 50.0000

MAUNEY LORETTA B
300 NORTH RIDGE RD UNIT 83
HENRICO VA
23889

Penalty * .00
Interest $ .00
*Balance Due $ .00

(DUPLICA

* Penalty & Interest calculated through 2024/07.

T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DEBTE J. COX, TREASURER

P. O. BOX 1399
SUSSEX, VA [illegible]34

Ticket #:00042[illegible]
Date : 9/26/2023

Dept # : RE2023
ACCT # : 5008

REAL ESTATE 2023
BELLE AIR

119 A 26

Previous Principal Balance $ 1178.88
IMPROVEMENTS
USE VALUE
LAND VALUE 24[illegible]
DISCOUNT AMT .00
ACRES 1[illegible].0000

PANIPE MARTIN H
%FLOURNOY TUCKER
P O BOX 82
WYL[illegible]LESBURG VIRGINIA
20[illegible]6

Penalty * 11[illegible].99
Interest $ 5.05
*Balance Due $ 1305.42

* Penalty & Interest calculated through [illegible]

(DUPLICA

Penalty & Interest calculated through 2024/07

T A X T I C K E T - Y E A R 2 0 2 3

Ticket #:00042020001
Date : 9/26/2023

SUSSEX COUNTY
OESTE J. COX, TREASURER

P. O. BOX 1399
SUSSEX, VA 23884

Dept # : RE2023
ACCT # : 5009

REAL ESTATE 2023
BELLE AIR

119 A 27

Previous Principal
Balance $ 176.64
IMPROVEMENTS
USE VALUE
LAND VALUE 3620
DISCOUNT AMT .00
ACRES 28.0000

KANIPE MARTIN H
%FLOURNOY TUCKER
P O BOX 82
WYLLLIESBURG VIRGINIA
23976

Penalty $ 17.66
Interest $ 1.30
*Balance Due $ 195.60

* Penalty & Interest calculated through 2024/07

(DUPLICA

T A X T I C K E T - Y E A R 2 0 2 3

Ticket #:00055910001
Date : 9/26/2023

SUSSEX COUNTY
OLSTE J. COX, TREASURER

P. O. BOX 1399
SUSSEX, VA 23884

Dept # : RE2023
ACCT # : 16248

REAL ESTATE 2023
GREENYARD RT 619

119 A 4

Previous Principal
Balance $ 3287.52
IMPROVEMENTS 800
USE VALUE
LAND VALUE 684100
DISCOUNT AMT .00
ACRES 351.6300

OLD HICKORY PROPERTIES LLC
26819 COURTHOUSE ROAD
STONY CREEK VIRGINIA
23882

Penalty $ .00
Interest $ .00
*Balance Due $ .00

* Penalty & Interest calculated through 2024/07

(DUPLICA

T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DESTE J. COX, TREASURER

P. O. BOX 1399
SUSSEX, VA 23884

Ticket #:00036090001
Date : 9/26/2023

Dept # : RE2023
ACCT # : 15559

REAL ESTATE 2023
PARHAMS ON RT 619 119 A B

Previous Principal
Balance $ 2079.84
IMPROVEMENTS
USE VALUE
LAND VALUE 433300
DISCOUNT AMT .00
ACRES 210.0000

HOLLOWAY CLINTON W JR OR
ELIZABETH C
19030 WALKERS MILL ROAD
JARRATT VA
23867

Penalty $ .00
Interest $ .00
*Balance Due $ .00

* Penalty & Interest calculated through 2024/07.

(DUPLICA

T A X T I C K E T - Y E A R 2 0 2 3
SUSSEX COUNTY
DESTE J. COX, TREASURER

P. O. BOX 1399
SUSSEX, VA 23884

Ticket #:00073500001
Date : 9/26/2023

Dept # : RE2023
ACCT # : 5454

REAL ESTATE 2023
KING TR 1/2 OF 182.5A 82 A 9

Previous Principal
Balance $ 566.40
IMPROVEMENTS
USE VALUE
LAND VALUE 118000
DISCOUNT AMT .00
ACRES 91.2500

SPIERS ROBERT H JR OR FAYE C
21018 DOUBLE BRANCH ROAD
STONY CREEK VA
23882

Penalty $ .00
Interest $ .00
*Balance Due $ .00

* Penalty & Interest calculated through 2024/07

(DUPLICA

TAB W

Cassius Blue Solar

Cassius Blue Solar Project

Attachment 5

Sussex County Conditional Use Permit Application

OWNER'S WRITTEN AUTHORIZATION

I, Alice Spiers, am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 82-A-8 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8/21/23 Signature: Alice Spiers

Name: Alice Spiers

COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF Greensville

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 21st day of August, 2023 before me by Alice Spiers.

SEAN A. MATTHEWS NOTARY PUBLIC REG. #7558708 MY COMMISSION EXPIRES Dec. 31, 2026 COMMONWEALTH OF VIRGINIA

(official seal)

Notary Public

My Commission Expires: 12/31/2026

Registration Number: 7558708

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Douglas Wayne Spiers, am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 82-A-8 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8/21/23

Signature: Douglas Wayne Spiers

Name: Douglas Wayne Spiers

COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF Greensville

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 21st day of August, 2023 before me by Douglas Wayne Spiers.

(official seal)

SEAN A. MATTHEWS
NOTARY PUBLIC
REG. #7558708
MY COMMISSION EXPIRES
Dec. 31, 2026
COMMONWEALTH OF VIRGINIA

Notary Public

My Commission Expires: 12/31/2026

Registration Number: 7558708

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Douglas W. Harding, am the Managing Member of Poole Farms Solar, LLC ("Owner") and am authorized to act on the Owner's behalf. The Owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 101-A-22 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on the Owner's behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8/23/2023

Signature: Douglas W. Harding

Name: Douglas W. Harding

Title: Member

STATE OF GA

COUNTY OF Cob

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 23 day of August, 2023 before me by Doylar Harding, as managing member of Poole Farms Solar LLC.

JOHN PARK
My Commission Expires
NOTARY PUBLIC
March 2, 2027
COBB COUNTY, GEORGIA
(official seal)

Notary Public

My Commission Expires: 3/2/27

Registration Number: _____

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Patricia L. Parker, am the Managing Member of Poole Farms Solar, LLC ("Owner") and am authorized to act on the Owner's behalf. The Owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 101-A-22 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on the Owner's behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8/24/2023

Signature: Patricia L Parker

Name: Patricia L Parker

Title: Managing member

STATE OF Florida

COUNTY OF Pinellas

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 24 day of August, 2023 before me by Patricia L. Parker as managing member of _____ LLC.

Sharon Britten

Notary Public

My Commission Expires: 7/10/24

Registration Number: GG967884

SHARON BRITTEN
Commission # GG 967884
Expires July 10, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

(official seal)

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Patricia R. Cabaniss, am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 101-A-26 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8/25/23 Signature: Pat R Cabaniss

Name: Patricia R. Cabaniss

COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF Stafford

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 25 day of August, 2023 before me by Patricia R. Cabaniss.

SAMANTHA EILEEN COCHRAN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2026
COMMISSION # 8005105

(official seal)

Samantha Eileen Cochran
Notary Public

My Commission Expires: 10.31.2023

Registration Number: 8005105

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Anne P. Everett, am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 101-A-19, 101-A-16, 101-A-15, 101-A-14, 101-A-13, 101-A-3, 101-A-6, 101-A-7, 101-A-36B, 101-A-36, 101-A-45 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8/28/23

Signature: Lance V. Everett POA

Name: Lance V. Everett POA

COMMONWEALTH OF VIRGINIA State of North Carolina

COUNTY/~~CITY~~ OF Nash

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 28 day of August, 2023 before me by Lance V. Everett POA for Anne P. Everett.

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 2-01-2025

(official seal)

Jim A Harris

Notary Public

My Commission Expires: 2-01-2025

~~Registration Number~~: N/A

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Christopher L. Everett, am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 101-A-38, 101-A-31 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: August 28, 2023 Signature: Christ L. Everett

Name: Christopher L. Everett

COMMONWEALTH OF VIRGINIA
~~COUNTY~~/CITY OF EMPORIA

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 28th day of August, 2023 before me by Christopher L. Everett

Carrie H. Allen
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 115157
Com. Exp. 6-30-27

(official seal)

Notary Public

My Commission Expires: 6-30-27

Registration Number: 115157

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Clinton W. Holloway Jr., am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 119-A-8 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 08/31/2023 Signature: Clinton W Holloway, Jr.

Name: Clinton W. Holloway Jr.

~~COMMONWEALTH OF VIRGINIA~~ State of North Carolina

COUNTY/~~CITY~~ OF Nash

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 31 day of August, 2023 before me by Clinton W. Holloway, Jr.

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 2-01-2025

(official seal)

Jim A. Harris
Notary Public

My Commission Expires: 2-01-2025

~~Registration Number:~~ N/A

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Faye C. Spiers, am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 82-A-9 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8/28/23 Signature: Faye C. Spiers

Name: Faye C. Spiers

~~COMMONWEALTH OF VIRGINIA~~ State of North Carolina

COUNTY/~~CITY~~ OF Nash

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 28 day of August, 2023 before me by Faye C. Spiers.

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 2-01-2025

(official seal)

Jim A. Harris
Notary Public

My Commission Expires: 2-01-2025

~~Registration Number:~~ N/A

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Robert Wayne Grizzard, am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 101-A-39, 119-A-1, 101-A-40 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8-28-23 Signature: [signature]

Name: Robert Wayne Grizzard

~~COMMONWEALTH OF VIRGINIA~~ State of North Carolina

COUNTY/~~CITY~~ OF Nash

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 28 day of August, 2023 before me by Robert Wayne Grizzard.

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 2-01-2025

[signature]

Notary Public

My Commission Expires: 2-01-2025

(official seal)

~~Registration Number~~: N/A

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

STATE OF North Carolina

COUNTY OF Nash

I, the undersigned Notary Public in and for the County of Nash, State of North Carolina, do hereby certify that the following person personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joyce R. Parson, as Sole Trustee of The Frederick P. Parson Living Trust and The Joyce R. Parson Living Trust.

Date: 8-28, 2023

Jim A. Harris

OFFICIAL SIGNATURE OF NOTARY PUBLIC

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 7-01-2025

Notary Printed Name: Jim A. Harris

My Commission Expires: 2-01-2025

[Notary Seal]

OWNER'S WRITTEN AUTHORIZATION

I, Joyce R. Parson, Sole Trustee of The Frederick P. Parson Living Trust, as to an undivided ½ interest, and also Sole Trustee of the Joyce R. Parson Living Trust, as to an undivided ½ interest, am the Sole Trustee of the Trusts/Owners of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 100-A-5, 101-A-9, 101-A-10, 101-A-11 (the "Property"). I hereby authorize Geenex Solar LLC (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8-28-2023 Signature: Joyce R. Parson

The Frederick P. Parson Living Trust

By: Joyce R. Parson, Trustee

Date: 8-28-2023 Signature: Joyce R. Parson

The Joyce R. Parson Living Trust

By: Joyce R. Parson, Trustee

OWNER'S WRITTEN AUTHORIZATION

I, Lee Randolph Everett, am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 101-A-38, 101-A-31 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8/28/23 Signature: Lee Randolph Everett

Name: Lee Randolph Everett

~~COMMONWEALTH OF VIRGINIA~~ State of North Carolina

COUNTY/~~CITY~~ OF Nash

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 28 day of August, 2023 before me by Lee Randolph Everett.

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 2-01-2025

(official seal)

Jim A. Harris
Notary Public

My Commission Expires: 2-01-2025

~~Registration Number:~~ N/A

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Mark Carpenter Spiers, am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 101-A-23 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8-28-2023 Signature: MCS

Name: Mark Carpenter Spiers

~~COMMONWEALTH OF VIRGINIA~~ State of North Carolina

COUNTY/~~CITY~~ OF Nash

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 28 day of August, 2023 before me by Mark Carpenter Spiers.

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 2-01-2025

(official seal)

Jim A. Harris

Notary Public

My Commission Expires: 2-01-2025

~~Registration Number:~~ N/A

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Lance Everett, am the Managing Member of Old Hickory Properties, LLC ("Owner") and am authorized to act on the Owner's behalf. The Owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 119-A-4 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on the Owner's behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8/28/23

Signature: Lance V. Everett

Name: Lance Everett

Title: President

~~COMMONWEALTH OF VIRGINIA~~ State of North Carolina

COUNTY/~~CITY~~ OF Nash

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 28 day of August, 2023 before me by Lance V. Everett, as managing member of Old Hickory Properties LLC.

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 2-01-2025

Jim A. Harris

Notary Public

My Commission Expires: 2-01-2025

(official seal)

~~Registration Number~~: N/A

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Robert H. Spiers Jr., am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 82-A-9 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8-28-2023 Signature: Robert H. Spiers Jr.

Name: Robert H. Spiers Jr.

~~COMMONWEALTH OF VIRGINIA~~ State of North Carolina

COUNTY/~~CITY~~ OF Nash

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 28 day of August, 2023 before me by Robert H. Spiers, Jr.

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 2-01-2025

Jim A. Harris

Notary Public

My Commission Expires: 2-01-2025

~~Registration Number~~: N/A

(official seal)

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Lawrence L. Coleman Jr., am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 119-A-25 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8-24-23 Signature: _____

Name: Lawrence L. ~~Coleman Jr.~~

~~COMMONWEALTH OF VIRGINIA~~ State of North Carolina

COUNTY/~~CITY~~ OF Nash

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 29 day of August, 2023 before me by Lawrence Lee Coleman, Jr.

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 2-01-2025

(official seal)

Notary Public _____

My Commission Expires: 2-01-2025

~~Registration Number~~: N/A

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Julie H. Parson, (previously known as Julie P. Boyd and sometimes referred to as Julia H. Parson or Julia P. Boyd), am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 101-A-36A (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 8-29-2023

Signature: Julie H Parson

Name: Julie H Parson

STATE OF North Carolina

COUNTY OF Dare

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 29 day of August, 2023 before me by Julie H Parson.

Anna S McCurdy

Notary Public

ANNA S MCCURDY
Notary Public
Dare County, NC
My Commission Expires 03/09/2027
(official seal)

My Commission Expires: 03/09/2027

Registration Number: 200705800180

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Elizabeth C. Holloway, am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 119-A-8 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 08/31/2023 Signature: Elizabeth C. Holloway

Name: Elizabeth C. Holloway

~~COMMONWEALTH OF VIRGINIA~~ State of North Carolina

COUNTY/~~CITY~~ OF Nash

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 31 day of August, 2023 before me by Elizabeth C. Holloway.

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 2-01-2025

(official seal)

Jim A. Harris

Notary Public

My Commission Expires: 2-01-2025

~~Registration Number:~~ N/A

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Matthew Lawless, am the General Counsel, Vice President and Secretary of Roseburg Resources Co. successor by merger to Meadows 163 ("Owner") and am authorized to act on the Owner's behalf. The Owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 100-A-2, 119-A-10, and 119-A-9 (the "Property"). The Owner has entered into that certain Option of Lease and Easement Agreement dated September 6, 2023 with the Applicant's affiliate Cassius Blue Solar LLC for the lease of a portion of the Property for the development of a solar facility (the "Lease"). I hereby authorize Geenex Solar LLC (the "Applicant"), its successors, agents, and representatives, to act with full authority on the Owner's behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment in accordance with the Lease. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 9/13/2023

By: _____

Name: Matthew Lawless

Title: General Counsel, Vice President and Secretary

STATE OF Oregon

COUNTY OF Lane

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 13th day of September, 2023 before me by Matthew Lawless, as General Counsel, Vice President and Secretary of Roseburg Resources Co.

_____

Notary Public

My Commission Expires: April 21, 2026

(official seal)

Registration Number: 1024049A

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**] =

OFFICIAL STAMP
JAYNIE NICOLE JURASEVICH
NOTARY PUBLIC - OREGON
COMMISSION NO. 1024049A
MY COMMISSION EXPIRES APRIL 21, 2026

OWNER'S WRITTEN AUTHORIZATION

I, **George Lee Parson**, am the current owner of an undivided interest in that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 120-A-4 (the "Property"). I hereby authorize **Geenex Solar LLC** (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: September 19, 2023 Signature: George Lee Parson

Name: **GEORGE LEE PARSON**

STATE OF Georgia

COUNTY OF Cherokee

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 19th day of September, 2023 before me by **GEORGE LEE PARSON.**

(official seal)



Julie Becker

Notary Public

My Commission Expires: 4/8/2024

Registration Number: _____

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, **Thomas Wesley Parson IV**, am the current owner of an undivided interest in that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 120-A-4 (the "Property"). I hereby authorize **Geenex Solar LLC** (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: September 9, 2023 Signature: by Thomas W. Parson IV by George Lee Parson POA

Name: **THOMAS WESLEY PARSON IV, by GEORGE LEE PARSON, POA**

STATE OF Georgia

COUNTY OF Cherokee

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 19th day of September, 2023 before me by **GEORGE LEE PARSON**, under POA for **THOMAS WESLEY PARSON IV.**

JULIE BECKER NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 4/8/2024 CHEROKEE COUNTY, GEORGIA

(official seal)

Julie Becker

Notary Public

My Commission Expires: 4/8/2024

Registration Number: _____

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Charlotte R. Smith, am the owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 101-A-26 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 9/21/23 Signature: Charlotte R. Smith

Name: Charlotte R. Smith

COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF Montgomery

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 21st day of September, 2023 before me by Charlotte R. Smith.

TIFFANY DAWN MEMITT
NOTARY PUBLIC
Commonwealth of Virginia
Registration No. 7256688
My Commission Expires October 31, 2025

(official seal)

Tiffany Dawn Memitt
Notary Public

My Commission Expires: 10/31/25

Registration Number: 7256688

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, John F. Tucker III, a/k/a John Flournoy Tucker, a/k/a Flournoy Tucker, is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 119-A-27, 119-A-26 (the "Property"). I hereby authorize Geenex Solar, LLC (the "Applicant"), its successors, agents, and representatives, to act with full authority on my behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Date: 09/21/23

Signature: _____

Name: John F. Tucker III, a/k/a John Flournoy Tucker, a/k/a Flournoy Tucker

COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF Charlotte

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 21st day of September, 2023 before me by John F Tucker III.

Cynthia Renee' Horvath
NOTARY PUBLIC
REG. #7886926
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES June 30, 2024

(official seal)

C. Renee Hvh
Notary Public

My Commission Expires: June 30 2024

Registration Number: 7886926

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

OWNER'S WRITTEN AUTHORIZATION

I, Dona M. Stuart, am the Co-Trustee of the Dale B. Mauney Trust ("Owner") and am authorized to act on the Owner's behalf. The Owner is the current owner of that certain property located in Sussex County, Virginia (the "County"), identified as Tax Map Number 102-A-5, 101-A-44, 101-A-30 (the "Property"). I hereby authorize Geenex Solar (the "Applicant"), its successors, agents, and representatives, to act with full authority on the Owner's behalf to file for and seek a conditional use permit ("CUP") for the Property to allow the construction, operation, and decommissioning of a "solar facility, utility-scale" (as that term is defined in the County Zoning Ordinance) on the Property, including any/all necessary appurtenant facilities and equipment. The Applicant is authorized to act on all matters concerning the CUP request.

Dale B. Mauney Trust

Date: Sept. 22, 2023

Signature: Dona M Stuart, Trustee

Name: Dona M. Stuart

Title: Co-Trustee

STATE OF NC

COUNTY OF Nash

The foregoing authorization was subscribed, sworn to, and acknowledged before me this 22 day of September, 2023 before me by Dona M. Stuart, as managing member of Co-Trustee LLC.

Jim A. Harris

Notary Public

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 2-01-2025

(official seal)

My Commission Expires: 2-01-25

~~Registration Number~~: N/A

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

To: Whom it May Concern

Re: Authorization to Obtain Permits

I, BETTY S. POOLE, owner of property with Tax Parcel Number (s) of:

101-A-39

101-A-40

located in Sussex County, Virginia, give Cassius Blue Solar LLC authorization to obtain a Land Disturbing and/or Stormwater permit and conduct land disturbing activities, and an VADOT driveway and/or encroachment easement.

By: Betty S. Poole

Name: Betty S. Poole

TAB X

Cassius Blue Solar

Cassius Blue Solar Project

Attachment 6

Sussex County Conditional Use Permit Application

0304
0810

BOOK 304 PAGE 0810

(75.4)

1 200002440

DW
62-338
85-21
101-4

For information only - not a part of the following Deed:

Consideration: $ 0.00
Tax Map #:
Document Prepared by:
John B. Chappell, Esq., VSB#15742
Post Office Box 3
Dinwiddie, Virginia 23841
Return document to:
John B. Chappell, Esq.

Exempt from recording tax: §58.1-811(J)
Title searched by deed preparer? No
Title search/Title Insurance Information:
None Known
Grantee Address:
26819 Courthouse Rd
Stony Creek Va 23882

THIS DEED MUST BE RECORDED BEFORE THE DEATH OF THE OWNER(s), OR IT WILL NOT BE EFFECTIVE.

REVOCABLE TRANSFER ON DEATH DEED

THIS REVOCABLE TRANSFER ON DEATH DEED is made as of 9 July, 2020, is made by ANNE P. EVERETT, party of the first part, Grantor, whose address is

---

THIS REVOCABLE TRANSFER ON DEATH DEED is made pursuant to the provisions of the Uniform Real Property Transfer on Death Act, Virginia Code §64.2-621 *et seq.* In accordance with the provisions of the Uniform Real Property Transfer on Death Act, at my death, I transfer and convey my interest in the below described property to my designated beneficiaries as follows:

I designate THE ANNE P. EVERETT TRUST DATED THE 22ND DAY OF MAY, 2002.

The legal description of the real property that shall be transferred at my death pursuant to this REVOCABLE TRANSFER ON DEATH DEED is, to-wit:

THE PROPERTY DESCRIBED IN SCHEDULE A ATTACHED.

BEFORE my death, I have the right to REVOKE this REVOCABLE TRANSFER ON DEATH DEED. Under the Uniform Real Property Transfer on Death Act, an instrument is effective to revoke a recorded Transfer on Death Deed, or any part of it, only if the instrument:

1. Is one of the following:

   a: A Transfer on Death Deed that revokes the Transfer on Death Deed or part of it, expressly;

   b: A Transfer on Death Deed that names a designated beneficiary that is inconsistent with the designated beneficiary in a prior Transfer on Death Deed;

   c: An instrument of revocation that expressly revokes the Transfer on Death Deed or part of it; or

   d: An *inter vivos* deed that expressly revokes the Transfer on Death Deed or part of it.

OR

2. Is acknowledged by the transferor after the acknowledgment of the Transfer on Death Deed being revoked and recorded before the transferor's death in the land records of the Clerk's Office of the Circuit Court when the deed is recorded.

After this Transfer on Death Deed is recorded, it can be revoked only by an effective revacatory instrument recorded prior the death of the transferor and may not be revoked by a revacatory act taken against or on the original or a copy of the recorded transfer on death deed.

The execution and recordation of this Transfer on Death Deed does not limit the effect of an *inter vivos* transfer on the property.

At my death, a beneficiary takes the property subject to all conveyances, encumbrances, assignments, contracts, mortgages, liens and other interest to which the property is subject at my death.

WITNESS the following signatures and seals.

Anne P. Everett (SEAL)
ANNE P. EVERETT

STATE OF VIRGINIA,
City/County of DINWIDDIE, to-wit:

The foregoing instrument was acknowledged before me this 9 day of July, 2020 by ANNE P. EVERETT.

Notary Public
Registration # 117723
My commission expires: 1/31/2021

John B. Chappell
Commonwealth of Virginia
Notary Public
Commission No. 117723
My Commission Expires 1/31/2021

AFFIX NOTARY SEAL HERE

SCHEDULE A

ALL those tracts or parcels of land lying, being and situate in Sussex County, Virginia, being the real estate conveyed to ANNE P. EVERETT by deed from G. L Parson, Jr. and Mary Elizabeth Parson, dated December 12, 1994, recorded Deed book 143, page 220, being 12 parcels conveyed therein. The description as set forth in Deed Book 143, page 220 is incorporated in full herein by this reference;

THAT CERTAIN tracts or parcels of land lying, being and situate in Sussex County, Virginia conveyed to ANNE P. EVERETT by deed from G.L Parson, Jr., dated December 12, 1994, recorded Deed Book 143, page 227, being two parcels described therein. The description as set out in Deed Book 143, page 227 is incorporated in full herein by this reference.

ALL that certain tract or parcel of land lying, being and situate in Sussex County, Virginia, conveyed to ANNE P. EVERETT by deed from William Kenneth Chappell, dated August 22, 2004, recorded Deed Book 204, page 776, containing 25 acres, more fully described therein. The description of which is incorporated by this reference.

ALL interest in those tracts or parcels of land that are known or described by reference to Sussex County tax map parcel Nos.:

- 101-2-3
- 101-2-4
- 101-A-12
- 101-A-13
- 101-A-14
- 101-A-15
- 101-A-16
- 101-A-17
- 101-A-18
- 101-A-19
- 101-A-20
- 101A-3
- 101A-31
- 101-A-36
- 101-A-36B
- 101-A-37A
- 101-A-3A
- 101-A-45
- 101-A-6
- 101-A-7

Dinwiddie County Tax Map #62-33B:

ALL the Grantor's right, title and interest in that certain tract, piece or parcel of land lying, being and situate in Rowanty District, Dinwiddie County, Virginia, containing 17.8 acres, more or less, designated as "Tract C" on plat of H. L. Butterworth, CLS., dated March and April of 1952 and recorded in the Clerk's Office of the Circuit Court of Dinwiddie County, Virginia with deed dated May 1, 1952 from G. L. Parson, *et al*, to Continental Can Company, to which plat reference is hereby made for a more particular description of the property herein conveyed. See Deed Book 143, page 220 and Deed Book 364, page 39 (Parcel #12).

Dinwiddie County Tax map #95-21:

ALL the Grantor's right, title and interest in and to that certain tract or parcel of land lying and being situate in Sapony District, Dinwiddie County, Virginia, containing 94 acres, more or less, known as "home place" and bounded as follows: on the north by the land now or formerly by Tinker Mabry; on the east by lands now or formerly owned by Sallie Reed; on the south by the land now or formerly owned by J. N. Winfield and R. M. Rose; on the west by the lands now or formerly owned by Richard and Tinker Mabry. See Deed Book 254, page 412 (Parcel #1).

Dinwiddie County Tax Map #101-4:

ALL the grantor's right, title and interest in and to that certain tract or parcel of land lying and being situate in Sapony District, Dinwiddie County, Virginia, south of what is called "Dover Spring Branch", containing 137.32 acres, more or less, being the residue of a certain 140 acre tract of land and bounded on the North by Dover Spring Branch; on the East by the lands of Charlie Pride and the land of Lee Parson; on the south by the land of S. T. Rideout; and on the West by the land of Mrs. C.C. Rideout. See Deed Book 364, page 39 (Parcel #1).

INSTRUMENT 200002440
RECORDED IN THE CLERK'S OFFICE OF
DINWIDDIE CIRCUIT COURT ON
AUGUST 18, 2020 AT 09:15 AM
J. BARRETT CHAPPELL, JR., CLERK
RECORDED BY: PMG

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 18th day of August 2020. 11:27 A. M.

Teste: Clerk

Property Identification Card

Property Address

Owner Name/Address
EVERETT ANNE P
26819 COURTHOUSE RD
STONY CREEK VA 23882

Map ID: 101 A 3
Acct No: 11091-1
Legal Description: B J RIDEOUT
Plat Book/Page: 7 / 26
Deed Book/Page: 143 / ~~229~~ 220 Parcel 4 In Deed

Occupancy: VACANT
Dwelling Type:
Use/Class: SNGL FAM RES - SUBURBAN **Acreage:** 4.100
Year Assessed: 2022 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** $0
District: 03 STONY CREEK **Year Effective:** **Total Land:** $2,700
MH/Type: **On Site Date:** 06/15/2021 **Total Improvements:** $0
Condition: **Review Date:** **Total Value:** $2,700

Improvement Description

Exterior	Interior	Site
		STREET-PAVED
		TOPO-LEVEL
		UTIL-ELECTRIC

Land Valuation

TRAC: 160.980 LMA?: .00

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
T	21	O-SECONDAR	V	4.1000		1315.00	.50-	2696
Total Land Value				4.100				2700

Comments

REVOCABLE TRANSFER ON DEATH DEED (DB304/810-2020)
DB264/749 EASEMENT-1/27/2012

Total Property Value 2700

Sec	Type	Str	Description	Area
Total Square Feet				

	Cur. Value	Prev. Value	%Inc.
Land	2700	2200	
Improvements			
Total	2700	2200	
Average Price Per Acre		1315	
Sale Date/Amount	12/22/1994		

0304
0810

BOOK 304 PAGE 0810

(754) 1 200000244 0

DW
62-338
95-21
161-4

For information only - not a part of the following Deed:

Consideration: $ 0.00
Tax Map #:
Document Prepared by:
John B. Chappell, Esq., VSB#15742
Post Office Box 3
Dinwiddie, Virginia 23841
Return document to:
John B. Chappell, Esq.

Exempt from recording tax: §58.1-811(J)
Title searched by deed preparer? No
Title search/Title Insurance Information:
None Known
Grantee Address:
26819 Courthouse Rd
Stony Creek Va 23882

THIS DEED MUST BE RECORDED BEFORE THE DEATH OF THE OWNER(s), OR IT WILL NOT BE EFFECTIVE.

REVOCABLE TRANSFER ON DEATH DEED

THIS REVOCABLE TRANSFER ON DEATH DEED is made as of 9 July _____, 2020, is made by ANNE P. EVERETT, party of the first part, Grantor, whose address is _____.

THIS REVOCABLE TRANSFER ON DEATH DEED is made pursuant to the provisions of the Uniform Real Property Transfer on Death Act, Virginia Code §64.2-621 *et seq.* In accordance with the provisions of the Uniform Real Property Transfer on Death Act, at my death, I transfer and convey my interest in the below described property to my designated beneficiaries as follows:

I designate THE ANNE P. EVERETT TRUST DATED THE 22ND DAY OF MAY, 2002.

The legal description of the real property that shall be transferred at my death pursuant to this REVOCABLE TRANSFER ON DEATH DEED is, to-wit:

THE PROPERTY DESCRIBED IN SCHEDULE A ATTACHED.

BEFORE my death, I have the right to REVOKE this REVOCABLE TRANSFER ON DEATH DEED. Under the Uniform Real Property Transfer on Death Act, an instrument is effective to revoke a recorded Transfer on Death Deed, or any part of it, only if the instrument:

1. Is one of the following:

   a: A Transfer on Death Deed that revokes the Transfer on Death Deed or part of it, expressly;

   b: A Transfer on Death Deed that names a designated beneficiary that is inconsistent with the designated beneficiary in a prior Transfer on Death Deed;

   c: An instrument of revocation that expressly revokes the Transfer on Death Deed or part of it: or

   d: An *inter vivos* deed that expressly revokes the Transfer on Death Deed or part of it.

OR

2. Is acknowledged by the transferor after the acknowledgment of the Transfer on Death Deed being revoked and recorded before the transferor's death in the land records of the Clerk's Office of the Circuit Court when the deed is recorded.

After this Transfer on Death Deed is recorded, it can be revoked only by an effective revacatory instrument recorded prior the death of the transferor and may not be revoked by a revacatory act taken against or on the original or a copy of the recorded transfer on death deed.

The execution and recordation of this Transfer on Death Deed does not limit the effect of an *inter vivos* transfer on the property.

At my death, a beneficiary takes the property subject to all conveyances, encumbrances, assignments, contracts, mortgages, liens and other interest to which the property is subject at my death.

WITNESS the following signatures and seals.

Anne P. Everett (SEAL)
ANNE P. EVERETT

STATE OF VIRGINIA,
City/County of DINWIDDIE, to-wit:

The foregoing instrument was acknowledged before me this 9 day of July, 2020 by ANNE P. EVERETT.

Notary Public
Registration # 117723
My commission expires: 1/31/2021

John B. Chappell
Commonwealth of Virginia
Notary Public
Commission No. 117723
My Commission Expires 1/31/2021

AFFIX NOTARY SEAL HERE

SCHEDULE A

ALL those tracts or parcels of land lying, being and situate in Sussex County, Virginia, being the real estate conveyed to ANNE P. EVERETT by deed from G. L Parson, Jr. and Mary Elizabeth Parson, dated December 12, 1994, recorded Deed book 143, page 220, being 12 parcels conveyed therein. The description as set forth in Deed Book 143, page 220 is incorporated in full herein by this reference;

THAT CERTAIN tracts or parcels of land lying, being and situate in Sussex County, Virginia conveyed to ANNE P. EVERETT by deed from G.L Parson, Jr., dated December 12, 1994, recorded Deed Book 143, page 227, being two parcels described therein. The description as set out in Deed Book 143, page 227 is incorporated in full herein by this reference.

ALL that certain tract or parcel of land lying, being and situate in Sussex County, Virginia, conveyed to ANNE P. EVERETT by deed from William Kenneth Chappell, dated August 22, 2004, recorded Deed Book 204, page 776, containing 25 acres, more fully described therein. The description of which is incorporated by this reference.

ALL interest in those tracts or parcels of land that are known or described by reference to Sussex County tax map parcel Nos.:

- 101-2-3
- 101-2-4
- 101-A-12
- 101-A-13
- 101-A-14
- 101-A-15
- 101-A-16
- 101-A-17
- 101-A-18
- 101-A-19
- 101-A-20
- 101A-3
- 101A-31
- 101-A-36
- 101-A-36B
- 101-A-37A
- 101-A-3A
- 101-A-45
- 101-A-6
- 101-A-7

Dinwiddie County Tax Map #62-33B:

ALL the Grantor's right, title and interest in that certain tract, piece or parcel of land lying, being and situate in Rowanty District, Dinwiddie County, Virginia, containing 17.8 acres, more or less, designated as "Tract C" on plat of H. L. Butterworth, CLS., dated March and April of 1952 and recorded in the Clerk's Office of the Circuit Court of Dinwiddie County, Virginia with deed dated May 1, 1952 from G. L. Parson, *et al*, to Continental Can Company, to which plat reference is hereby made for a more particular description of the property herein conveyed. See Deed Book 143, page 220 and Deed Book 364, page 39 (Parcel #12).

Dinwiddie County Tax map #95-21:

ALL the Grantor's right, title and interest in and to that certain tract or parcel of land lying and being situate in Sapony District, Dinwiddie County, Virginia, containing 94 acres, more or less, known as "home place" and bounded as follows: on the north by the land now or formerly by Tinker Mabry; on the east by lands now or formerly owned by Sallie Reed; on the south by the land now or formerly owned by J. N. Winfield and R. M. Rose; on the west by the lands now or formerly owned by Richard and Tinker Mabry. See Deed Book 254, page 412 (Parcel #1).

Dinwiddie County Tax Map #101-4:

ALL the grantor's right, title and interest in and to that certain tract or parcel of land lying and being situate in Sapony District, Dinwiddie County, Virginia, south of what is called "Dover Spring Branch", containing 137.32 acres, more or less, being the residue of a certain 140 acre tract of land and bounded on the North by Dover Spring Branch; on the East by the lands of Charlie Pride and the land of Lee Parson; on the south by the land of S. T. Rideout; and on the West by the land of Mrs. C.C. Rideout. See Deed Book 364, page 39 (Parcel #1).

INSTRUMENT 200002440
RECORDED IN THE CLERK'S OFFICE OF
DINWIDDIE CIRCUIT COURT ON
AUGUST 18, 2020 AT 09:15 AM
J. BARRETT CHAPPELL, JR., CLERK
RECORDED BY: PMG

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 18th day of August 2020 11:27 A. M.

Teste: _____ Clerk

Property Identification Card

Property Address

Owner Name/Address
EVERETT ANNE P
26819 COURTHOUSE RD
STONY CREEK VA 23882

Map ID: 101 A 6
Acct No: 11089-1
Legal Description: AT CONCORD CHURCH PT WESLEY BARNES FARM

Deed Book/Page: 143 / ~~229~~ 220 Parcel 2 in Deed

Occupancy: VACANT
Dwelling Type:
Use/Class: SNGL FAM RES - SUBURBAN **Acreage:** 13.980
Year Assessed: 2022 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** $0
District: 03 STONY CREEK **Year Effective:** **Total Land:** $31,500
MH/Type: **On Site Date:** 06/15/2021 **Total Improvements:** $0
Condition: **Review Date:** 03/24/2022 **Total Value:** $31,500

Improvement Description		
Exterior	Interior	Site
		STREET-PAVED
		TOPO-LEVEL
		UTIL-ELSCTRIC

Land Valuation

TRAC: 160.980 LMAT: 1.35

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
T	21	O-SECONDAR	G	6.0000		3195.00		19170
T	23	W-SECONDRY	G	7.9800		1344.00		10725
A	96	MIXED TIMB	D	7.9800		200.00		1596
Total Land Value				13.980				31500

Comments

DB268/1010 DRAINAGE & MAINTENANCE AGREEMENT
DEED OF EASEMENT-SUSSEX CO BD OF SUPERVISORS
DB264/753 1/27/2012
REVOCABLE TRANSFER ON DEATH DEED (304/810)2020

Total Property Value 31500

Sec	Type	Str	Description	Area
Total Square Feet				

	Cur. Value	Prev. Value	%Inc.
Land	31500	18300	
Improvements			
Total	31500	18300	
Average Price Per Acre		2138	
Sale Date/Amount	12/22/1994		

0304 BOOK 304 PAGE 0810
0810

(75:4) 1 200002440

For information only - not a part of the following Deed:

Consideration: $ 0.00
Tax Map #:
Document Prepared by:
John B. Chappell, Esq., VSB#15742
Post Office Box 3
Dinwiddie, Virginia 23841
Return document to:
John B. Chappell, Esq.

Exempt from recording tax: §58.1-811(J)
Title searched by deed preparer? No
Title search/Title Insurance Information:
None Known
Grantee Address:
26819 Courthouse Rd
Stony Creek Va 23882

THIS DEED MUST BE RECORDED BEFORE THE DEATH OF THE OWNER(s), OR IT WILL NOT BE EFFECTIVE.

REVOCABLE TRANSFER ON DEATH DEED

THIS REVOCABLE TRANSFER ON DEATH DEED is made as of 9 July, 2020, is made by ANNE P. EVERETT, party of the first part, Grantor, whose address is

---

THIS REVOCABLE TRANSFER ON DEATH DEED is made pursuant to the provisions of the Uniform Real Property Transfer on Death Act, Virginia Code §64.2-621 *et seq.* In accordance with the provisions of the Uniform Real Property Transfer on Death Act, at my death, I transfer and convey my interest in the below described property to my designated beneficiaries as follows:

I designate THE ANNE P. EVERETT TRUST DATED THE 22ND DAY OF MAY, 2002.

The legal description of the real property that shall be transferred at my death pursuant to this REVOCABLE TRANSFER ON DEATH DEED is, to-wit:

THE PROPERTY DESCRIBED IN SCHEDULE A ATTACHED.

BEFORE my death, I have the right to REVOKE this REVOCABLE TRANSFER ON DEATH DEED. Under the Uniform Real Property Transfer on Death Act, an instrument is effective to revoke a recorded Transfer on Death Deed, or any part of it, only if the instrument:

1. Is one of the following:

   a: A Transfer on Death Deed that revokes the Transfer on Death Deed or part of it, expressly;

   b: A Transfer on Death Deed that names a designated beneficiary that is inconsistent with the designated beneficiary in a prior Transfer on Death Deed;

   c: An instrument of revocation that expressly revokes the Transfer on Death Deed or part of it; or

   d: An *inter vivos* deed that expressly revokes the Transfer on Death Deed or part of it.

OR

2. Is acknowledged by the transferor after the acknowledgment of the Transfer on Death Deed being revoked and recorded before the transferor's death in the land records of the Clerk's Office of the Circuit Court when the deed is recorded.

After this Transfer on Death Deed is recorded, it can be revoked only by an effective revacatory instrument recorded prior the death of the transferor and may not be revoked by a revacatory act taken against or on the original or a copy of the recorded transfer on death deed.

The execution and recordation of this Transfer on Death Deed does not limit the effect of an *inter vivos* transfer on the property.

At my death, a beneficiary takes the property subject to all conveyances, encumbrances, assignments, contracts, mortgages, liens and other interest to which the property is subject at my death.

WITNESS the following signatures and seals.

Anne P. Everett (SEAL)
ANNE P. EVERETT

STATE OF VIRGINIA,
City/County of DINWIDDIE, to-wit:

The foregoing instrument was acknowledged before me this 9 day of July, 2020 by ANNE P. EVERETT.

Notary Public
Registration # 117723
My commission expires: 1/31/2021

John B. Chappell
Commonwealth of Virginia
Notary Public
Commission No. 117723
My Commission Expires 1/31/2021

AFFIX NOTARY SEAL HERE

SCHEDULE A

ALL those tracts or parcels of land lying, being and situate in Sussex County, Virginia, being the real estate conveyed to ANNE P. EVERETT by deed from G. L Parson, Jr. and Mary Elizabeth Parson, dated December 12, 1994, recorded Deed book 143, page 220, being 12 parcels conveyed therein. The description as set forth in Deed Book 143, page 220 is incorporated in full herein by this reference;

THAT CERTAIN tracts or parcels of land lying, being and situate in Sussex County, Virginia conveyed to ANNE P. EVERETT by deed from G.L Parson, Jr., dated December 12, 1994, recorded Deed Book 143, page 227, being two parcels described therein. The description as set out in Deed Book 143, page 227 is incorporated in full herein by this reference.

ALL that certain tract or parcel of land lying, being and situate in Sussex County, Virginia, conveyed to ANNE P. EVERETT by deed from William Kenneth Chappell, dated August 22, 2004, recorded Deed Book 204, page 776, containing 25 acres, more fully described therein. The description of which is incorporated by this reference.

ALL interest in those tracts or parcels of land that are known or described by reference to Sussex County tax map parcel Nos.:

- 101-2-3
- 101-2-4
- 101-A-12
- 101-A-13
- 101-A-14
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- 101-A-17
- 101-A-18
- 101-A-19
- 101-A-20
- 101A-3
- 101A-31
- 101-A-36
- 101-A-36B
- 101-A-37A
- 101-A-3A
- 101-A-45
- 101-A-6
- 101-A-7

Dinwiddie County Tax Map #62-33B:

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INSTRUMENT 200002440
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DINWIDDIE CIRCUIT COURT ON
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J. BARRETT CHAPPELL, JR., CLERK
RECORDED BY: PMG

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 18th day of August 2020 . 11:27 A. M.

Teste: Clerk

Property Identification Card

Property Address
0 SAPPONY RD

Owner Name/Address
EVERETT ANNE P
26819 COURTHOUSE RD
STONY CREEK VA 23882

Map ID: 101 A 7
Acct No: 11093-1
Legal Description: CONCORD CHURCH WALTER HARRISON FARM

Deed Book/Page: 143 / 220 parcel 5 in Deed

Occupancy: OTHER
Dwelling Type:
Use/Class: AGR.- 100 AC OR MORE **Acreage:** 120.610
Year Assessed: 2022 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** $0
District: 03 STONY CREEK **Year Effective:** **Total Land:** $254,100
MH/Type: **On Site Date:** 06/16/2021 **Total Improvements:** $0
Condition: **Review Date:** 03/24/2022 **Total Value:** $254,100

Improvement Description

Exterior	Interior	Site
	NO. ROOMS - 3	STREET-PAVED
		TOPO-LEVEL
		UTIL-WELL
		UTIL-ELECTRIC

Other Improvements Valuation

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
FENCE-CL							
Total Imp Value							

Land Valuation

TRAC: 160.980 LMAF: 1.35

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
T	21	O-SECONDAR	F	82.6100		2485.00		205285
T	23	W-SECONDRY	F	35.0000		1046.00		36610
A	96	MIXED TIMB	D	35.0000		200.00		7000
A	28	LAKES/POND	L	3.0000		1720.00		5160
Total Land Value				120.610				254100

Comments

REVOCABLE TRANSFER ON DEATH DEED(304/810)-2020
SUBDIVISION-4 LOTS-TOTAL OF 4.39 ACRES(2007)
DEED OF EASEMENT TO SUSSEX CO BD OF SUPERVISORS
DB264/725 1/27/2012.03/24/2022 RW ALL LAND IS
CLEAR,SURFACE MINED & RECLAIMED/35 ACRES WET
WHERE TREES REMAIN.

Total Property Value 254100

Sec	Type	Str	Description	Area
Total Square Feet				

	Cur. Value	Prev. Value	%Inc.
Land	254100	83700	
Improvements			
Total	254100	83700	
Average Price Per Acre		2048	
Sale Date/Amount	12/22/1994		

0304 BOOK 304 PAGE 0810
0810

(75:4)

1 200002440

Div
62-338
95-24
161-4

For information only - not a part of the following Deed:

Consideration: $ 0.00
Tax Map #:
Document Prepared by:
John B. Chappell, Esq., VSB#15742
Post Office Box 3
Dinwiddie, Virginia 23841
Return document to:
John B. Chappell, Esq.

Exempt from recording tax: §58.1-811(J)
Title searched by deed preparer? No
Title search/Title Insurance Information:
None Known
Grantee Address:
26819 Courthouse Rd
Stony Creek Va 23882

THIS DEED MUST BE RECORDED BEFORE THE DEATH OF THE OWNER(s), OR IT WILL NOT BE EFFECTIVE.

REVOCABLE TRANSFER ON DEATH DEED

THIS REVOCABLE TRANSFER ON DEATH DEED is made as of 9 July _____, 2020, is made by ANNE P. EVERETT, party of the first part, Grantor, whose address is _____.

THIS REVOCABLE TRANSFER ON DEATH DEED is made pursuant to the provisions of the Uniform Real Property Transfer on Death Act, Virginia Code §64.2-621 *et seq.* In accordance with the provisions of the Uniform Real Property Transfer on Death Act, at my death, I transfer and convey my interest in the below described property to my designated beneficiaries as follows:

I designate THE ANNE P. EVERETT TRUST DATED THE 22ND DAY OF MAY, 2002.

The legal description of the real property that shall be transferred at my death pursuant to this REVOCABLE TRANSFER ON DEATH DEED is, to-wit:

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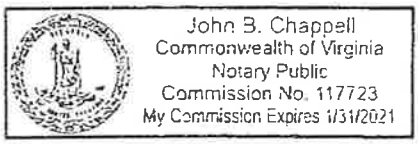
WITNESS the following signatures and seals.

Anne P. Everett (SEAL)
ANNE P. EVERETT

STATE OF VIRGINIA,
City/County of DINWIDDIE, to-wit:

The foregoing instrument was acknowledged before me this 9 day of July, 2020 by ANNE P. EVERETT.

John B. Chappell
Notary Public



Registration # 117723
My commission expires: 1/31/2021

AFFIX NOTARY SEAL HERE

SCHEDULE A

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- 101-2-4
- 101-A-12
- 101-A-13
- 101-A-14
- 101-A-15
- 101-A-16
- 101-A-17
- 101-A-18
- 101-A-19
- 101-A-20
- 101A-3
- 101A-31
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- 101-A-45
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Teste: _____ Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	22910001
Frequency:	1
Supplement No:	0
Name:	EVERETT ANNE P
Account No:	11100
Name 2:	N/A
Map ID:	101 A 13
Address:	26819 COURTHOUSE RD STONY CREEK VA 23882
Description:	MANLOVE TR ADJ PERCY ABERNATHY
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$41,000
Original Bill:	$196.80
Acres:	16.5000
Last Transaction Date:	11/30/2022
Payments:	$196.80-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 196.80	$ 196.80
11/29/2022	Payment	21067	$ -196.80	$ 0.00

First Previous 1 Next Last

New Search Previous

0304 BOOK 304 PAGE 0810
0810

(75.4)

1 200002440

DW
62-33B
9S-21
161-4

For information only - not a part of the following Deed:

Consideration: $ 0.00
Tax Map #:
Document Prepared by:
John B. Chappell, Esq., VSB#15742
Post Office Box 3
Dinwiddie, Virginia 23841
Return document to:
John B. Chappell, Esq.

Exempt from recording tax: §58.1-811(J)
Title searched by deed preparer? No
Title search/Title Insurance Information:
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Grantee Address:
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Notary Public
Registration # 117723
My commission expires: 1/31/2021

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- 101-A-36
- 101-A-36B
- 101-A-37A
- 101-A-3A
- 101-A-45
- 101-A-6
- 101-A-7

Dinwiddie County Tax Map #62-33B:

ALL the Grantor's right, title and interest in that certain tract, piece or parcel of land lying, being and situate in Rowanty District, Dinwiddie County, Virginia, containing 17.8 acres, more or less, designated as "Tract C" on plat of H. L. Butterworth, CLS., dated March and April of 1952 and recorded in the Clerk's Office of the Circuit Court of Dinwiddie County, Virginia with deed dated May 1, 1952 from G. L. Parson, *et al*, to Continental Can Company, to which plat reference is hereby made for a more particular description of the property herein conveyed. See Deed Book 143, page 220 and Deed Book 364, page 39 (Parcel #12).

Dinwiddie County Tax map #95-21:

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Dinwiddie County Tax Map #101-4:

ALL the grantor's right, title and interest in and to that certain tract or parcel of land lying and being situate in Sapony District, Dinwiddie County, Virginia, south of what is called "Dover Spring Branch", containing 137.32 acres, more or less, being the residue of a certain 140 acre tract of land and bounded on the North by Dover Spring Branch; on the East by the lands of Charlie Pride and the land of Lee Parson; on the south by the land of S. T. Rideout; and on the West by the land of Mrs. C.C. Rideout. See Deed Book 364, page 39 (Parcel #1).

INSTRUMENT 200002440
RECORDED IN THE CLERK'S OFFICE OF
DINWIDDIE CIRCUIT COURT ON
AUGUST 18, 2020 AT 09:15 AM
J. BARRETT CHAPPELL, JR., CLERK
RECORDED BY: PMG

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 18th day of August 2020. 11:27 A. M.

Teste: _____ Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	22930001
Frequency:	1
Supplement No:	0
Name:	EVERETT ANNE P
Account No:	11095
Name 2:	N/A
Map ID:	101 A 14
Address:	26819 COURTHOUSE RD STONY CREEK VA 23882
Description:	IN FRONT OF MILL HOUSE
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$7,000
Original Bill:	$33.60
Acres:	3.5000
Last Transaction Date:	11/30/2022
Payments:	$33.60-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 33.60	$ 33.60
11/29/2022	Payment	21067	$ -33.60	$ 0.00

First Previous 1 Next Last

New Search Previous

(75.4)

1 200002440

DW
62-33B
95-21
161-4

For information only - not a part of the following Deed:

Consideration: $ 0.00
Tax Map #:
Document Prepared by:
John B. Chappell, Esq., VSB#15742
Post Office Box 3
Dinwiddie, Virginia 23841
Return document to:
John B. Chappell, Esq.

Exempt from recording tax: §58.1-811(J)
Title searched by deed preparer? No
Title search/Title Insurance Information:
None Known
Grantee Address:
26819 Courthouse Rd
Stony Creek Va 23882

THIS DEED MUST BE RECORDED BEFORE THE DEATH OF THE OWNER(s), OR IT WILL NOT BE EFFECTIVE.

REVOCABLE TRANSFER ON DEATH DEED

THIS REVOCABLE TRANSFER ON DEATH DEED is made as of 9 July _____, 2020, is made by ANNE P. EVERETT, party of the first part, Grantor, whose address is _____.

THIS REVOCABLE TRANSFER ON DEATH DEED is made pursuant to the provisions of the Uniform Real Property Transfer on Death Act, Virginia Code §64.2-621 *et seq.* In accordance with the provisions of the Uniform Real Property Transfer on Death Act, at my death, I transfer and convey my interest in the below described property to my designated beneficiaries as follows:

I designate THE ANNE P. EVERETT TRUST DATED THE 22ND DAY OF MAY, 2002.

The legal description of the real property that shall be transferred at my death pursuant to this REVOCABLE TRANSFER ON DEATH DEED is, to-wit:

THE PROPERTY DESCRIBED IN SCHEDULE A ATTACHED.

BEFORE my death, I have the right to REVOKE this REVOCABLE TRANSFER ON DEATH DEED. Under the Uniform Real Property Transfer on Death Act, an instrument is effective to revoke a recorded Transfer on Death Deed, or any part of it, only if the instrument:

1. Is one of the following:

   a: A Transfer on Death Deed that revokes the Transfer on Death Deed or part of it, expressly;

   b: A Transfer on Death Deed that names a designated beneficiary that is inconsistent with the designated beneficiary in a prior Transfer on Death Deed;

   c: An instrument of revocation that expressly revokes the Transfer on Death Deed or part of it; or

   d: An *inter vivos* deed that expressly revokes the Transfer on Death Deed or part of it.

OR

2. Is acknowledged by the transferor after the acknowledgment of the Transfer on Death Deed being revoked and recorded before the transferor's death in the land records of the Clerk's Office of the Circuit Court when the deed is recorded.

After this Transfer on Death Deed is recorded, it can be revoked only by an effective revacatory instrument recorded prior the death of the transferor and may not be revoked by a revacatory act taken against or on the original or a copy of the recorded transfer on death deed.

The execution and recordation of this Transfer on Death Deed does not limit the effect of an *inter vivos* transfer on the property.

At my death, a beneficiary takes the property subject to all conveyances, encumbrances, assignments, contracts, mortgages, liens and other interest to which the property is subject at my death.

WITNESS the following signatures and seals.

Anne P. Everett (SEAL)
ANNE P. EVERETT

STATE OF VIRGINIA,
City/County of DINWIDDIE, to-wit:

The foregoing instrument was acknowledged before me this 9 day of July, 2020 by ANNE P. EVERETT.

Notary Public
Registration # 117723
My commission expires: 1/31/2021

John B. Chappell
Commonwealth of Virginia
Notary Public
Commission No. 117723
My Commission Expires 1/31/2021

AFFIX NOTARY SEAL HERE

SCHEDULE A

ALL those tracts or parcels of land lying, being and situate in Sussex County, Virginia, being the real estate conveyed to ANNE P. EVERETT by deed from G. L Parson, Jr. and Mary Elizabeth Parson, dated December 12, 1994, recorded Deed book 143, page 220, being 12 parcels conveyed therein. The description as set forth in Deed Book 143, page 220 is incorporated in full herein by this reference;

THAT CERTAIN tracts or parcels of land lying, being and situate in Sussex County, Virginia conveyed to ANNE P. EVERETT by deed from G.L Parson, Jr., dated December 12, 1994, recorded Deed Book 143, page 227, being two parcels described therein. The description as set out in Deed Book 143, page 227 is incorporated in full herein by this reference.

ALL that certain tract or parcel of land lying, being and situate in Sussex County, Virginia, conveyed to ANNE P. EVERETT by deed from William Kenneth Chappell, dated August 22, 2004, recorded Deed Book 204, page 776, containing 25 acres, more fully described therein. The description of which is incorporated by this reference.

ALL interest in those tracts or parcels of land that are known or described by reference to Sussex County tax map parcel Nos.:

- 101-2-3
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- 101-A-13
- 101-A-14
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- 101-A-19
- 101-A-20
- 101A-3
- 101A-31
- 101-A-36
- 101-A-36B
- 101-A-37A
- 101-A-3A
- 101-A-45
- 101-A-6
- 101-A-7

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Teste: _____ Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	22940001
Frequency:	1
Supplement No:	0
Name:	EVERETT ANNE P
Account No:	16176
Name 2:	N/A
Map ID:	101 A 15
Address:	28819 COURTHOUSE ROAD STONY CREEK VA 23882
Description:	WYATT LAND
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$13,000
Original Bill:	$62.40
Acres:	1.0000
Last Transaction Date:	11/30/2022
Payments:	$62.40-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 62.40	$ 62.40
11/29/2022	Payment	21067	$ -62.40	$ 0.00

First Previous 1 Next Last

New Search Previous

0304 BOOK 304 PAGE 0810
0810

(75:4) 1 200002440

Did
62-338
9S-21
161-4

For information only - not a part of the following Deed:

Consideration: $ 0.00
Tax Map #:
Document Prepared by:
John B. Chappell, Esq., VSB#15742
Post Office Box 3
Dinwiddie, Virginia 23841
Return document to:
John B. Chappell, Esq.

Exempt from recording tax: §58.1-811(J)
Title searched by deed preparer? No
Title search/Title Insurance Information:
None Known
Grantee Address:
26819 Courthouse Rd
Stony Creek Va 23882

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The execution and recordation of this Transfer on Death Deed does not limit the effect of an *inter vivos* transfer on the property.

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WITNESS the following signatures and seals.

Anne P. Everett (SEAL)
ANNE P. EVERETT

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City/County of DINWIDDIE, to-wit:

The foregoing instrument was acknowledged before me this 9 day of July, 2020 by ANNE P. EVERETT.

Notary Public
Registration # 117723
My commission expires: 1/31/2021

John B. Chappell
Commonwealth of Virginia
Notary Public
Commission No. 117723
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Department:	RE2022
Ticket No:	22950001
Frequency:	1
Supplement No:	0
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Account No:	16177
Name 2:	N/A
Map ID:	101 A 16
Address:	26819 COURTHOUSE RD STONY CREEK VA 23882
Description:	ODD FELLOW MILL HOUSE
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$1,300
Original Bill:	$6.24
Acres:	0.7500
Last Transaction Date:	11/30/2022
Payments:	$6.24-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
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First Previous 1 Next Last

New Search Previous

0304
0810

BOOK 304 PAGE 0810

(75.4)

1 200002440

DW
62-338
9S-2
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Teste: _____ Clerk

Property Identification Card

Previous

Property Address

Owner Name/Address
EVERETT ANNE P
26819 COURTHOUSE RD
STONY CREEK VA 23882

Map ID: 101 A 19
Acct No: 5233-1
Legal Description: HOMER FARM PARSON'S BARN

Deed Book/Page: 251 / 564

Occupancy: OTHER
Dwelling Type:
Use/Class: AGRICULTURAL- 20-100 AC **Acreage:** 15.800

Year Assessed: 2022	**Year Built:**	**Land Use:**	
Zoning:	**Year Remodeled:**	**Total Mineral:**	$0
District: 03 STONY CREEK	**Year Effective:**	**Total Land:**	$46,700
MH/Type:	**On Site Date:** 06/16/2021	**Total Improvements:**	$28,200
Condition:	**Review Date:** 06/16/2021	**Total Value:**	$74,900

Improvement Description

Exterior	Interior	Site
		STREET-PAVED
		TOPO-LEVEL
		UTIL-WELL
		UTIL-ELECTRIC

Other Improvements Valuation

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
TENANT HS	1200.0	1.0	1200				5000
PEANUT SH	1.0	12.0	12				500
PEANUT SH	8.0	1.0	8	D	300.00	.30	1176
GRAIN BIN	1.0	4.0	4				
BARN	1.0	1.0	1				
PEANUT BL	1.0	1.0	1				1500
SHED	1.0	6.0	6				
QOUNSET H	33.0	90.0	2970				10000
ELEV-GAIN	1.0	1.0	1				5000
GRAIN BIN	1.0	4.0	4				5000
Total Imp Value							28200

Land Valuation

--- TRAC: 44.800 LMAT: 1.35 ---

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	1	BUILDING S	L	1.0000		14000.00		14000
T	21	O-SECONDAR	G	3.3000		3250.00		10725
T	23	W-SECONDRY	G	11.5000		1414.00		16261
A	96	MIXED TIMB	J	11.5000		500.00		5750
Total Land Value				15.800				46700

Comments

REVOCABLE TRANSFER ON DEATH DEED(304/810-2020)
RIGHT OF WAY AGREEMENT DB177/328 (2001)

Total Property Value 74900

Sec	Type	Str	Description	Area
Total Square Feet				

	Cur. Value	Prev. Value	%Inc.
Land	46700	31800	
Improvements	28200	28300	( )
Total	74900	60100	
Average Price Per Acre		2594	
Sale Date/Amount	8/10/2009		

(75.4)

1 200002440

DW
62-338
95-24
161-4

For information only - not a part of the following Deed:

Consideration: $ 0.00
Tax Map #:
Document Prepared by:
John B. Chappell, Esq., VSB#15742
Post Office Box 3
Dinwiddie, Virginia 23841
Return document to:
John B. Chappell, Esq.

Exempt from recording tax: §58.1-811(J)
Title searched by deed preparer? No
Title search/Title Insurance Information:
None Known
Grantee Address:
26819 Courthouse Rd
Stony Creek Va 23882

THIS DEED MUST BE RECORDED BEFORE THE DEATH OF THE OWNER(s), OR IT WILL NOT BE EFFECTIVE.

REVOCABLE TRANSFER ON DEATH DEED

THIS REVOCABLE TRANSFER ON DEATH DEED is made as of 9 July, 2020, is made by ANNE P. EVERETT, party of the first part, Grantor, whose address is

---

THIS REVOCABLE TRANSFER ON DEATH DEED is made pursuant to the provisions of the Uniform Real Property Transfer on Death Act, Virginia Code §64.2-621 *et seq.* In accordance with the provisions of the Uniform Real Property Transfer on Death Act, at my death, I transfer and convey my interest in the below described property to my designated beneficiaries as follows:

I designate THE ANNE P. EVERETT TRUST DATED THE 22ND DAY OF MAY, 2002.

The legal description of the real property that shall be transferred at my death pursuant to this REVOCABLE TRANSFER ON DEATH DEED is, to-wit:

THE PROPERTY DESCRIBED IN SCHEDULE A ATTACHED.

BEFORE my death, I have the right to REVOKE this REVOCABLE TRANSFER ON DEATH DEED. Under the Uniform Real Property Transfer on Death Act, an instrument is effective to revoke a recorded Transfer on Death Deed, or any part of it, only if the instrument:

1. Is one of the following:

   a: A Transfer on Death Deed that revokes the Transfer on Death Deed or part of it, expressly;

   b: A Transfer on Death Deed that names a designated beneficiary that is inconsistent with the designated beneficiary in a prior Transfer on Death Deed;

   c: An instrument of revocation that expressly revokes the Transfer on Death Deed or part of it: or

   d: An *inter vivos* deed that expressly revokes the Transfer on Death Deed or part of it.

OR

2. Is acknowledged by the transferor after the acknowledgment of the Transfer on Death Deed being revoked and recorded before the transferor's death in the land records of the Clerk's Office of the Circuit Court when the deed is recorded.

After this Transfer on Death Deed is recorded, it can be revoked only by an effective revacatory instrument recorded prior the death of the transferor and may not be revoked by a revacatory act taken against or on the original or a copy of the recorded transfer on death deed.

The execution and recordation of this Transfer on Death Deed does not limit the effect of an *inter vivos* transfer on the property.

At my death, a beneficiary takes the property subject to all conveyances, encumbrances, assignments, contracts, mortgages, liens and other interest to which the property is subject at my death.

WITNESS the following signatures and seals.

Anne P. Everett (SEAL)
ANNE P. EVERETT

STATE OF VIRGINIA,
City/County of DINWIDDIE, to-wit:

The foregoing instrument was acknowledged before me this 9 day of July, 2020 by ANNE P. EVERETT.

Notary Public
Registration # 117723
My commission expires: 1/31/2021

John B. Chappell
Commonwealth of Virginia
Notary Public
Commission No. 117723
My Commission Expires 1/31/2021

AFFIX NOTARY SEAL HERE

SCHEDULE A

ALL those tracts or parcels of land lying, being and situate in Sussex County, Virginia, being the real estate conveyed to ANNE P. EVERETT by deed from G. L Parson, Jr. and Mary Elizabeth Parson, dated December 12, 1994, recorded Deed book 143, page 220, being 12 parcels conveyed therein. The description as set forth in Deed Book 143, page 220 is incorporated in full herein by this reference;

THAT CERTAIN tracts or parcels of land lying, being and situate in Sussex County, Virginia conveyed to ANNE P. EVERETT by deed from G.L Parson, Jr., dated December 12, 1994, recorded Deed Book 143, page 227, being two parcels described therein. The description as set out in Deed Book 143, page 227 is incorporated in full herein by this reference.

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ALL interest in those tracts or parcels of land that are known or described by reference to Sussex County tax map parcel Nos.:

- 101-2-3
- 101-2-4
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- 101-A-13
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- 101-A-18
- 101-A-19
- 101-A-20
- 101A-3
- 101A-31
- 101-A-36
- 101-A-36B
- 101-A-37A
- 101-A-3A
- 101-A-45
- 101-A-6
- 101-A-7

Dinwiddie County Tax Map #62-33B:

ALL the Grantor's right, title and interest in that certain tract, piece or parcel of land lying, being and situate in Rowanty District, Dinwiddie County, Virginia, containing 17.8 acres, more or less, designated as "Tract C" on plat of H. L. Butterworth, CLS., dated March and April of 1952 and recorded in the Clerk's Office of the Circuit Court of Dinwiddie County, Virginia with deed dated May 1, 1952 from G. L. Parson, *et al*, to Continental Can Company, to which plat reference is hereby made for a more particular description of the property herein conveyed. See Deed Book 143, page 220 and Deed Book 364, page 39 (Parcel #12).

Dinwiddie County Tax map #95-21:

ALL the Grantor's right, title and interest in and to that certain tract or parcel of land lying and being situate in Sapony District, Dinwiddie County, Virginia, containing 94 acres, more or less, known as "home place" and bounded as follows: on the north by the land now or formerly by Tinker Mabry; on the east by lands now or formerly owned by Sallie Reed; on the south by the land now or formerly owned by J. N. Winfield and R. M. Rose; on the west by the lands now or formerly owned by Richard and Tinker Mabry. See Deed Book 254, page 412 (Parcel #1).

Dinwiddie County Tax Map #101-4:

ALL the grantor's right, title and interest in and to that certain tract or parcel of land lying and being situate in Sapony District, Dinwiddie County, Virginia, south of what is called "Dover Spring Branch", containing 137.32 acres, more or less, being the residue of a certain 140 acre tract of land and bounded on the North by Dover Spring Branch; on the East by the lands of Charlie Pride and the land of Lee Parson; on the south by the land of S. T. Rideout; and on the West by the land of Mrs. C.C. Rideout. See Deed Book 364, page 39 (Parcel #1).

INSTRUMENT 200002440
RECORDED IN THE CLERK'S OFFICE OF
DINWIDDIE CIRCUIT COURT ON
AUGUST 18, 2020 AT 09:15 AM
J. BARRETT CHAPPELL, JR., CLERK
RECORDED BY: PMG

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 18th day of August 2020. 11:27 A. M.

Teste: _____ Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	22980001
Frequency:	1
Supplement No:	0
Name:	EVERETT ANNE P
Account No:	11165
Name 2:	N/A
Map ID:	101 A 36
Address:	26819 COURTHOUSE RD STONY CREEK VA 23882
Description:	FRANCES WYATT LAND PCL 4
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$400,800
Original Bill:	$1,923.84
Acres:	161.3000
Last Transaction Date:	11/30/2022
Payments:	$1,923.84-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 1923.84	$ 1923.84
11/29/2022	Payment	21067	$ -1923.84	$ 0.00

First Previous 1 Next Last

New Search Previous

0304 BOOK 304 PAGE 0810
0810

(75:4) 1 200002440

Div
62-33B
9-21
161-4

For information only - not a part of the following Deed:

Consideration: $ 0.00
Tax Map #:
Document Prepared by:
John B. Chappell, Esq., VSB#15742
Post Office Box 3
Dinwiddie, Virginia 23841
Return document to:
John B. Chappell, Esq.

Exempt from recording tax: §58.1-811(J)
Title searched by deed preparer? No
Title search/Title Insurance Information:
None Known
Grantee Address:
26819 Courthouse Rd
Stony Creek Va 23882

THIS DEED MUST BE RECORDED BEFORE THE DEATH OF THE OWNER(s), OR IT WILL NOT BE EFFECTIVE.

REVOCABLE TRANSFER ON DEATH DEED

THIS REVOCABLE TRANSFER ON DEATH DEED is made as of 9 July, 2020, is made by ANNE P. EVERETT, party of the first part, Grantor, whose address is

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THIS REVOCABLE TRANSFER ON DEATH DEED is made pursuant to the provisions of the Uniform Real Property Transfer on Death Act, Virginia Code §64.2-621 *et seq.* In accordance with the provisions of the Uniform Real Property Transfer on Death Act, at my death, I transfer and convey my interest in the below described property to my designated beneficiaries as follows:

I designate THE ANNE P. EVERETT TRUST DATED THE 22ND DAY OF MAY, 2002.

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After this Transfer on Death Deed is recorded, it can be revoked only by an effective revacatory instrument recorded prior the death of the transferor and may not be revoked by a revacatory act taken against or on the original or a copy of the recorded transfer on death deed.

The execution and recordation of this Transfer on Death Deed does not limit the effect of an *inter vivos* transfer on the property.

At my death, a beneficiary takes the property subject to all conveyances, encumbrances, assignments, contracts, mortgages, liens and other interest to which the property is subject at my death.

WITNESS the following signatures and seals.

Anne P. Everett (SEAL)
ANNE P. EVERETT

STATE OF VIRGINIA,
City/County of DINWIDDIE, to-wit:

The foregoing instrument was acknowledged before me this 9 day of July, 2020 by ANNE P. EVERETT.

Notary Public
Registration # 117723
My commission expires: 1/31/2021

John B. Chappell
Commonwealth of Virginia
Notary Public
Commission No. 117723
My Commission Expires 1/31/2021

AFFIX NOTARY SEAL HERE

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- 101-2-4
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- 101-A-13
- 101-A-14
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- 101-A-37A
- 101-A-3A
- 101-A-45
- 101-A-6
- 101-A-7

Dinwiddie County Tax Map #62-33B:

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DINWIDDIE CIRCUIT COURT ON
AUGUST 18, 2020 AT 09:15 AM
J. BARRETT CHAPPELL, JR., CLERK
RECORDED BY: PMG

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Teste: _____ Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	22990001
Frequency:	1
Supplement No:	0
Name:	EVERETT ANNE P
Account No:	11167
Name 2:	N/A
Map ID:	101 A 36B
Address:	26819 COURTHOUSE ROAD STONY CREEK VA 23882
Description:	FRANCES WYATT LAND PCL 1
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$67,600
Original Bill:	$325.44
Acres:	36.1600
Last Transaction Date:	11/30/2022
Payments:	$325.44-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 325.44	$ 325.44
11/29/2022	Payment	21067	$ -325.44	$ 0.00

First Previous 1 Next Last

New Search Previous

0304 BOOK 304 PAGE 0810
0810

(75:4) 1 200002440

Diw
62-338
95-21
161-4

For information only - not a part of the following Deed:

Consideration: $ 0.00
Tax Map #:
Document Prepared by:
John B. Chappell, Esq., VSB#15742
Post Office Box 3
Dinwiddie, Virginia 23841
Return document to:
John B. Chappell, Esq.

Exempt from recording tax: §58.1-811(J)
Title searched by deed preparer? No
Title search/Title Insurance Information:
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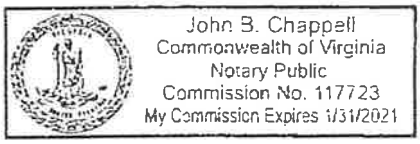
WITNESS the following signatures and seals.

Anne P. Everett (SEAL)
ANNE P. EVERETT

STATE OF VIRGINIA,
City/County of DINWIDDIE, to-wit:

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John B. Chappell
Notary Public



Registration # 117723
My commission expires: 1/31/2021

AFFIX NOTARY SEAL HERE

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Teste: Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	23010001
Frequency:	1
Supplement No:	0
Name:	EVERETT ANNE P
Account No:	11099
Name 2:	N/A
Map ID:	101 A 45
Address:	26819 COURTHOUSE RD STONY CREEK VA 23882
Description:	STEWART TR CHARLIE BUCK
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$53,600
Original Bill:	$257.28
Acres:	23.5000
Last Transaction Date:	11/30/2022
Payments:	$257.28-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 257.28	$ 257.28
11/29/2022	Payment	21067	$ -257.28	$ 0.00

First Previous 1 Next Last

New Search Previous

I, Audrey M. REYNOLDS, of Sussex County, Virginia, make this my will. I revoke any other wills or amendments to wills made by me.

Article I. Distribution of My Estate.

A. I give my farm located in Stony Creek District, Sussex County, Virginia, which was devised to me by my father, Myron M. Mayes, to my husband, Carl L. Reynolds, for life, together with the right to cut and sell any and all timber on the farm during his life time, with the remainder in fee simple to my daughters, Patricia R. Cabaniss and Charlotte R. Smith, in equal shares.

B. I hereby request that in the the event either of my daughters desire to sell her respective interest in the farm that she give the other daughter the right or option to purchase the interest at a price determined by an appraisal of the farm. My two daughters may agree upon one appraiser to determine the value or in the event my daughters cannot agree on one appraiser, each daughter shall select one appraiser and the two appraisers shall select a third appraiser. The three appraisers shall then proceed to determine the fair market value of my farm within thirty (30) days from the time the third appraiser is selected and make their written report to my daughters. The daughter who desires to purchase the interest of my daughter desiring to sell shall have thirty (30) days from the date of the written report within which to exercise her option to purchase the property at the price determined by the appraisal.

C. I give my residuary estate to my husband, Carl L. Reynolds, if he survives me. In the event my husband does not survive me, I give my residuary estate to my daughters in equal shares.

Article II. Provisions for Interests Vesting in Beneficiaries Under Age Eighteen.

A. Notwithstanding the foregoing provisions, whenever any interest in my estate vests absolutely in a beneficiary under age eighteen, my Executor may retain the interest upon a separate trust and pay to the beneficiary as much of the net income or principal as my Executor may deem appropriate to provide for the beneficiary's support, other needs or education until the beneficiary reaches age eighteen, when the interest shall go outright to the beneficiary. If the beneficiary dies before reaching that age, the interest shall constitute a part of the beneficiary's estate. Also, while the beneficiary is a minor, any part of the interest may be distributed to a custodian (selected by my Executor) for the beneficiary under the Virginia Uniform Gifts to Minors Act. These are powers only and do not prevent absolute vesting of the interest in the beneficiary; provided, however, my Executor shall have all of the powers referred to in Paragraph B, Article V of this will with regard to such interest.

Article III. Payment of Debts and Other Charges.

A. I direct my Executor to pay my debts and my funeral and burial expenses (including the cost of a monument or marker over my grave). The estate, inheritance and similar taxes assessable on my death (including taxes on assets not passing under this will) shall also be paid as a cost of administering my estate and my Executor shall not

request any beneficiary to pay any part of such tax.

Article IV. Miscellaneous Provisions.

A. Definition of "my residuary estate". My residuary estate means all of the residue of my real and personal property wherever situated in which I have any interest at the time of my death and which is not otherwise effectively disposed of but does not mean property over which I may have a power of appointment.

B. Spendthrift Trust. To the extent permitted by law, neither the principal nor income of any trust shall be liable for the debts of any beneficiary or, except to the extent otherwise specifically provided, to alienation or anticipation for a beneficiary.

C. Matters of Interpretation. For simplicity, I have expressed pronouns and other terms in one number and gender but where appropriate to the context these terms shall be deemed to include the other numbers and genders. The headings are for convenience and shall not affect interpretation.

Article V. Executor.

A. I name my husband, Carl L. Reynolds, to be the Executor of this my last will. Should he fail or cease to act, I name Thomas H. Rose, Jr. to be my Executor. I request that no security be required of any Executor.

B. In addition to the powers granted by law, I grant my Executor the power set forth in Section 64.1-57 of the Code of Virginia, and I incorporate that Code Section in my will by this reference. My successor Executor shall have the powers, immunities and discretion which I have granted to my named Executor. My Executor may distribute tangible personal property passing to a minor to any adult person with whom the minor resides, and that person's receipt shall be a sufficient voucher in the accounts of my Executor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this my last will, this the 26 day of August, 1988.

Audrey M. Reynolds (SEAL)
Audrey M. Reynolds

We, the undersigned, do certify that Audrey M. Reynolds has signed, sealed, acknowledged and declared the foregoing paper as and for her last will, in the presence of us, two competent witnesses, who, in her presence and at his request, and in the presence of each other, all present together at the same time, have hereunto subscribed our names as attesting witnesses on this 26th day of August, 1988.

Thomas H. Rose Jr.

Margaret D. Rose

having declined, in writing, to qualify as such, upon motion of the said Patricia R. Cabaniss and Charlotte R. Smith, they were permitted to qualify as Administrators *cum testamento annexo* of the Estate of AUDREY MAYES REYNOLDS, deceased. Thereupon, the said Patricia R. Cabaniss and Charlotte R. Smith appeared, made oath as the law directs, and entered into and acknowledged a bond as such Administrators c.t.a. in the penalty of SEVEN HUNDRED TWO THOUSAND AND 00/100THS ($702,000.00) DOLLARS, payable and conditioned according to law, but without surety, the fiduciaries being the sole heirs and beneficiaries of the decedent.

And certificate is granted Patricia R. Cabaniss and Charlotte R. Smith, Administrators c.t.a., for obtaining a probate of the last will and testament of AUDREY MAYES REYNOLDS, deceased, in due form.

TESTE: Mary M. Wiseman

Clerk

Property Identification Card

Previous

Property Address
17593 CONCORD SAPPONY RD

Owner Name/Address
CABANISS PATRICIA R &
CHARLOTTE R SMITH 1/2 INT EA
19 WOODLAWN TERRACE
FREDERICKSBURG VA 22405

Map ID: 101 A 26
Acct No: 16167-1

Legal Description: MANLOVE TR HOME PLACE PCL 101-A-26 & 101-1-B

Deed Book/Page: 22 / 523
Will Book/Page: 59 / 67

Occupancy: DWELLING
Dwelling Type: SNG FAMILY
Use/Class: AGR.- 100 AC OR MORE **Acreage:** 119.000
Year Assessed: 2022 **Year Built:** 1935 **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** $0
District: 03 STONY CREEK **Year Effective:** 1955 **Total Land:** $326,500
MH/Type: **On Site Date:** 06/16/2021 **Total Improvements:** $48,300
Condition: FAIR **Review Date:** 06/16/2021 **Total Value:** $374,800

Improvement Description

Exterior	Interior	Site
EXTR-WOOD FRAME	NO. ROOMS - 7	STREET-PAVED
FNDT-CONC BLOCK	NO. BEDROOMS - 3	TOPO-LEVEL
HEAT-METAL	NO. BATHS - 2	UTIL-WELL
ROOF-GABLE	FLOR-SOFTWOOD	UTIL-SEPTIC
	FUEL-OIL	UTIL-ELECTRIC
	WALL-DRY WALL	

Dwelling Valuation

Item	Size	Rate	Value
SINGLE FAM	2000	78.14	156280
HEAT-FORCE	2297	2.50	5742
BATH-FULL	2	4200.00	8400
SINGLE FAM	105	79.94	8391
SINGLE FAM	192	79.94	15348
PORCH-SCRN	228	28.25	6441
Grade Factor (C)			1.00
Replacement Cost New			200600
Phys Depr % (.781)	1955 - FAIR		156669
Loc.Neigh Factor (.10)			6393
Total Bldg. Value			48300

Other Improvements Valuation

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
BARN	1.0	1.0	1				
SHED	1.0	1.0	1				
Total Imp Value							

Land Valuation

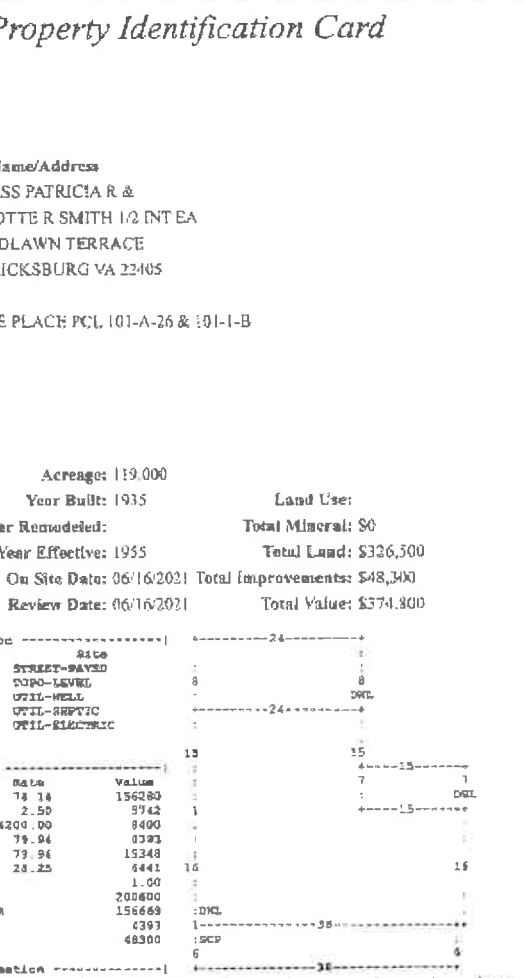
Tract: 000 Impact: 1.35

M	Cls	Desc	G	Size	Depth	Rate	FV/Pct	Value
A	1	BUILDING S	L	1.0000		14000.00		14000
T	21	C-SECONDAR	C	70.0000		3185.00		223650
A	28	LAKES/POND	L	20.0000		1720.00		34400
T	23	W-SECONDRY	C	28.0000		1344.80		37622
A	96	MIXED TIMB	L	28.0000		600.00		16800
Total Land Value				119.000				326500

Comments

DEED OF EXCHANGE-DB104/547 PLAT BOOK 104/650(1984)
APPEARS INHABITED-TB 06/16/2021

Total Property Value 374800



Sec	Type	Str	Description	Area
DWL	SINGLE FAM	2.00	S1E2S2W1S8W15S15W24	2000
			S15W15S16	
DWL	SINGLE FAM	1.00	S7W15S7E15	105
DWL	SINGLE FAM	1.00	S8W24S8E24	192
SCP	PORCH-SCRE	1.00	S6S38S8W38	228
Total Square Feet				2525

	Cur. Value	Prev. Value	Misc.
Land	326500	212100	
Improvements	48300	23400	
Total	374800	235500	
Average Price Per Acre		2603	

(862)

2887

Document Prepared By:
Thomas H. Rose, Jr.
Attorney at Law
P. O. Drawer B
Stony Creek, Virginia 23882
434-246-4941

Grantees' Address:
26975 Courthouse Road
Stony Creek, Virginia 23882

Tax Map Nos.
101 A 31 and 101 A 38

This deed is exempt from recordation taxes pursuant to Section 58.1-811(13) of the Code of Virginia, 1950, as amended.

THIS DEED, made this 29th day of May, 2006, by and between Ann P. EVERETT, Trustee for Christopher Lance Everett and Lee Randolph Everett, Party of the First Part and hereinafter styled "Grantor", and Christopher Lance EVERETT and Lee Randolph EVERETT, as tenants in common in equal one-half shares, Parties of the Second Part and hereinafter styled "Grantees".

WITNESSETH

WHEREAS, G. L. Parson, Jr. and Mary Elizabeth B. Parson, his wife, conveyed to Ann P. Everett, Trustee for Christopher Lance Everett and Lee Randolph Everett under agreement dated the 12th day of December, 1994, the following described real estate with the buildings and improvements thereon and the appurtenances thereunto belonging, and

WHEREAS, under the terms of said agreement Ann P. Everett, Trustee for Christopher Lance Everett and Lee Randolph Everett, is authorized to distribute the said real estate to them upon their attaining the age of thirty (30) years, and

WHEREAS, the said Christopher Lance Everett and Lee Randolph Everett have attain the age of thirty (30) years and have requested that the said real estate be distributed to them.

NOW, THREFORE, that for and in consideration of the premises and pursuant to the terms of the said agreement, the said Ann P. Everett, Trustee of said Trust, does hereby grant and convey with Special Warranty of Title to Christopher Lance Everett and Lee Randolph Everett the following described real estate with the buildings and improvements thereon and the appurtenances thereunto belonging, to-wit:

1. All that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 200 acres, more or less, and bounded as follows: "On the North by G. Lee Parson; on the East by W. S. Barnes; on the South by the public road leading from Stewart's to Concord Church; and on the West by R. G. Chappell and said public road leading from Stewart's to Concord Church and Wesley Barnes".

2. "All that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing one hundred eighty-seven (187) acres, more or less, adjoining the land of

Markham B. Chappell; Old Eppes Tract; Green Church Road; and Wyatt Mill Road", being in all respects the same land which was devised unto Nannie B. Stewart by John E. Stewart, as will be seen by reference to the first clause of his last will and testament, of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia, except a portion thereof, containing about twenty-five (25) acres, which was conveyed by Nannie B. Chappell to Markham B. Chappell by deed recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 27, at page 232, and being in all respects the same real estate conveyed to G. Lee Parson, Sr., in the name of G. Lee Parson, from John H. Cole, Special Commissioner, by deed dated the 29th day of December, 1934, and recorded in the aforesaid Clerk's Office in Deed Book 34, at page 283.

Being in all respects the same real estate conveyed to Ann P. Everett, Trustee for Christopher Lance Everett and Lee Randolph Everett under agreement dated the 12th day of December, 1994, from G. L. Parson, Jr. and Mary Elizabeth B. Parson, his wife, by deed dated the 12th day of December, 1994, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 143, at page 232.

This conveyance is made subject to any easements, restrictions, and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title, which have not expired by a time limitation contained therein or have otherwise become ineffective, and to matters visible upon inspection.

WITNESS the following signature and seal:

Ann P Everett (SEAL)
Ann P. Everett, Trustee for
Christopher Lance Everett and
Lee Randolph Everett under agreement
dated the 12th day of December, 1994

STATE OF VIRGINIA
CITY or COUNTY OF Greensville, to-wit:

The foregoing instrument was acknowledged before me this 2nd day of June, 2006, by Ann P. Everett, Trustee for Christopher Lance Everett and Lee Randolph Everett under agreement dated the 12th day of December, 1994.

My commission expires: 11-30-08

Debra B Parnell (SEAL)
Notary Public

(This deed prepared without the benefit of a title examination.)

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 14th day of June 2006 at 9:47 A. M.

TESTE: Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	23160001
Frequency:	1
Supplement No:	0
Name:	EVERETT CHRISTOPHER LANCE &
Account No:	11088
Name 2:	N/A
Map ID:	101 A 31
Address:	LEE RANDOLPH EVERETT 26975 COURTHOUSE RD STONY CREEK VA 23882
Description:	WYATT LAND BASEBALL FIELD
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$432,600
Original Bill:	$2,076.48
Acres:	200.0000
Last Transaction Date:	11/22/2022
Payments:	$2,076.48-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 2076.48	$ 2076.48
11/22/2022	Payment	20899	$ -2076.48	$ 0.00

First Previous 1 Next Last

New Search Previous

2887

Document Prepared By:
Thomas H. Rose, Jr.
Attorney at Law
P. O. Drawer B
Stony Creek, Virginia 23882
434-246-4941

Grantees' Address:
26975 Courthouse Road
Stony Creek, Virginia 23882

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WHEREAS, the said Christopher Lance Everett and Lee Randolph Everett have attain the age of thirty (30) years and have requested that the said real estate be distributed to them.

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1. All that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 200 acres, more or less, and bounded as follows: "On the North by G. Lee Parson; on the East by W. S. Barnes; on the South by the public road leading from Stewart's to Concord Church; and on the West by R. G. Chappell and said public road leading from Stewart's to Concord Church and Wesley Barnes".

2. "All that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing one hundred eighty-seven (187) acres, more or less, adjoining the land of

Markham B. Chappell; Old Eppes Tract; Green Church Road; and Wyatt Mill Road", being in all respects the same land which was devised unto Nannie B. Stewart by John E. Stewart, as will be seen by reference to the first clause of his last will and testament, of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia, except a portion thereof, containing about twenty-five (25) acres, which was conveyed by Nannie B. Chappell to Markham B. Chappell by deed recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 27, at page 232, and being in all respects the same real estate conveyed to G. Lee Parson, Sr., in the name of G. Lee Parson, from John H. Cole, Special Commissioner, by deed dated the 29th day of December, 1934, and recorded in the aforesaid Clerk's Office in Deed Book 34, at page 283.

Being in all respects the same real estate conveyed to Ann P. Everett, Trustee for Christopher Lance Everett and Lee Randolph Everett under agreement dated the 12th day of December, 1994, from G. L. Parson, Jr. and Mary Elizabeth B. Parson, his wife, by deed dated the 12th day of December, 1994, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 143, at page 232.

This conveyance is made subject to any easements, restrictions, and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title, which have not expired by a time limitation contained therein or have otherwise become ineffective, and to matters visible upon inspection.

WITNESS the following signature and seal:

Ann P Everett (SEAL)
Ann P. Everett, Trustee for
Christopher Lance Everett and
Lee Randolph Everett under agreement
dated the 12th day of December, 1994

STATE OF VIRGINIA
CITY or COUNTY OF Greensville, to-wit:

The foregoing instrument was acknowledged before me this 2nd day of June, 2006, by Ann P. Everett, Trustee for Christopher Lance Everett and Lee Randolph Everett under agreement dated the 12th day of December, 1994.

My commission expires: 11-30-08

Taylor B Parnell (SEAL)
Notary Public

(This deed prepared without the benefit of a title examination.)

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 14th day of June 2006 at 9:47 A. M.

TESTE: Clerk

Property Identification Card

Previous

Property Address
3454 STEWART ROAD

Owner Name/Address
EVERETT CHRISTOPHER LANCE &
LEE RANDOLPH EVERETT
26975 COURTHOUSE RD

Map ID: 101 A 38 STONY CREEK VA 23882
Acct No: 11107-1

Legal Description: STUART LAND

Deed Book/Page: 221 / 238

Occupancy: OTHER
Dwelling Type:
Use/Class: AGR.- 100 AC OR MORE
Acreage: 187.000
Year Assessed: 2022
Year Built:
Land Use:
Zoning:
Year Remodeled:
Total Mineral: $0
District: 03 STONY CREEK
Year Effective:
Total Land: $493,800
MH/Type:
On Site Date: 06/16/2021
Total Improvements: $107,900
Condition:
Review Date: 03/24/2022
Total Value: $601,700

Improvement Description

Exterior	Interior	Site
		STREET-PAVED
		TOPO-LEVEL
		UTIL-ELECTRIC

Other Improvements Valuation

Desc	Length	Width	Size	Grade	Rate	Yr/Pct	Value
MILK BARN	1.0	16.0	16				28000
GRNHSE-RE	36.0	210.0	7560				7560
DECK-WOOD	1.0	1.0	1				
GRNHSE-RE	150.0	36.0	5400				5400
MH HOOK-U	1.0	2.0	2		3500.00		7000
SHELTER	20.0	30.0	500				1000
SHOP	24.0	24.0	576				7000
SHELTER-P	36.0	60.0	5280				25000
SHELTER-P	88.0	60.0	5280				21000
SHELTER-P	30.0	30.0	900				1600
MILK BARN	1.0	3.0	3				300
Total Imp Value							107900

Land Valuation

--- TRAC: 442.500 LMRT: 1.35 ---

M	Cls	Desc	S	Size	Depth	Rate	FV/Pct	Value
T	21	O-SECONDAR	A	7.0000		2639.00		18473
T	23	M-SECONDRY	G	87.0000		1344.00		116928
A	93	PINE	I	87.5000		850.00		71950
A	9	SWAMP/MRTL	J	9.0000		425.00		3825
T	21	O-SECONDAR	G	83.0000		3195.00		265185
A	1	BUILDING S	L	1.0000		14000.00		14000
Total Land Value				187.000				493800

Sec	Type	Str	Description	Area
Total Square Feet				

	Cur. Value	Prev Value	%Inc
Land	493800	243700	
Improvements	107900	104800	
Total	601700	348500	
Average Price Per Acre		2245	

Comments

Sale Date/Amount
6/14/2006

2 SOME PERSONAL PROPERTY TB 10/21/04
MINING LEASE AGREEMENT CM272/227-07/23/2013
MINERAL RIGHTS INT.-2/18/2014-DEED BOOK274/781
08/15/2017 TB 3454 & 3460 STEWART ROAD.
RIGHT OF WAY AGREEMENT-CM290/522-04/22/2017
03/24/2022 RW PARCEL WAS NOT MINED/PINE PLANTED
IN 1996

Total Property Value 601700

Form FmHA-VA 1955-49 (1)
Re. (11-04-96)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARM SERVICE AGENCY

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting through the Administrator of the Farm Service Agency, Formerly Farmers Home Administration, United States Department of Agriculture, CONVEYS and QUITCLAIMS to Douglas Wayne Spiers and Alice B. Spiers , as tenants by the entirety with rights of survivorship as at Common Law, for the sum of TEN DOLLARS ($10.00) and other valuable consideration all interest in the following described real estate situated in the City/County of Sussex, State of Virginia, to-wit:

All that certain parcel of land, lying, situate and being in Stony Creek Magisterial District, Sussex County, Virginia, designated as Parcel "A" and 8 and containing by survey 144.5 + acres, and more particularly described as follows:

Real Estate Schedule:

1. All that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 53 1/4 acres, more or less, known as parcel No. 8 on a plat of a subdivision of the Estate of W. J. Spiers, made by W. C. Rives, dated November, 1912, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book 3, at page 3, and bounded on the North by H. D. Spiers; on the East by Poole's Estate; on the South by Frank Spiers; and on the West by Rebecca Hobbs.

Being in all respects the same real estate that was conveyed to F. E. Spiers from H. L. Spiers, by deed dated the 12th day of April, 1920, and recoreded in the aforesaid Clerk's Office in Deed Book 28, at page 345; less and except a certain 9.95 acre tract of land conveyed therefrom by F. E. Spiers and wife to George R. Spiers by deed dated the 1st day of April, 1953, and recorded in the aforesaid Clerk's Office in Deed Book 49, at page 571, and is fully shown on plat recorded in Plat Book 7, at page 57.

2. All that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, estimated to contain 91 1/4 acres, more or less, being designated as Parcel A on a "Plat of Survey of Division Line Between Property of D. R. Spiers and F. G. Spiers," made by S. G. Keedwell, C. L. S., dated April 3, 1971, on which plat said land is described as bounded on the North and East by Harry Swamp; on the West by the lands of G. L. Parson, and on the South by a division line as follows, to-wit: Beginning at a chopped pine on the boundary line of the land of G. L. Parson designated as point "A" on said plat, thence S 58° E 15.91 chs. To a Hickory; thence S 69° E 5.50 chs. To a R. Oak; thence S 73° E 1.87 chs. To a stake; thence S 84° E 6.57 chs. To a stake at field edge; thence N 34° E. 2.72 chs to a R. Gum; thence N 07°

Mailed: APR 1997
Thomas H. Rose, Jr., Atty.
Stony Creek, VA 23882

W 2.33 chs. to R. Gum; thence N 11° W. 3.50 chs. To a R. Gum; thence N 17° W 2.55 chs. To a White Oak; thence N. 85° E 4.7 + chs. To point "B" in Harry Swamp and corner with parcels 8 and 9 as shown on aforesaid plat by W. C. Rives.

Being in all respects a part or portion of the same real estate conveyed to F. E. Spiers from Thomas H. Rose and wife by deed dated the 27th day of November, 1945, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 41, at page 466.

Conservation Easement Reservations in the United States

By this instrument, there is reserved in the UNITED STATES OF AMERICA, it successors and assigns, a perpetual conservation easement on the property conveyed by this deed.

This easement is under the authority and in furtherance of the provisions of Federal law, including Sections 331 and 335 of the Consolidated Farm and Rural Development Act (7 U.S.C. 1981 and 1985) as amended. The restrictions and covenants contained in this easement constitute a perpetual servitude on and run with the property. The Grantee and all successors and assigns Douglas Wayne Spiers and Alice B. Spiers, under this deed covenants with the United States to do or refrain from doing, severally and collectively, the various acts mentioned later in this easement. The United States is reserved the rights enumerated in this easement for itself and its successors, agents and assigns.

I. Description of the Easement Area and Access Thereto:

The wetlands protected by this conservation easement are located on property formerly owned by Vivian H. Spiers in Sussex County, Virginia.

As depicted on Exhibit B the approximately 45.9 acres of forested wetlands to be protected by this conservation easement are part of the Harris (or Harry) Swamp.

Easement A is approximately 5.7 acres as measured 250 feet in each direction from the center of an unnamed tributary. This easement will begin at County Road 686, following the unnamed tributary from the man-made impoundment on the property to Harris Swamp.

Easement B is approximately 40.2 acres as measured 500 feet in each direction from the center waterway of Harris Swamp. This easement will extend along the entire length of Harris Swamp, as it occurs on the former Spiers property.

Access to the easement areas will be provided by Sussex County Road 686, a gravel road that bisects the property.

II. Covenants by the Landowner

A. No dwellings, barns, outbuildings or other structures shall be built within the easement area.

B. The vegetation or hydrology of the described easement area will not be altered in any way or by any means or activity on the property conveyed by this deed, or property owned by or under the control of the landowner, including: (1) cutting or mowing; (2) cultivation; (3) grazing; (4) harvesting wood products; (5) burning; (6) placing of refuse, wastes, sewage, or other debris, (7) draining, dredging, channeling, filling, discing, pumping, diking, impounding and related activities; or (8) diverting or affecting the natural flow of surface or underground waters into, within, or out of the easement area.

C. Notwithstanding the provisions of Paragraph II-B above, the landowner shall be responsible for compliance with all Federal, State and Local laws for the control of noxious or other undesirable plants on the easement area. The responsibility for such plant control may be assumed in writing by the easement manager where the control or manipulation of such plants is deemed by the easement manager to affect easement management programs or policies.

III. Rights Reserved in the United States

The United States, on behalf of itself, its successors or assigns, reserves and retains the right, at its sole discretion, to manage the easement area including the following authorities:

A. The right of reasonable ingress and egress on and across the property conveyed by this deed as of the date of this instrument, whether or not adjacent or appurtenant to the easement area, for access to the easement area in order to conduct wetlands management, monitoring, and easement enforcement activities. The easement manager may utilize vehicles and other reasonable modes of transportation for access purposes overland or on any right of way described in Paragraph I. In the event that the use of the described access right of way over the property conveyed by this deed is not practical for any reason, the easement manager may utilize any convenient route of access to the easement area over said property. With the concurrence of the easement manager, the landowner may provide a designated route for such access to and from the easement area so that damage to farm operations can be reasonable avoided.

B. The right to install, operate, and maintain structures for the purpose of re-establishing, protecting, and enhancing wetlands functional values including the taking of construction materials to and from said sites.

C. The right to establish or re-establish vegetation through seedings, plantings, or natural succession.

D. The right to manipulate vegetation, topography and hydrology on the easement area through diking, pumping, water management, excavating, island construction, burning, cutting, pesticide application, fertilizing, and other appropriate practices. The easement manager shall consult with the landowner prior to any such manipulatory action occurring in order to determine the most appropriate method to avoid possible damage to the property(s) adjoining the easement area.

E. The right to conduct predator management activities.

IV. Easement Management and Administration

A. All rights, title and interests of the United States in this easement are assigned to the Secretary of the Interior for administration by the United States Fish and Wildlife Service as part of the National Wildlife Refuge System pursuant to the National Wildlife Refuge System Administration Act, 16 U.S.C. 668dd et. Seq. The United States Fish and Wildlife Service may enforce all the terms and conditions of this easement, along with exercising all rights and powers reserved in this easement through such general or specific regulations or orders as have been or may be, from time to time, promulgated under the authority of the Secretary of the Interior. Notwithstanding the above rights in Paragraph III retained by the United States, the United States Fish and Wildlife Service may permit the landowner to pursue such activities on said sites as would be consistent with the preservation and enhancement of wetlands functional values.

B. As used in this easement, the term "easement manager" shall refer to the authorized official of the United States Fish and Wildlife Service.

V. General Provisions

A. The agreed upon purposes of this reservation are the protection and restoration of the wetland areas existing as of the date of this conveyance was well as protection and enhancement of plant and animal habitat and populations. A "wetland" is defined and determined by the Natural Resources Conservation Service of the United States Department of Agriculture. Any ambiguities in this easement shall be construed in manner which best effectuates wetland protection and restoration and fish and wildlife purposes.

B. Any subsequent amendment to or repeal of any Federal law or regulations which authorizes this reservation shall not affect the rights reserved by the United States

or subsequently held by its successors or assigns.

C. For purposes of this easement, wetland management rights reserved by the United States include, but are not limited to, inspection for compliance with the terms of this easement; research regarding water, wetlands, fish and wildlife and associated ecology; and any other activity consistent with the preservation and enhancement of wetland functional values.

D. The United States, its successors and assigns, including the easement manager, shall have the right to make surveys, take photographs and prepare such other documentation as may be necessary or desirable to administer the provisions of this easement. Any such map, plat or other suitable document may be recorded in the land records of the respective County in which the property is located.

E. The easement reservation does not authorize public entry upon or use of land.

F. The landowner and invitees may hunt and fish on the easement area in accordance with all Federal, State, and Local game and fishery regulations.

G. This easement shall be binding on the landowner, and the landowner's heirs, successors or assigns. The landowner covenants to warrant and defend unto the United States, its successors or assigns, the quiet and peaceable use and enjoyment of the land and interests in the land constituting this reservation against all claims and demands.

H. The easement manager shall be the agent of the United States or its successors and assigns. The easement manager shall have all discretionary powers of the United States under this easement. In the performance of any rights of the easement manager under this easement, the easement manager may permit, contract or otherwise provide for action by employees, agents, or assigns which may include the landowner.

This deed is executed and delivered pursuant to the provisions of a contract for sale and the authority set forth in 7CFR 1900, Subpart A.

No member of Congress shall be admitted to any share or part of this deed or to any benefit that may arise therefrom.

Dated: January 30, 1997

UNITED STATES OF AMERICA (Grantor)

By Donald A. Davis
Donald A. Davis, State Executive Director
Farm Service Agency, United States Department of Agriculture

ACKNOWLEDGMENT

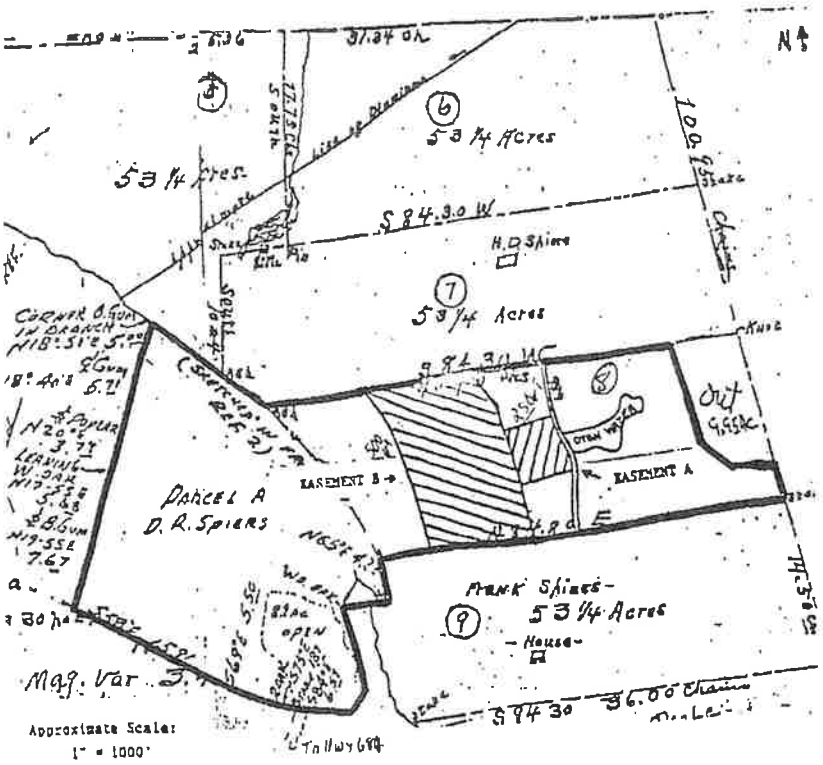
STATE OF VIRGINIA
COUNTY OF HENRICO

The foregoing instrument was acknowledged before me this 30th day of January, 1997 by Donald A. Davis, State Executive Director, Farm Service Agency, United States Department of Agriculture.

Donna M. Reynolds
Donna M. Reynolds, Notary Public

My commission expires: January 31, 1998.

EXHIBIT-B
Former Vivian B. Spiers property
Sussex County, Virginia
144.3 acres total



VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 24th day of March, 1997 9:24 A. M.
The tax imposed by §58.1-802 of the Code has been paid in the amount of $70.50

TESTE: _____ Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	73450001
Frequency:	1
Supplement No:	0
Name:	SPIERS DOUGLAS WAYNE & ALICE
Account No:	15061
Name 2:	N/A
Map ID:	82 A 8
Address:	25713 COURTHOUSE RD STONY CREEK VA 23882
Description:	KING TR 1/2 OF 182.5A
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$79,600
Original Bill:	$382.08
Acres:	91.2500
Last Transaction Date:	12/08/2022
Payments:	$382.08-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 382.08	$ 382.08
12/08/2022	Adjustment	22133	$ -382.08	$ 0.00

First Previous 1 Next Last

New Search Previous

[redacted] [redacted] [redacted]

Deed #89-2711

Thomas H.Rose, Jr. Atty
Stony Creek, Va. 12-22-89

THIS DEED OF GIFT, made this 15th day of December, 1989, by and between R. C. CLARKE, Jr. and Annie W. CLARKE, husband and wife, Parties of the First Part and hereinafter styled "Grantors" and Faye C. SPIERS, Party of the Second Part and hereinafter styled "Grantee".

W I T N E S S E T H

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee to the Grantors, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby bargain, sell, grant and convey with General Warranty and English Covenants of Title, unto the said Faye C. Spiers, the following described real estate with the buildings and improvements thereon and the appurtenances thereunto belonging, to-wit:

"All that certain tract or parcel of land in Sapony District, Dinwiddie County, Virginia, containing 107 acres, more or less, bounded on the north by the land of Richard H. Carraway; on the east by "Walker's Mill Road"; on the south by "Line Branch"; on the west by land now or formerly belonging to Bryant. It being the identical tract of land conveyed to William E. Carraway under partition deed from Richard H. Carraway, recorded April 30, 1926, Deed Book 48, page 509, in the Clerk's Office of the Circuit Court of Dinwiddie County, Virginia."

Being in all respects the same real estate conveyed to R. C. Clarke, Jr. and Annie W. Clarke, husband and wife, from William E. Carraway, et al, by deed dated the 2nd day of January, 1963, and recorded in the Clerk's Office of the Circuit Court of Dinwiddie County, Virginia, in Deed Book 116, at page 128.

This conveyance is made subject, however, to all easements, conditions, restrictions and reservations appearing of record which affect said property.

This conveyance is further made subject to a certain timber deed dated the 4th day of December, 1989, and recorded in the Clerk's Office of the Circuit Court of Dinwiddie County, Virginia, in Deed Book , at page , conveying certain timber and timber trees on said real estate to Georgia-Pacific Corporation.

WITNESS the following signatures and seals:

R. C. Clarke Jr. (SEAL)
R. C. Clarke, Jr.

Annie W. Clarke (SEAL)
Annie W. Clarke

STATE OF VIRGINIA
COUNTY OF Sussex, to-wit:

DEED BOOK 282
continued on back PAGE 244

The foregoing instrument was acknowledged before me this 22nd day of December, 1989, by R. C. Clarke, Jr. and Annie W. Clarke, husband and wife.

My commission expires: May 14 1993

Margaret W. Rose (SEAL)
Notary Public

In the Clerk's Office of the Circuit Court of Dinwiddie County, Virginia 12-22-89
This instrument was received and, with the certificate annexed, admitted to record 1:59PM
Teste: ANNIE L. WILLIAMS, CLERK
By: Kristine F. Duke Deputy

Property Identification Card

Previous

Property Address

Owner Name/Address
SPIERS ROBERT H JR OR FAYE C
21018 DOUBLE BRANCH ROAD
STONY CREEK VA 23882

Map ID: 82 A 9
Acct No: 5454-1
Legal Description: KING TR 1/2 OF 182.5A
Plat Book/Page: 76 / 274
Deed Book/Page: 119 / 553

Occupancy: VACANT
Dwelling Type:
Use/Class: AGRICULTURAL- 20-100 AC **Acreage:** 91.250
Year Assessed: 2022 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** $0
District: 03 STONY CREEK **Year Effective:** **Total Land:** $118,000
MH/Type: **On Site Date:** 06/09/2021 **Total Improvements:** $0
Condition: **Review Date:** **Total Value:** $118,000

Improvement Description		
Exterior	Interior	Site
		TOPO-LEVEL
		UTIL-ELECTRIC

Land Valuation

TRAC: 199.000 LMAT: 00

M	Cls	Desc	C	Size	Dpth	Rate	FV/Pct	Value
T	41	O-OFF-RD	G	8.0000		1771.00		14168
T	43	M-OFF-ROAD	G	83.2500		747.00		62187
A	96	MIXED TIMB	7	83.2500		500.00		41625
Total Land Value				91.250				118000
Total Property Value								118000

Sec	Type	Str	Description	Area
Total Square Feet				

	Cur. Value	Prev. Value	%Inc.
Land	118000	92900	
Improvements			
Total	118000	92900	
Average Price Per Acre		837	
Sale Date/Amount	4/06/1989	60000	

929-3

(383)

BOOK 124 PAGE 635

THIS SPECIAL COMMISSIONERS' DEED, made this 28th day of March, 1995, by and between Thomas H. ROSE, Jr. and C. Gilbert HUDSON, Jr., Special Commissioners, Parties of the First Part and hereinafter styled "Grantors", and Clinton W. HOLLOWAY, Jr. and Elizabeth C. HOLLOWAY, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Parties of the Second Part and hereinafter styled "Grantees".

W I T N E S S E T H

WHEREAS, by decree entered in the Circuit Court of the County of Sussex, Virginia, on the 22nd day of March, 1995, in the chancery cause of James Lafayette Goode, et als, vs. Lorraine Wilkins, et als, Thomas H. Rose, Jr. and C. Gilbert Hudson, Jr. were appointed Special Commissioners for the purpose of conveying the hereinafter described real estate; and

WHEREAS, the said Thomas H. Rose, Jr. and C. Gilbert Hudson, Jr. were empowered to proceed as the Special Commissioners to execute the aforesaid decree and report to the Court thereon; and

WHEREAS, the Special Commissioners entered into and executed bond, with corporate surety, in the sum and penalty of Sixty-Six Thousand Three Hundred Twenty-One and 94/100ths Dollars ($66,321.94) for the faithful performance of his duties of Special Commissioners, as required by the aforesaid decree; and

WHEREAS, at a hearing on this matter before Commissioner in Chancery Donald A. Stokes, an offer of One Hundred Sixty-Five Thousand Dollars ($165,000.00) was made for the purchase of the whole property by the aforesaid Clinton W. Holloway, Jr. which offer was recommended to the Court and accepted, approved, ratified and confirmed in the aforesaid decree dated the 22nd day of March, 1995, and the Special Commissioners were ordered, upon the receipt of the balance of the purchase price, to convey the real estate by good and sufficient deed with Special Warranty of Title to Clinton W. Holloway, Jr. and Elizabeth C. Holloway, husband and wife, as tenants by the entirety with the right of survivorship as at common law; and

WHEREAS, the said Clinton W. Holloway, Jr. and Elizabeth C. Holloway have paid the sum of One Hundred Sixty-Five Thousand Dollars ($165,000.00) (less their distributive share interest of Ninety-Eight Thousand Six Hundred Seventy-Eight and 06/100ths Dollars ($98,678.06) for a total of Sixty-Six Thousand Three Hundred Twenty-One and 94/100ths Dollars ($66,321.94)), which sum is sufficient to pay the costs, expenses and fees in this cause and the other shares due the other owners of the subject real estate, and

WHEREAS, the persons on whose behalf this conveyance is made are: Clinton W. Holloway, Jr., Elizabeth C. Holloway, R. C. Newsome, John W. Jones (John Washington Jones), Mae A. Bowie (Mae Anner Bowie), Mertie Mason (Mertie Bell Mason), George Hall, Johnnie Mae Hall Myrick, Essan Hall, Rose (Rosa) Mae Hall Garnett, Anthony Hall, Jacqueline Hall, Kenneth Hall, Bernadette Hall, Linda Jordan, Sonya Jordan, Bernice McAllister, Marion McAllister, Leroy Johnson, James Johnson, Fannie Hall (Fannie T. Hall), Deloris Johnson (Deloris M. Johnson), John Edward Mason, and Mary Cleste Wyche, as by statute provided.

Mailed: APR 2 6 1995
Thomas H. Rose, Jr., Atty.
Stony Creek, VA 23882

NOW, THEREFORE, in consideration of the premises and the sum of Sixty-Six Thousand Three Hundred Twenty-One and 94/100ths Dollars ($66,321.94), cash in hand paid, the receipt of which is hereby acknowledged by the Special Commissioners, the said Special Commissioners do hereby grant, bargain, sell and convey with Special Warranty of Title, unto the said Clinton W. Holloway, Jr. and Elizabeth C. Holloway, husband and wife, as tenants by the entirety with the right of survivorship as at common law, the following described real estate, to-wit:

All that certain tract, parcel or lot of land, situate in Stony Creek Magisterial District, Sussex County, Virginia, bounded as follows: On the North by a line commencing at an old oak stump, situate on Wyatt's Mill Road and running due West to a gum tree in Hardwood Run, on the West by said Run to a corner dividing it from Mrs. W. J. Jarratt's land, on the South by the same line up to Wyatt's Mill Road, and thence up the said road to Jim's Gulley, thence down the said branch running East to large branch heading in Scott's Woods and up the branch to the line of Scott and then up the line running West to Wyatt's Mill Road to the beginning. Reference is hereby made to a plat entitled "Map of Goode Estate" made by W. J. Ellis, C.L.S., dated March 1954, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book 8, at page 41, on which plat said tract is shown to contain 213.02 acres, more or less.

Being in all respects the same property conveyed to Stephen G. Goode and Anna Goode, his wife, from E. T. Parham and Fannie D. Parham, his wife, by deed dated the 1st day of March, 1902, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 15, at page 121.

WITNESS the following signatures and seals:

Thomas H. Rose, Jr. (SEAL)
Special Commissioner

C. Gilbert Hudson, Jr. (SEAL)
Special Commissioner

STATE OF VIRGINIA
CITY/COUNTY OF SUSSEX, to-wit:

The foregoing instrument was acknowledged before me this 17th day of APRIL, 1995, by Thomas H. Rose, Jr., Special Commissioner.

My term expires: APRIL 30, 1997

Notary Public (SEAL)

STATE OF VIRGINIA
~~CITY~~/COUNTY OF SUSSEX, to-wit:

The foregoing instrument was acknowledged before me this 10th day of April, 1995, by C. Gilbert Hudson, Jr., Special Commissioner.

My term expires: at the pleasure of the Court

Carolyn B Matthews (SEAL)
Deputy Clerk of the Circuit Court
of Sussex County

Grantees' Address:
19039 Walkers Mill Road
Jarratt, Virginia 23867

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 17th day of April, 1995 at 3:08 P.M.
The tax imposed by §58.1-802 of the Code has been paid in the amount of $165.00

TESTE: Harry M. Williams Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	36150001
Frequency:	1
Supplement No:	0
Name:	HOLLOWAY CLINTON W JR CR
Account No:	15559
Name 2:	N/A
Map ID:	119 A 8
Address:	ELIZABETH C 19030 WALKERS MILL ROAD JARRATT VA 23867
Description:	PARHAMS ON RT 619
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$433,300
Original Bill:	$2,079.84
Acres:	210.0000
Last Transaction Date:	11/18/2022
Payments:	$2,079.84-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 2079.84	$ 2079.84
11/18/2022	Payment	6759	$ -2079.84	$ 0.00

First Previous 1 Next Last

New Search Previous

2887-2

(1335)

BOOK 143 PAGE 248

THIS DEED OF GIFT, made this 12th day of December, 1994, by G. L. PARSON, Jr., and Mary Elizabeth B. PARSON, his wife, Parties of the First Part and hereinafter styled "Grantors", and Julia P. BOYD, Party of the Second Part and hereinafter styled "Grantee".

W I T N E S S E T H

That for and in consideration of the natural love and affection the Grantors bear for their daughter, Julia P. Boyd, the Grantors do hereby give, grant and convey with General Warranty and English Covenants of Title, unto the said Julia P. Boyd, the following described real estate with the buildings and improvements thereon and the appurtenances thereunto belonging, to-wit:

All those certain tracts, pieces or parcels of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 343 acres and 379 acres and being shown and described as Tract No. 2 and Tract No. 3, respectively, on a plat of survey entitled "Map Showing Property Of George Lee Parsons, Jr." made by J. C. Shearin, C.L.S., dated March 20, 1972, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book 18, at page 6, together with a perpetual non-exclusive easement of right of way fifty (50) feet wide running from State Highway Route No. 616 across Tract 4 to the Northeast corner of Tract No. 2 for the purpose of ingress and egress from Tract No. 2 and Tract No. 3 to the public road.

Being in all respects a part or portion of the Wyatt Tract conveyed to G. Lee Parson, Jr. from G. L. Parson, Sr. and Virginia F. Parson, his wife, by deed dated the 22nd day of March, 1960, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 59, at page 524.

Mailed: JAN 3 1995
Thomas H. Rose, Jr., Esquire
Stony Creek, VA 23882

This conveyance is made subject, however, to all easements, conditions, restrictions and reservations appearing of record which affect said property.

RESERVATION: The Grantors reserve and except from this conveyance all of the minerals within and underlying the premises, together with mining rights, privileges and immunities thereto belonging as set out in a mineral lease between the Grantors and RGC (USA) Minerals, Inc., a memorandum of said lease being of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia. The Grantors specifically reserve all royalties and all rents due under the terms of the lease.

WITNESS the following signatures and seals:

G. L. Parson, Jr. (SEAL)
G. L. Parson, Jr.

Mary Elizabeth Parson (SEAL)
Mary Elizabeth B. Parson

STATE OF VIRGINIA
~~CITY~~/COUNTY OF Sussex, to-wit:

The foregoing instrument was acknowledged before me this 13th day of December, 1994, by G. L. Parson, Jr. and Mary Elizabeth B. Parson, his wife.

My term expires: August 31 1997

Margaret W Reed (SEAL)
Notary Public

Grantee's Address:
P. O. Box 985
Nags Head, North Carolina 27959

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 22nd day of December, 19 94 at 11:44 A. M.

TESTE: Mary M. Williams Clerk

The foregoing instrument was acknowledged before me this 13th day of December, 1994, by G. L. Parson, Jr. and Mary Elizabeth B. Parson, his wife.

My term expires: August 31 1997

Margaret W Ross (SEAL)
Notary Public

Grantee's Address:
P. O. Box 985
Nags Head, North Carolina 27959

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 22nd day of December, 19 94 at 11:44 A. M.

TESTE: Mary M. Williams Clerk

Property Identification Card

Previous

Property Address
2076 COLLEGE RD
STONY CREEK, VA

Owner Name/Address
BOYD JULIA P (PARSON)
P O BOX 1561
NAGS HEAD NORTH CAROLINA 27959

Map ID: 101 A 36A
Acct No: 11166-1
Legal Description: FRANCES WYATT LAND TRACTS 2 & 3
Plat Book/Page: 18 / 6
Deed Book/Page: 143 / 248

Occupancy: DWELLING
Dwelling Type: SNG FAMILY
Use/Class: AGR.- 100 AC OR MORE
Acreage: 722.000
Year Assessed: 2022
Year Built: 1999
Land Use:
Zoning:
Year Remodeled:
Total Mineral: $0
District: 03 STONY CREEK
Year Effective: 1999
Total Land: $1,518,400
MH/Type:
On Site Date: 06/16/2021
Total Improvements: $263,700
Condition: AVERAGE
Review Date: 12/21/2021
Total Value: $1,782,100

Improvement Description

Exterior	Interior	Site
EXTR-CD/RW/CYP	NO. ROOMS - 7	STREET-GRAVEL
FNDT-BRICK	NO. BEDROOMS - 3	TOPO-LEVEL
RFMT-METAL	NO. BATHS - 2	TOPO-ROLLING
ROOF-GABLE	NO. 1/2 BATHS - 1	TOPO-RIVER
	FLOR-SOFTWOOD	UTIL-WELL
	FUEL-GAS	UTIL-SEPTIC
	WALL-DRY WALL	UTIL-ELECTRIC

Dwelling Valuation

Item	Size	Rate	Value
SINGLE FAM	2444	77.18	188627
DECK WOOD	20	13.00	260
BATH-FULL	2	4200.00	8400
BATH-HALF	1	2800.00	2800
PRCH-OPEN	330	26.00	8580
DECK WOOD	568	13.00	7384
PORCH-SCRE	231	28.25	6525
SINGLE FAM	468	77.25	36153
DECK WOOD	131	13.00	1703
PRCH-OPEN	144	26.00	3744
DECK WOOD	240	13.00	3120
DECK WOOD	48	13.00	624
CARPORT	792	22.90	18136
Grade Factor (C+ 5)			1.05
Replacement Cost New			300405
Phys Depr. % (.217) 1999 - AVE			65188
Loc.Neigh Factor (.10)			23522
Total Bldg. Value			258700

Other Improvements Valuation

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
FENWD/VYL							500
SHED	14.0	17.0	238	C	15.00		3570
SHELTER-P							100
PATIO							800
Total Imp Value							5000

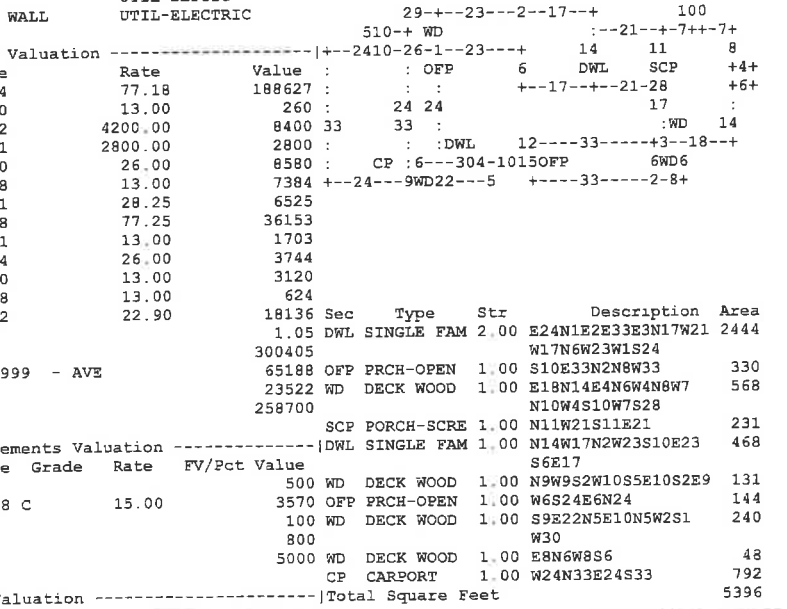
Land Valuation

TRAC: .000 LMAT: 1.35

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
T	33	W-S-GRAVEL	G	721.0000		1178.00		849338
A	96	MIXED TIMB	R	721.0000		900.00		648900
A	1	BUILDING S	O	1.0000		16100.00	.25	20125
Total Land Value				722.000				1518400

Comments

07-09-2020 TB CURRENTLY HAS ONLY GENERATOR(GAS) &
WINDOW UNITS,HOMESITE ON THE NOTTOWAY RIVER/CHECK
FOR FHA DURING 2021 REASSESSMENT/REMOVE 25% FUNC.
WHEN ELECTRICITY IS ADDED.
02/14/2022 TB SEE PHOTO OF GAS TANK.
DB312/544-DECLARATION OF EASEMENT & RESTRICTIVE



Total Square Feet

Sec	Type	Str	Description	Area
DWL	SINGLE FAM	2.00	E24N1E2E33E3N17W21 W17N6W23W1S24	2444
OFP	PRCH-OPEN	1.00	S10E33N2N8W33	330
WD	DECK WOOD	1.00	E18N14E4N6W4N8W7 N10W4S10W7S28	568
SCP	PORCH-SCRE	1.00	N11W21S11E21	231
DWL	SINGLE FAM	1.00	N14W17N2W23S10E23 S6E17	468
WD	DECK WOOD	1.00	N9W9S2W10S5E10S2E9	131
OFP	PRCH-OPEN	1.00	W6S24E6N24	144
WD	DECK WOOD	1.00	S9E22N5E10N5W2S1 W30	240
WD	DECK WOOD	1.00	E8N6W8S6	48
CP	CARPORT	1.00	W24N33E24S33	792
				5396

	Cur. Value	Prev. Value	%Inc.
Land	1518400	974000	
Improvements	263700	149200	
Total	1782100	1123200	
Average Price Per Acre		1199	
Sale Date/Amount	12/22/1994		

COVENANT-2.46AC-PLAT BOOK 24/157-2021	
Total Property Value	1782100

Last Will and Testament

OF

LAWRENCE L. COLEMAN, SR.

I, LAWRENCE L. COLEMAN, SR., of the County of Prince George, Virginia; do hereby make, publish and declare this to be my last will and testament, hereby revoking all wills and codicils heretofore made by me.

I am a widower and have three children, namely ROSEMARIE C. BLAND ("ROSEMARIE"), ANGELA C. QUINN ("ANGELA"), and L. LEE COLEMAN, JR. ("LEE"), all of whom are adults.

ARTICLE ONE

I direct my Executor, hereinafter named, to pay as a cost of the administration of my estate all expenses of my last illness; all funeral and burial expenses, including a suitable monument, headstone and/or footstone; and all estate and inheritance taxes upon or with respect to any property which is required to be included in my gross estate for such tax purposes. I direct that my Executor shall not require that any part of such taxes be recovered from, paid by, or apportioned among the recipients of, or those interested in, such property.

ARTICLE TWO

I may leave a list of items of tangible personal property which I want to go to designated individuals if they survive me. I give and bequeath the respective items in that list to such of the named intended recipients as survive me. If any specified items are within the contents or assets of a building or business which I bequeath to someone else under a general description of assets or contents, a disposition on the list shall supersede the item that would otherwise be within the "assets" or "contents."

I give and bequeath my 1966 Chevrolet Corvette convertible to my grandson, LAWRENCE LEE COLEMAN, III, if he survives me, but if he is a minor at the time of my death, I give and bequeath same to LEE, as Trustee for his son, during the son's minority, subject to the provisions of Article Thirteen hereof, *mutatis mutandis*.

ARTICLE THREE

Whenever I give, bequeath and/or devise herein any assets to any of my children, and a child of mine has predeceased me, unless I provide that said child must survive me, I desire that said deceased child's share thereof shall go to his or her child or children who survive me, subject to the provisions hereinafter made for the share of a minor. If a deceased child of mine has no child who survives me, his or her share shall be disposed of as a part of my Residuary Estate.

ARTICLE FOUR

I am the lessee under two long-term leases for billboards located next to Interstate 95 South in Prince George County, VA. I give, bequeath and assign those leases to LEE, if he survives me.

ARTICLE FIVE

I give, devise and bequeath my real estate at 17507 Parkdale Road, Prince George County, VA (TM #580(09)00-001-0), together with all contents thereon and therein, and all the assets of my business known as Coleman Peanut Company, to LEE, if he survives me.

ARTICLE SIX

I give, devise and bequeath to my three children (1) my one-half interest in a lot on 4th Avenue S and Cedar Drive S in the town of Surfside Beach, Horry County, SC (TMS 1911525019; PIN 46101030155), and (2) my lot at 10th Avenue S and Myrtle Drive in the town of Surfside Beach, Horry County, SC (TMS 1950312012; PIN 46109010069), with the house thereon and all of its contents.

ARTICLE SEVEN

I give, devise and bequeath to my brother, ALFRED R. COLEMAN, my interest in two parcels of real estate on Allin Road in the town of Jarratt, Greensville County, VA, and a parcel next to Buggs Island Lake in Mecklenburg County, VA, all of which came to us from our parents.

ARTICLE EIGHT

I give, devise and bequeath to LEE my one-half interests in the real estate at 3301 Main Street (Tax Parcel #796610770600000) and 21510 Jackson Street (Tax Parcel #79560914700000) in the village of Ettrick, Chesterfield County, VA.

ARTICLE NINE

I give, devise and bequeath to LEE, if he survives me, my real estate at 18275 Walkers Mill Road in Stony Creek District, Sussex County, VA (TM 119-A-25), containing approximately 211.5 acres, provided, however, that I reserve therefrom and give, devise and bequeath to all of my three children the mineral rights on 201.5 acres thereof, the location of that portion of the property to be determined as follows:

LEE shall have the right, within a reasonable time after my death (about six months), to determine and have surveyed the boundaries of a parcel fronting on the road and containing ten acres, which is to encompass the house, barns and outbuildings, and the pastureland (or part thereof) around said improvements. The remainder of the parcel will be the portion of the land subject to the separate ownership of the mineral rights, which my children may sell.

ARTICLE TEN

I give, devise and bequeath my real estate at 20100 South Crater Road in Prince George County, VA (TM #620(02)00-004-0), and the business thereon known as the Carson Food Mart (including all of its contents and assets), to my

children in the following proportions and subject to the conditions and limitations hereinafter set forth:

To ROSEMARIE - 37.5%

To ANGELA - 37.5%

To LEE - 25%

Due to the current condition of the economy, I would not think it prudent for my children to sell the property and business at this time. Therefore, I give to LEE the right to operate the business until such time, not to exceed ten years past my death, as he determines that the property and business should be sold.

Until the property and business are sold and during such time as he continues to operate the business, LEE shall be entitled to be paid a fair and reasonable salary for his services. (At this time, I believe $600 per week would be acceptable, but my children may decide to pay him more, by unanimous agreement). The net profits and losses are to be shared and borne by the children according to the above percentages, and distributions and contributions should be made at least annually.

After ten years following my death, the property and business shall be sold at the request of any co-owner, unless they have been sooner sold by agreement of the co-owners. Otherwise, they may continue to own the property and to operate the business in such manner as they jointly decide to be appropriate.

After the ten-year period, if no request has been made to sell the property and the business, any co-owner may request that the business, and its assets, be sold and that the real estate be retained. In that case, the co-owners shall proceed to sell the business and its assets within a reasonable time and to divide the net proceeds according to their percentages of ownership.

ARTICLE ELEVEN

My residence is located at 20501 Rowanty Road, Carson, in Prince George County, VA (my "Home") (TM #620(0A)00-060-A). If I am married at the time of my death and my wife is residing in my Home, I give, devise and bequeath my Home and its contents (other than my personal items and effects, including clothing, footwear, accessories, photographs, guns, fishing equipment, sporting goods and jewelry) to my wife for and during her lifetime or until such sooner time as she remarries or ceases to use the Home as her principal residence. So long as my wife has the right to occupy my Home, she shall pay the real estate taxes, insurance, upkeep and maintenance in connection therewith.

Subject to the possible rights and estate as aforesaid in a wife to whom I might be married at the time of my death, I give, devise and bequeath my Home and its contents to my children.

ARTICLE TWELVE

All the rest, residue and remainder of my property, real and personal, wheresoever situate and howsoever held, herein referred to as my Residuary Estate, I give, devise and bequeath equal shares to each child of mine who is living at my death and to the then-living children, collectively, of each child of mine who predeceases me, such children to take the share which their parent, the deceased child of mine, would have taken if alive, subject only to the provisions hereinafter made with respect to the share of a minor.

ARTICLE THIRTEEN

If, under the foregoing provisions, a minor shall become entitled to a share of my estate, then notwithstanding anything herein to the contrary, I give, devise and bequeath said minor's share to my Executor, as Trustee, with all the powers and authority hereinafter conferred upon my Executor, to pay to or expend for the benefit of said minor, with or without the intervention of a guardian, so much of the income and principal of his share as my Trustee, in my Trustee's sole discretion, shall deem to be necessary for said beneficiary's support, maintenance, and education (including higher education), adding to the principal of his share any income not so paid or expended, until he attains the age of eighteen, at which time he shall be entitled to receive his share free of any trusts. This provision shall not be construed to postpone the vesting of any share of my estate, but shall have only the effect of postponing the beneficiary's uncontrolled enjoyment thereon during minority. I nominate my Executor as

my Trustee, and I request that no surety or security be required on the bond of my Trustee. Pursuant to Virginia Code Section 64.2-1307, I direct that my Trustee shall not be required to file annual accounts with a court as otherwise required by Virginia law.

ARTICLE FOURTEEN

I nominate ANGELA as Executor of this, my last will and testament, but if she should predecease me, fail to qualify or cease to act, I nominate LEE as my Executor. I request that no surety or security be required on the bond of any of them as my Executor. I authorize my Executor either to request or not to request the Court or Clerk to appoint appraisers for my estate as my Executor, in my Executor's sole discretion, shall deem to be in the best interests of my estate.

In managing and administering my estate, my Executor, in addition to all other powers granted by law, shall possess and may exercise the powers set forth in Section 64.2-105 of the Code of Virginia, which section and powers in whole are by this reference incorporated herein.

As used in this will, unless the context indicates otherwise, the singular shall include the plural, the plural the singular, the masculine the feminine, and the feminine the masculine.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this, my will, this 25th day of April, 2013.

Lawrence L. Coleman (SEAL)
Lawrence L. Coleman, Sr.

BOOK 71 PAGE 234

We, the undersigned, do hereby certify that Lawrence L. Coleman, Sr. has signed, sealed, acknowledged and declared the foregoing paper as and for his last will and testament in the presence of us, two competent witnesses, who, in his presence, at his request, and in the presence of each other, all present together at the same time, have hereunto subscribed our names as attesting witnesses this 25th day of April, 2013.

STATE OF VIRGINIA,

City of Petersburg, to-wit:

Before me, the undersigned authority, on this day personally appeared Lawrence L. Coleman, Sr., James F Anderson and M Michelle Russell, known to me to be the testator and witnesses, respectively, whose names are signed to the attached or foregoing instrument, and, all of these persons being by me first duly sworn, Lawrence L. Coleman, Sr., the testator, declared to me and to the witnesses in my presence that said instrument is his last will and testament and that he had willingly signed or directed another to sign the same for him, and executed it in the presence of said witnesses as his free and voluntary act for the purposes therein expressed; that said witnesses stated before me that the foregoing will was executed and acknowledged by the testator as his last will and testament in the presence of

said witnesses who, in his presence and at his request and in the presence of each other, did subscribe their names thereto as attesting witnesses on the day of the date of said will and that the testator, at the time of the execution of said will, was over the age of eighteen years and of sound and disposing mind and memory.

Sworn and acknowledged before me by Lawrence L. Coleman, Sr., the testator, and [illegible], witness, and [illegible], witness, this 25th day of April, 2013.

My commission expires: 9/30/2013 Registration No.: 215595

Commonwealth of Virginia
Notary Public
Registration No. 215595
My Commission Expires 9-30-13

Notary Public

[illegible] Lawrence L. Coleman, Sr.

BOOK 71 PAGE 236

VIRGINIA:

IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT
OF THE COUNTY OF HENRICO

A paper writing bearing date the 25th day of April, 2013, purporting to be the last will and testament of **LAWRENCE L. COLEMAN, SR.**, late of the County of Henrico, deceased, who died on the 6th day of September, 2019, was presented in the office aforesaid for probate as a self-proved will pursuant to the provisions of Virginia Code Section 64.2-452. And it appearing that the acknowledgement thereof by the testator and the affidavits of the attesting witnesses, were made before a Notary Public for the Commonwealth of Virginia, as evidenced by the certificate and official seal attached thereto, it is ordered that said writing be established as the true last will and testament of the said testator and that the same be recorded as such.

On motion of Angela C. Quinn, the executor named in the will, she was permitted to qualify as such. Thereupon, Angela C. Quinn made oath according to law and entered into and acknowledged a bond in the penalty of $3,077,000.00, conditioned according to law, which said bond is ordered to be recorded, and without security, as requested in the will.

Certificate is granted the said Angela C. Quinn for obtaining a probate of said will in due form.

Given under my hand this 10th day of December, 2019.

Nicole T. Hoskins
Clerk

BOOK 71 PAGE 237

LIST OF HEIRS

COMMONWEALTH OF VIRGINIA

HENRICO COUNTY CIRCUIT COURT

LAWRENCE LEE COLEMAN SR. — Name of Decedent

September 6, 2019 — Date of Death

I/We, the undersigned, hereby state under oath that the following are all of the heirs of the Decedent:

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
Angela Coleman Quinn	504 Weston Ct., Henrico, VA 23238	Daughter	Adult
Rosemarie Coleman Bland	310 Peachtree Street, Emporia, VA 23847	Daughter	Adult
Lawrence Lee Coleman Jr.	18275 Walkers Mill Rd., Jarratt, VA 23867	Son	Adult

I/we am/are (please check one):

☐ Proponent(s) of the will (no qualification)

☒ Personal representative(s) of the decedent's estate

☐ Heir-at-law of intestate decedent (no qualification within 30 days following death)

Given under my/our hand this 10th day of December, 2019

Angela C. Quinn
Signature of Subscriber — Name of Subscriber

State of Virginia, County of Henrico, to-wit:
Subscribed and sworn to before me by Angela C Quinn on the 10th day of December, 2019.

DEPUTY CLERK

VIRGINIA In the Clerk's Office of the Henrico Circuit Court this 10th day of December the foregoing LIST OF HEIRS was filed and admitted to record

Teste Heidi S Barshinger
Clerk

By Deputy Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	14000001
Frequency:	1
Supplement No:	0
Name:	COLEMAN LAWRENCE L JR
Account No:	4697
Name 2:	N/A
Map ID:	119 A 25
Address:	18275 WALKERS MILL ROAD JARRATT VA 23867
Description:	RT 619 BELLE AIR
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$303,500
Improvement Value:	$103,100
Original Bill:	$1,951.68
Acres:	211.2000
Last Transaction Date:	10/14/2022
Payments:	$1,951.68-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 1951.68	$ 1951.68
10/14/2022	Prepayment	127	$ -1951.68	$ 0.00

First Previous 1 Next Last

New Search Previous

997T
Document Prepared By:
Thomas H. Rose, Jr., VSB 07399
Attorney at Law
P. O. Drawer B
Stony Creek, Virginia 23882
(434-246-4941)

Return Recorded Document To:
Thomas H. Rose, Jr.

Purchase Price: $ 325,000.00
Assessment: $169,400.00

Grantee's Address:
21014 Double Branch Road
Stony Creek, Virginia 23882

Tax Map Number(s): 101(A)23

(x) Deed Prepared Without Benefit of a Title Examination
(x) Preparer was not requested to obtain an Owner's Title Policy
(n/a) Title Insurance Underwriter

THIS DEED, made this 25th day of March, 2013, by and between Christopher R. KIDD and Mary Rose HATCHER, Parties of the First Part and hereinafter styled "Grantors", and Mark Carpenter SPIERS, Party of the Second Part and hereinafter styled "Grantee".

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee to the Grantors, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby bargain, sell, grant and convey with General Warranty and English Covenants of Title, unto the said Mark Carpenter Spiers, the following described real estate with the buildings and improvements thereon and the appurtenances thereunto belonging, to-wit:

"All that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 176.5 acres, more or less, being shown and described on a plat of survey made by Irving H. Pritchett, III, C.L.S., dated December 17, 1981, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book 16, at page 88, to which plat reference is hereby made for a more particular description of the real estate."

Being in all respects the same real estate conveyed to Christopher R. Kidd and Mary Rose Hatcher, as joint tenants with full rights of survivorship as at common law and not as tenants in common, from Christopher R. Kidd and Mary Rose Hatcher by deed dated the 24th day of August, 1998, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 162, at page 107.

This conveyance is further made subject, however, to all easements, conditions, restrictions and reservations appearing of record which affect said property.

WITNESS the following signatures and seals:

BOOK 270 PAGE 805

(SEAL)
Christopher R. Kidd

STATE OF Virginia
~~CITY~~/COUNTY OF Sussex, to-wit:

The foregoing instrument was acknowledged before me this 1st day of April, 2013, by Christopher R. Kidd.

My commission expires: August 31, 2013

(SEAL)
Notary Public # 172598

(SEAL)
Mary Rose Hatcher

STATE OF Virginia
~~CITY~~/COUNTY OF Sussex, to-wit:

The foregoing instrument was acknowledged before me this 1st day of April, 2013, by Mary Rose Hatcher.

My commission expires: August 31, 2013

(SEAL)
Notary Public # 172598

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 3rd day of April, 20 13 9:10 A. M.

The tax imposed by §58.1-802 of the Code has been paid in the amount of $ 325.00

Teste: Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	73530001
Frequency:	1
Supplement No:	0
Name:	SPIERS MARK CARPENTER
Account No:	16445
Name 2:	N/A
Map ID:	101 A 23
Address:	21014 DOUBLE BRANCH ROAD STONY CREEK VIRGINIA 23882
Description:	
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$224,500
Original Bill:	$1,077.60
Acres:	176.5000
Last Transaction Date:	11/09/2022
Payments:	$1,077.60-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 1077.60	$ 1077.60
11/09/2022	Payment	6570	$ -1077.60	$ 0.00

First Previous 1 Next Last

New Search Previous

0072
0878

BOOK 72 PAGE 878 (67)
08 70

Last Will and Testament

I, MARTIN H. KANIPE, of rural Gladys, Virginia (Campbell County), declare this to be my last will and testament, and I hereby revoke all wills and codicils heretofore made by me. I am married and have four living children, Dennis R. Kanipe, Margaret Scott Tucker Simms, Martin H. Kanipe, Jr., and Mary K. Clingenpeel, with my son, Lewis Kanipe, being already deceased.

ARTICLE ONE

A. I bequeath all of my tangible personal property to my wife, Margaret C. Kanipe (herein referred to as "my wife"). If she fails to survive me, I bequeath all my tangible personal property in reasonably equal shares to those of my children who survive me.

B. I own a farm in Sussex County, Virginia, of approximately 154 acres, more or less, known as Belle Air, which has been in my family for many years. I devise this real estate to my wife for her natural life only. She shall have the right to all crop rents and any other profits from this land, except that she shall not sell the timber, unless she and the remainderman together decide to sell the timber and share the proceeds. At my wife's death, I devise the remainder in fee simple and absolutely to my grandson, Flournoy Tucker. If he fails to survive me, I devise this remainder to my daughter, Margaret Scott Tucker Simms.

ARTICLE TWO

I devise and bequeath all the rest and residue of my estate, real and personal, to my wife. If she fails to survive me, I devise and bequeath all of this residuum to those of my children who survive my death.

ARTICLE THREE

I nominate my wife as my Executor. If she should not qualify or complete the administration of my estate, then I nominate my son, Martin H. Kanipe, Jr., as Successor Executor. If he also does not qualify or complete the administration of my estate, then I nominate my daughter, Margaret Scott Tucker Simms, as second Successor Executor. No surety shall be required upon the bond of any executor nominated in this will. If the foregoing waiver of surety is ineffective because the nominated Successor Executor is a non-resident of Virginia, then I confer upon my nominee the power to nominate a Virginia

A COPY TESTE:
VALERIE P. YOUNGER
Circuit Court Clerk
Campbell County, Virginia
By: _____
Deputy Clerk

0072
0879

resident to serve with my nominee, with both then serving as Co-executors without surety upon their bonds.

ARTICLE FOUR

A. For purposes of determining survivorship under this will, any person (whether referred to by name, relationship or other descriptive language) who is not established by clear and convincing evidence to have survived any event (including my death or the death of another person) by 120 hours shall be deemed to have predeceased that event.

B. The expenses of a funeral appropriate to my station in life and custom of living (including a suitable monument or marker for my grave) shall be paid by my Executor.

C. Where appropriate to the context, language expressed in (i) one gender shall include the other gender, and (ii) the singular shall include the plural, and vice versa.

D. In addition to the powers now or hereafter granted by law, every fiduciary serving hereunder shall have all of the powers listed in Section 64.1-57 of the Code of Virginia as in force on the date of my death; provided, however, that the foregoing powers are exercisable only in a fiduciary capacity and may not be used by any fiduciary to enlarge or shift any beneficial interest except as an incidental consequence of the discharge of fiduciary duties.

E. Although this will was prepared and executed in connection with the preparation and execution of a will by my wife that contains reciprocal or similar provisions, these wills are not being made pursuant to any contract and each one of us retains the right to modify or completely revoke his or her own will at any time during the other's lifetime or after the other's death.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this, my last will and testament, consisting of this and one other page, this 7th day of May, 2002.

Martin H. Kanipe (SEAL)

The Testator signed the foregoing instrument and declared it to be Testator's last will and testament in our joint presence and we, in Testator's presence and in the presence of each other and at Testator's request, hereunto subscribe our names as attesting witnesses thereto.

Witness — Charlotte Court House, Virginia

Witness — Charlotte Court House, Virginia

0072
0880

BOOK 72 PAGE 880

STATE OF VIRGINIA

COUNTY OF CHARLOTTE:

Before me, the undersigned authority, on this day, personally appeared, MARTIN H. KANIPE, Janet F. Early, and Edward W. Early, known to me to be the Testator and the witnesses, respectively, whose names are signed to the attached or foregoing instrument and, all of these persons being by me first duly sworn, the Testator declared to me and to the witnesses in my presence that said instrument is Testator's last will and testament and that Testator had willingly signed and executed it in the presence of said witnesses as Testator's free and voluntary act for the purposes therein expressed; that said witnesses stated before me that the foregoing will was executed and acknowledged by the Testator as Testator's last will and testament in the presence of said witnesses who, in Testator's presence and at Testator's request, and in the presence of each other, did subscribe their names thereto as attesting witnesses on the day of the date of said will, and that the Testator, at the time of the execution of said will, was over the age of 18 years and of sound and disposing mind and memory.

Martin H. Kanipe
Testator

Janet F. Early
Witness

Edward W. Early
Witness

Subscribed, sworn and acknowledged before me by the Testator and the witnesses, this 15 day of May, 2002.

Candy T. Mayhew
Notary Public

My commission expires 12-31-05.

VIRGINIA: In the Clerk's Office of the Circuit Court of Campbell County, February 19, 2003

A paper writing bearing date on the 7th day of May, 2002, purporting to be the last will and testament of Martin H. Kanipe, deceased, late of the County of Campbell, Virginia, was this produced before the clerk of this court, and was proved according to law pursuant to Section 64.1-87.1 of the Code of Virginia. Thereupon said paper writing was established and adjudged to be the true last will and testament of Martin H. Kanipe, deceased, and as such ordered to be recorded.

Teste: Deborah E. Hughes, Clerk

NO QUALIFICATION.

A COPY TESTE:
VALERIE P. YOUNGER
Circuit Court Clerk
Campbell County, Virginia
By: _____ Deputy Clerk

BOOK 72 PAGE 882

0072
0882

08 71

LIST OF HEIRS
COMMONWEALTH OF VIRGINIA

Case No.: _____

CAMPBELL COUNTY Circuit Court

MARTIN H. KANIPE — February 2, 2008
NAME OF DECEDENT — DATE OF DEATH

I/We, the undersigned, hereby state under oath that the following are all of the heirs of the Decedent:

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
MARGARET C. KANIPE	13756 BROOKNEAL HWY.	WIFE	214
DECEASED	GLADYS, VA 24554		
[John Flournoy Tucker, III	P.O.Box 82 - Wyllliesburg,VA 23976	grandson who inherits under the will	adult]

I/We am/are (please check one):

☒ Proponent(s) of the will (no qualification)

☐ Personal representative(s) of the decedent's estate

☐ Heir-at-law of intestate decedent (no qualification within 10 days following death)

Given under my/our hand this 19TH day of FEBRUARY XXXX 2008
DATE

MARTIN H. KANIPE, JR.
PRINTED NAME OF SUBSCRIBER — SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER — SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER — SIGNATURE OF SUBSCRIBER

State of VIRGINIA

City/County of CAMPBELL COUNTY, to-wit

Subscribed and sworn to before me by MARTIN H. KANIPE, JR.

this 19TH day of FEBRUARY, 2008

My commission expires: _____

CLERK / DEPUTY CLERK / NOTARY PUBLIC

VIRGINIA: In the Clerk's Office of the CAMPBELL COCircuit Court this 19TH day of FEBRUARY, 2008 the foregoing LIST OF HEIRS was filed and admitted to record.

Teste: DEBORAH F. HUGHES
CLERK

by _____, Deputy Clerk

FCRM CC-1611 (w) (MASTER) PDF 12/97
VA. CODE § 64.1-134

A COPY TESTE:
VALERIE P. YOUNGER
Circuit Court Clerk
Campbell County, Virginia
By: _____
Deputy Clerk

0072
0883

BOOK 72 PAGE 883

VIRGINIA: IN THE CIRCUIT COURT OF CAMPBELL COUNTY CLERK'S OFFICE

IN RE: MARTIN H KANIPE, Deceased

I, VALERIE P. YOUNGER , Clerk of the Circuit Court of CAMPBELL COUNTY, Virginia, do hereby certify that the foregoing is a true copy of the Last Will and Testament of MARTIN H. KANIPE, deceased, dated May 7, 2002, and admitted to probate on February 19, 2008 together with the List of Heirs and Clerk's Order of Probate, recorded as Instrument # 080000070

Given under my hand and seal of this Court on the 24th day of August, 2021.

Teste: VALERIE P. YOUNGER
CLERK

By K. Reed, Deputy Clerk

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County
13 May 2022

The foregoing certified copy of the last will and testament of MARTIN H. KANIPE, deceased, together with the order of probate and list of heirs, was this dayppresented in said office and admitted to record..

TESTE:
Gary M. Williams
Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	42030001
Frequency:	1
Supplement No:	0
Name:	KANIPE MARTIN H
Account No:	5008
Name 2:	N/A
Map ID:	119 A 26
Address:	%FLOURNOY TUCKER P O BOX 82 WYLLIESBURG VIRGINIA 23976
Description:	BELLE AIR
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$245,600
Original Bill:	$1,178.88
Acres:	130.0000
Last Transaction Date:	09/26/2022
Payments:	$0.00
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$1,178.88
Total Owed:	$1,305.42
Penalty:	$117.89
Interest:	$8.65

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 1178.88	$ 1178.88

First Previous 1 Next Last

New Search Previous

0072
0878

BOOK 72 PAGE 878 (67)

08 70

Last Will and Testament

I, MARTIN H. KANIPE, of rural Gladys, Virginia (Campbell County), declare this to be my last will and testament, and I hereby revoke all wills and codicils heretofore made by me. I am married and have four living children, Dennis R. Kanipe, Margaret Scott Tucker Simms, Martin H. Kanipe, Jr., and Mary K. Clingenpeel, with my son, Lewis Kanipe, being already deceased.

ARTICLE ONE

A. I bequeath all of my tangible personal property to my wife, Margaret C. Kanipe (herein referred to as "my wife"). If she fails to survive me, I bequeath all my tangible personal property in reasonably equal shares to those of my children who survive me.

B. I own a farm in Sussex County, Virginia, of approximately 154 acres, more or less, known as Belle Air, which has been in my family for many years. I devise this real estate to my wife for her natural life only. She shall have the right to all crop rents and any other profits from this land, except that she shall not sell the timber, unless she and the remainderman together decide to sell the timber and share the proceeds. At my wife's death, I devise the remainder in fee simple and absolutely to my grandson, Flournoy Tucker. If he fails to survive me, I devise this remainder to my daughter, Margaret Scott Tucker Simms.

ARTICLE TWO

I devise and bequeath all the rest and residue of my estate, real and personal, to my wife. If she fails to survive me, I devise and bequeath all of this residuum to those of my children who survive my death.

ARTICLE THREE

I nominate my wife as my Executor. If she should not qualify or complete the administration of my estate, then I nominate my son, Martin H. Kanipe, Jr., as Successor Executor. If he also does not qualify or complete the administration of my estate, then I nominate my daughter, Margaret Scott Tucker Simms, as second Successor Executor. No surety shall be required upon the bond of any executor nominated in this will. If the foregoing waiver of surety is ineffective because the nominated Successor Executor is a non-resident of Virginia, then I confer upon my nominee the power to nominate a Virginia

A COPY TESTE:
VALERIE P. YOUNGER
Circuit Court Clerk
Campbell County, Virginia
By: _____ Deputy Clerk

resident to serve with my nominee, with both then serving as Co-executors without surety upon their bonds.

ARTICLE FOUR

A. For purposes of determining survivorship under this will, any person (whether referred to by name, relationship or other descriptive language) who is not established by clear and convincing evidence to have survived any event (including my death or the death of another person) by 120 hours shall be deemed to have predeceased that event.

B. The expenses of a funeral appropriate to my station in life and custom of living (including a suitable monument or marker for my grave) shall be paid by my Executor.

C. Where appropriate to the context, language expressed in (i) one gender shall include the other gender, and (ii) the singular shall include the plural, and vice versa.

D. In addition to the powers now or hereafter granted by law, every fiduciary serving hereunder shall have all of the powers listed in Section 64.1-57 of the Code of Virginia as in force on the date of my death; provided, however, that the foregoing powers are exercisable only in a fiduciary capacity and may not be used by any fiduciary to enlarge or shift any beneficial interest except as an incidental consequence of the discharge of fiduciary duties.

E. Although this will was prepared and executed in connection with the preparation and execution of a will by my wife that contains reciprocal or similar provisions, these wills are not being made pursuant to any contract and each one of us retains the right to modify or completely revoke his or her own will at any time during the other's lifetime or after the other's death.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this, my last will and testament, consisting of this and one other page, this 7th day of May, 2002.

Martin H. Kanipe (SEAL)
Martin H. Kanipe

The Testator signed the foregoing instrument and declared it to be Testator's last will and testament in our joint presence and we, in Testator's presence and in the presence of each other and at Testator's request, hereunto subscribe our names as attesting witnesses thereto.

Witness — Charlotte Court House, Virginia

Witness — Charlotte Court House, Virginia

0072
0880

BOOK 72 PAGE 880

STATE OF VIRGINIA

COUNTY OF CHARLOTTE:

Before me, the undersigned authority, on this day, personally appeared, MARTIN H. KANIPE, Janet F. Eaily, and Edward W. Eaily, known to me to be the Testator and the witnesses, respectively, whose names are signed to the attached or foregoing instrument and, all of these persons being by me first duly sworn, the Testator declared to me and to the witnesses in my presence that said instrument is Testator's last will and testament and that Testator had willingly signed and executed it in the presence of said witnesses as Testator's free and voluntary act for the purposes therein expressed; that said witnesses stated before me that the foregoing will was executed and acknowledged by the Testator as Testator's last will and testament in the presence of said witnesses who, in Testator's presence and at Testator's request, and in the presence of each other, did subscribe their names thereto as attesting witnesses on the day of the date of said will, and that the Testator, at the time of the execution of said will, was over the age of 18 years and of sound and disposing mind and memory.

Martin H. Kanipe
Testator

Janet O. Eaily
Witness

Edward W. Eaily
Witness

Subscribed, sworn and acknowledged before me by the Testator and the witnesses, this 7th day of May, 2002.

Candy T. Mayhew
Notary Public

My commission expires 12-31-05.

VIRGINIA: In the Clerk's Office of the Circuit Court of Campbell County, February 19,2008

A paper writing bearing date on the 7th day of May, 2002, purporting to be the last will and testament of Martin H. Kanipe, deceased, late of the County of Campbell, Virginia, was this produced before the clerk of this court, and was proved according to law pursuant to Section 64.1-87.1 of the Code of Virginia. Thereupon said paper writing was established and adjudged to be the true last will and testament of Martin H. Kanipe, deceased, and as such ordered to be recorded.

Teste: Deborah T. Hughes Clerk

NO QUALIFICATION.

A COPY TESTE:
VALERIE P. YOUNGER
Circuit Court Clerk
Campbell County, Virginia
By: _____ Deputy Clerk

BOOK 72 PAGE 882

0072
0882

08 71

LIST OF HEIRS
COMMONWEALTH OF VIRGINIA

Case No.: _____

CAMPBELL COUNTY Circuit Court

MARTIN H. KANIPE — NAME OF DECEDENT
February 2, 2003 — DATE OF DEATH

I/We, the undersigned, hereby state under oath that the following are all of the heirs of the Decedent:

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
MARGARET C. KANIPE DECEASED	13756 BROOKNEAL HWY. GLADYS, VA 24554	WIFE	21+
[John Flournoy Tucker, III	P.O.Box 82 - Wylliesburg,VA 23976	grandson who inherits under the will	adult]

I/we am/are (please check one):

☒ Proponent(s) of the will (no qualification)
☐ Personal representative(s) of the decedent's estate
☐ Heir-at-law of intestate decedent (no qualification within 30 days following death)

Given under my/our hand this 19TH day of FEBRUARY XXXX 2008
DATE

MARTIN H. KANIPE, JR.
PRINTED NAME OF SUBSCRIBER — SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER — SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER — SIGNATURE OF SUBSCRIBER

State of VIRGINIA
City/County of CAMPBELL COUNTY to-wit:
Subscribed and sworn to before me by MARTIN H. KANIPE, JR.
this 19TH day of FEBRUARY, 2008
My commission expires: _____

CLERK / DEPUTY CLERK / NOTARY PUBLIC

VIRGINIA: In the Clerk's Office of the CAMPBELL CO Circuit Court this 19TH day of FEBRUARY, 2008 the foregoing LIST OF HEIRS was filed and admitted to record.

Teste: DEBORAH F. HUGHES
CLERK

by _____, Deputy Clerk

FCRM CC-1611 (*) (MASTER) PDF 12/07
VA. CODE § 64.1-134

A COPY TESTE:
VALERIE P. YOUNGER
Circuit Court Clerk
Campbell County, Virginia
By: _____
Deputy Clerk

VIRGINIA: IN THE CIRCUIT COURT OF CAMPBELL COUNTY CLERK'S OFFICE

IN RE: MARTIN H KANIPE, Deceased

I, VALERIE P. YOUNGER , Clerk of the Circuit Court of CAMPBELL COUNTY, Virginia, do hereby certify that the foregoing is a true copy of the Last Will and Testament of MARTIN H. KANIPE, deceased, dated May 7, 2002, and admitted to probate on February 19, 2008 together with the List of Heirs and Clerk's Order of Probate, recorded as Instrument # 080000070

Given under my hand and seal of this Court on the 24th day of August, 2021.

Teste: VALERIE P. YOUNGER
CLERK
By K. Reed, Deputy Clerk

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County
13 May 2022

The foregoing certified copy of the last will and testament of MARTIN H. KANIPE, deceased, together with the order of probate and list of heirs, was this daypresented in said office and admitted to record..

TESTE:
Mary M. Williams
Clerk

Property Identification Card

Previous

Property Address

Owner Name/Address
KANIPE MARTIN H
%FLOURNOY TUCKER
P O BOX 82
Map ID: 119 A 27 WYLLIESBURG VIRGINIA 23976
Acct No: 5009-1
Legal Description: BELLE AIR

Occupancy: VACANT
Dwelling Type:
Use/Class: AGRICULTURAL- 20-100 AC **Acreage:** 28.000
Year Assessed: 2022 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** $0
District: 03 STONY CREEK **Year Effective:** **Total Land:** $36,800
MH/Type: **On Site Date:** 06/16/2021 **Total Improvements:** $0
Condition: **Review Date:** **Total Value:** $36,800

Improvement Description		
Exterior	Interior	Site
		TOPO-LEVEL
		UTIL-ELECTRIC

Land Valuation								
TRAC: 158.300						UNAT: .00		
M	Cls	Desc	S	Size	Dpth	Rate	FF/Pct	Value
T	41	C-OFF-RD	S	14.0000		1771.00	.15-	21075
T	43	M-OFF-ROAD	A	14.0000		663.00	.15-	7890
A	96	MIXED ZONE	L	11.9000		600.00		7140
A	93	PINE	K	2.1000		325.00		682
Total Land Value				28.000				36800
Total Property Value								36800

Sec	Type	Str	Description	Area
Total Square Feet				

	Cur Value	Prev. Value	Misc
Land	36800	29400	
Improvements			
Total	36800	29400	
Average Price Per Acre		1217	

BOOK 71 PAGE 696 (117) 509

WILL OF DALE B. MAUNEY

I, DALE B. MAUNEY, of Richmond, Virginia, make this my will. I revoke all my prior wills and codicils.

Article I. My Family.

I am married to ~~DALE B. MAUNEY~~ Dorrace L. Mauney ("my husband"). I have four children living on the date of execution of this will, Marsha Bates Mauney ("Marsha"), Virginia D. Mauney ("Ginger"), Virnitia D. Mauney ("Tish"), and Dona M. Stuart ("Dona").

Article II. Distribution of My Estate.

A. Tangible Personal Property.

(1) I may make a list or memorandum expressing how I wish certain items of my tangible personal property to be distributed. It is my hope and expectation that my wishes expressed on such a list or memorandum will be carried out.

(2) I give my remaining household items, personal effects, automobiles and all other tangible personal property to my husband if he survives me.

(3) If my husband does not survive me and to the extent that I have not otherwise provided in a separate list or memorandum as specified in paragraph (1) above, I give my

remaining tangible personal property in equal shares to my daughters, Marsha, Ginger and Dona who survive me. My Executor may sell any tangible personal property that my Executor may deem inappropriate for distribution in kind and add the net proceeds to my residuary estate.

(4) My Executor may deliver any tangible personal property passing to a minor to an adult person with whom the minor resides and such adult may execute a receipt acknowledging the distribution of the tangible personal property.

(5) Tangible personal property does not include assets that, in the opinion of my Executor, were held by me primarily for business or investment purposes.

B. Residue of Estate. I give the residue of my real and personal estate to the Trustees then serving under The Dale B. Mauney Revocable Trust Agreement dated April 15, 1998 ("my Trust Agreement"), to be held in trust under the terms in effect at my death. My Trust Agreement was signed before this will.

Article III. Debts, Taxes and Other Charges.

A. Debts and Funeral Expenses. My Executor shall pay or provide for the payment of my legally enforceable debts and the expenses of my funeral and burial (including the cost of a headstone or marker). My Executor shall not seek contribution from my husband on our joint debts. However, if my husband

wishes to retain any residence or other real property subject to a mortgage or similar indebtedness, my Executor may elect not to pay the indebtedness.

B. Taxes. My Executor shall pay or provide for the payment of all estate, inheritance and similar taxes payable by reason of my death, including taxes on assets not passing under this will and interest on taxes. The taxes and interest shall be paid as a cost of administering my estate and without apportionment.

Article IV. Fiduciaries.

A. Executors. I name my husband to be my Executor. If my husband fails or ceases to serve, I name my daughter, Dona M. Stuart, to be my Executor. Dona shall have the right to designate any individual or any bank or trust company having trust powers to serve with her or in her place as Executor in order to avoid having to post security on her bond or for any other reason. I request that no bond or security be required of any Executor named in this paragraph or appointed pursuant to this paragraph. Each reference in this will to my Executor shall be deemed to refer to the Executor or Executors serving from time to time.

B. Compensation. Any individual serving as Executor shall be entitled to receive reasonable compensation for fiduciary services. Any corporate Executor shall be entitled to receive

the compensation provided for similar fiduciary services on its published fee schedule in effect when services are rendered.

C. Ancillary Administration. My Executor may designate any individual or any bank or trust company having trust powers to serve as Executor in any other jurisdiction in which ancillary administration of my estate may be necessary or appropriate. I request that no bond or security be required of such ancillary fiduciary. Each reference in my will to my Executor shall be deemed to include my ancillary Executor.

D. Fiduciary Powers. In addition to the powers granted by law, I grant my Executor the powers set forth in Section 64.1-57 of the Code of Virginia, and I incorporate that Code Section in my will by this reference. I also grant my Executor the powers set forth in the following paragraphs.

(1) My Executor may sell, exchange, lease or encumber any assets of my estate upon such terms as my Executor may deem appropriate.

(2) My Executor may borrow money for any purpose deemed in the best interests of my estate, including borrowings from my Executor, and secure such borrowings with any assets of my estate.

(3) My Executor may grant security interests and execute mortgages, deeds of trust and other instruments creating security interests upon such terms as my Executor may deem appropriate.

(4) My Executor may compromise and adjust any claims against or on behalf of my estate upon such terms as my Executor may deem appropriate.

(5) My Executor may make distributions to beneficiaries in cash or in kind.

(6) My Executor may make all tax elections and allocations that my Executor considers appropriate.

(7) My Executor may allocate assets to one share which may be of different character or have different income tax bases than assets allocated to another share.

Article V. Miscellaneous Provisions.

A. Adoption. Persons related by or through adoption shall take under my will as if related by or through birth.

B. Construction of Terms. Where appropriate to the context, pronouns or other terms expressed in one number and gender shall be deemed to include the other number and genders. References to transfer taxes shall include, gift, estate, inheritance and similar taxes, as well as generation-skipping transfer taxes.

I have signed and sealed my will consisting of six (6) typewritten pages on this 16 day of April, 1998.

Dale B. Mauney [SEAL]
DALE B. MAUNEY

DBM

The testator signed, sealed and declared this as her will in our presence on the date shown above. At the testator's request we have both signed our names as witnesses. All of this occurred at the same time and we and the testator were present together throughout.

Witness — Address: Richmond, Virginia

Barbara N. Carter
Witness — Address: Richmond Va

BOOK 71 PAGE 702

STATE OF VIRGINIA)
) ss.
COUNTY OF HENRICO)

Before me, the undersigned authority, on this date personally appeared DALE B. MAUNEY, Marc S. Skinner and _____, known to me to be the testator and witnesses, respectively, whose names are signed to the attached instrument; and, all of these persons being by me first duly sworn, DALE B. MAUNEY, the testator, declared to me and to the witnesses in my presence that said instrument is her last will and testament and that she had willingly signed and executed it in the presence of said witnesses as her free and voluntary act for the purposes therein expressed, and said witnesses stated before me that the foregoing will was executed and acknowledged by the testator as her last will and testament in the presence of said witnesses who, in her presence, and at her request, and in the presence of each other did subscribe their names thereto as attesting witnesses on the day of the date of said will, and that the testator, at the time of the execution of said will, was over the age of eighteen years and of sound and disposing mind and memory.

Dale B. Mauney
DALE B. MAUNEY

Witness

Barbara N. Carter
Witness

Subscribed, sworn and acknowledged before me by DALE B. MAUNEY, the testator; subscribed and sworn before me by Marc S. Skinner and _____, witnesses, this 21st day of April, 1998.

Notary Public

My commission expires: May 30, 2000.

BOOK 71 PAGE 703

CODICIL TO THE

Last Will and Testament
of

DALE B. MAUNEY

I, DALE B. MAUNEY, of Lancaster County, Virginia, make this Codicil to my Last Will and Testament made by me on APRIL 16, 1998 ("my Will")

FIRST

I revoke Paragraph A of Article IV of my Will and substitute in its place and stead the following new Article IV (A) ("Executors"):

"A. Executors. I name my daughter, DONA M. STUART, and my daughter, MARSHA BATES MAUNEY, to be my Executors. If either of my daughters shall fail or cease to serve, she shall not be succeeded and my remaining Executor shall serve alone. Either of my daughters shall have the right to designate any individual or any bank or trust company having trust powers to serve with her or in her place as Executor in order to avoid having to post security on her bond or for any other reason. I request that no bond or security be required of any Executor named in this paragraph or appointed pursuant to this paragraph. Each reference in this will to my Executors shall be deemed to refer to the Executor or Executors serving from time to time."

SECOND

Except as Altered by this Codicil, I expressly confirm, ratify and republish my Last Will and Testament dated April 16, 1998.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

BOOK 71 PAGE 704

IN WITNESS WHEREOF, I have set my hand and seal to this Codicil to my Last Will and Testament consisting of two (2) typewritten pages, and on all pages of which I have placed my initials or my signature for security and identification this 22nd day of December, 2014.

Dale B. Mauney (SEAL)
DALE B. MAUNEY

Signed, sealed, published and declared for and as a Codicil to her Last Will and Testament by the Testatrix in our presence, we all being present at the same time; and we, in her presence and at her request and in the presence of each other, have subscribed our names as witnesses whereof, all on the date last above written.

Morgan W. Alley of White Stone, Virginia
Jean W Blades of Kilmarnock, Virginia

STATE OF VIRGINIA,
COUNTY OF LANCASTER, to-wit:

Before me, the undersigned authority, on this date personally appeared DALE B. MAUNEY, MORGAN W. ALLEY and JEAN W. BLADES, known to me to be the Testatrix and witnesses, respectively, whose names are signed to the attached instrument; and, all of these persons being by me first duly sworn, DALE B. MAUNEY, the Testatrix, declared to me and to the witnesses in my presence that said instrument is a Codicil to her Last Will and Testament and that she had willingly signed and executed it in the presence of said witnesses as her free and voluntary act for the purposes therein expressed; that said witnesses stated before me that the foregoing Codicil was executed and acknowledged by the Testatrix as a Codicil to her Last Will and Testament in the presence of said witnesses who, in her presence and at her request, and in the presence of each other, did subscribe their names thereto as attesting witnesses on this day of the date of said Codicil, and that the Testatrix at the time of execution of said Codicil, was over the age of eighteen (18) years and of sound and disposing mind and memory.

Sworn to and acknowledged before me by DALE B. MAUNEY, the Testatrix, MORGAN W. ALLEY and JEAN W. BLADES, witnesses, this 22nd day of December, 2014.

Diana H Shepard
Notary Public (SEAL)

My commission expires: 5-31-2016
Notary Registration Number: 115552

BOOK 71 PAGE 705

VIRGINIA:

IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT
OF THE COUNTY OF HENRICO

A paper writing bearing date the 15th day of April, 1998, together with a codicil thereto bearing date the 22nd day of December, 2014, purporting to be the last will and testament of **DALE B. MAUNEY**, late of the County of Henrico, deceased, who died on the 15th day of July, 2020, were this day produced in the office aforesaid for probate as a self-proved will and codicil thereto pursuant to the provisions of Virginia Code Section 64.2-452 or 64.2-453, as amended. And, it appearing that the acknowledgment thereof by the testator to the writing dated 22nd day of December, 2014, and the affidavits of the witnesses were made before a notary public for the Commonwealth of Virginia, as evidenced by the certificate and official seal attached thereto, it is ordered that said writings, as originally written and without additions, deletions, or interlineations, be established as the true last will and testament of the said testator and that the same be recorded as such.

Liberty is reserved unto Dona M. Stuart and Marsha Bates Mauney, the co-executors named in the will, to qualify as such when so advised.

Given under my hand this 6th day of August, 2020.

Clerk

BOOK 71 PAGE 706

LIST OF HEIRS

COMMONWEALTH OF VIRGINIA

HENRICO COUNTY CIRCUIT COURT

DALE BARNES MAUNEY — JULY 15, 2020

Name of Decedent — Date of Death

I/We, the undersigned, hereby state under oath that the following are all of the heirs of the Decedent:

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
Donald R. Mauney	300 N. Ridge Rd Unit 83 Henrico, V 23229	Husband	Adult

I/we am/are (please check one):

☒ Proponent(s) of the will (no qualification)

☐ Personal representative(s) of the decedent's estate

☐ Heir-at-law of intestate decedent (no qualification within 30 days following death)

Given under my/our hand this 6th day of August, 2020.

X Dona M. Stuart — DONA M. STUART

Signature of Subscriber — Name of Subscriber

State of Virginia, County of Henrico, to-wit:

Subscribed and sworn to before me by Dona M. Stuart on the 6th day of August, 2020.

DEPUTY CLERK

VIRGINIA: In the Clerk's Office of the Henrico Circuit Court this 6th day of August, 2020, the foregoing LIST OF HEIRS was filed and admitted to record.

Teste: Heidi S. Barshinger, Clerk

By: _____, Deputy Clerk

BOOK 71 PAGE 707

STATE PROBATE TAX PAID IN VIRGINIA

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO, to-wit:

I, Heidi S. Barshinger, Clerk of the Circuit Court of the County of Henrico, in the Commonwealth of Virginia, do hereby certify that the foregoing and hereunto annexed papers are true copies of the Last Will and Testament of **DALE B. MAUNEY**, late of the County of Henrico, deceased, which was admitted to probate in the Clerk's Office on the 6th day of August, 2020, together with the Clerk's Order and List of Heirs attached thereto.

I further certify that State Probate Tax was paid on Real Estate located in the Counties of Lancaster and Sussex, Virginia, having a value of $809,000.00, along with all required Clerk's fees.

Given under my hand this 10th day of August, 2020.

TESTE: HEIDI S. BARSHINGER, CLERK
Henrico County Circuit Court

BY: _____
Deputy Clerk

VIRGINIA: In the Clerk's Office of the
Circuit Court of Sussex County
24 August 2020

The foregoing certified copy of the last and testament of DALE B. MAUNEY, deceased, together with the order of probate and list of heirs, was this day presented in said office and admitted to record.

TESTE:

Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	48810001
Frequency:	1
Supplement No:	0
Name:	MAUNEY LORETTA DALE
Account No:	16174
Name 2:	N/A
Map ID:	101 A 30
Address:	300 NORTH RIDGE RD UNIT 83 HENRICO VA 23229
Description:	MANLOVE TR HOME PLACE
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$274,800
Original Bill:	$1,319.04
Acres:	180.0000
Last Transaction Date:	09/26/2022
Payments:	$0.00
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$1,319.04
Total Owed:	$1,479.96
Penalty:	$131.90
Interest:	$29.02

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 1319.04	$ 1319.04

First Previous 1 Next Last

New Search Previous

509

WILL OF DALE B. MAUNEY

I, DALE B. MAUNEY, of Richmond, Virginia, make this my will. I revoke all my prior wills and codicils.

Article I. My Family.

I am married to [redacted] ("my husband"). I have four children living on the date of execution of this will, Marsha Bates Mauney ("Marsha"), Virginia D. Mauney ("Ginger"), Virnitia D. Mauney ("Tish"), and Dona M. Stuart ("Dona").

Article II. Distribution of My Estate.

A. Tangible Personal Property.

(1) I may make a list or memorandum expressing how I wish certain items of my tangible personal property to be distributed. It is my hope and expectation that my wishes expressed on such a list or memorandum will be carried out.

(2) I give my remaining household items, personal effects, automobiles and all other tangible personal property to my husband if he survives me.

(3) If my husband does not survive me and to the extent that I have not otherwise provided in a separate list or memorandum as specified in paragraph (1) above, I give my

remaining tangible personal property in equal shares to my daughters, Marsha, Ginger and Dona who survive me. My Executor may sell any tangible personal property that my Executor may deem inappropriate for distribution in kind and add the net proceeds to my residuary estate.

(4) My Executor may deliver any tangible personal property passing to a minor to an adult person with whom the minor resides and such adult may execute a receipt acknowledging the distribution of the tangible personal property.

(5) Tangible personal property does not include assets that, in the opinion of my Executor, were held by me primarily for business or investment purposes.

B. Residue of Estate. I give the residue of my real and personal estate to the Trustees then serving under The Dale B. Mauney Revocable Trust Agreement dated April 15, 1998 ("my Trust Agreement"), to be held in trust under the terms in effect at my death. My Trust Agreement was signed before this will.

Article III. Debts, Taxes and Other Charges.

A. Debts and Funeral Expenses. My Executor shall pay or provide for the payment of my legally enforceable debts and the expenses of my funeral and burial (including the cost of a headstone or marker). My Executor shall not seek contribution from my husband on our joint debts. However, if my husband

wishes to retain any residence or other real property subject to a mortgage or similar indebtedness, my Executor may elect not to pay the indebtedness.

B. Taxes. My Executor shall pay or provide for the payment of all estate, inheritance and similar taxes payable by reason of my death, including taxes on assets not passing under this will and interest on taxes. The taxes and interest shall be paid as a cost of administering my estate and without apportionment.

Article IV. Fiduciaries.

A. Executors. I name my husband to be my Executor. If my husband fails or ceases to serve, I name my daughter, Dona M. Stuart, to be my Executor. Dona shall have the right to designate any individual or any bank or trust company having trust powers to serve with her or in her place as Executor in order to avoid having to post security on her bond or for any other reason. I request that no bond or security be required of any Executor named in this paragraph or appointed pursuant to this paragraph. Each reference in this will to my Executor shall be deemed to refer to the Executor or Executors serving from time to time.

B. Compensation. Any individual serving as Executor shall be entitled to receive reasonable compensation for fiduciary services. Any corporate Executor shall be entitled to receive

the compensation provided for similar fiduciary services on its published fee schedule in effect when services are rendered.

C. Ancillary Administration. My Executor may designate any individual or any bank or trust company having trust powers to serve as Executor in any other jurisdiction in which ancillary administration of my estate may be necessary or appropriate. I request that no bond or security be required of such ancillary fiduciary. Each reference in my will to my Executor shall be deemed to include my ancillary Executor.

D. Fiduciary Powers. In addition to the powers granted by law, I grant my Executor the powers set forth in Section 64.1-57 of the Code of Virginia, and I incorporate that Code Section in my will by this reference. I also grant my Executor the powers set forth in the following paragraphs.

(1) My Executor may sell, exchange, lease or encumber any assets of my estate upon such terms as my Executor may deem appropriate.

(2) My Executor may borrow money for any purpose deemed in the best interests of my estate, including borrowings from my Executor, and secure such borrowings with any assets of my estate.

(3) My Executor may grant security interests and execute mortgages, deeds of trust and other instruments creating security interests upon such terms as my Executor may deem appropriate.

(4) My Executor may compromise and adjust any claims against or on behalf of my estate upon such terms as my Executor may deem appropriate.

(5) My Executor may make distributions to beneficiaries in cash or in kind.

(6) My Executor may make all tax elections and allocations that my Executor considers appropriate.

(7) My Executor may allocate assets to one share which may be of different character or have different income tax bases than assets allocated to another share.

Article V. Miscellaneous Provisions.

A. Adoption. Persons related by or through adoption shall take under my will as if related by or through birth.

B. Construction of Terms. Where appropriate to the context, pronouns or other terms expressed in one number and gender shall be deemed to include the other number and genders. References to transfer taxes shall include, gift, estate, inheritance and similar taxes, as well as generation-skipping transfer taxes.

I have signed and sealed my will consisting of six (6) typewritten pages on this 16 day of April, 1998.

Dale B. Mauney (SEAL)
DALE B. MAUNEY

DBM

BOOK 71 PAGE 701

The testator signed, sealed and declared this as her will in our presence on the date shown above. At the testator's request we have both signed our names as witnesses. All of this occurred at the same time and we and the testator were present together throughout.

Witness — Address: Richmond, Virginia

Witness: Barbara N. Carter — Address: Richmond, Va

-6-

BOOK 71 PAGE 702

STATE OF VIRGINIA)
) ss.
COUNTY OF HENRICO)

Before me, the undersigned authority, on this date personally appeared DALE B. MAUNEY, Marc S. Gilmore and _____, known to me to be the testator and witnesses, respectively, whose names are signed to the attached instrument; and, all of these persons being by me first duly sworn, DALE B. MAUNEY, the testator, declared to me and to the witnesses in my presence that said instrument is her last will and testament and that she had willingly signed and executed it in the presence of said witnesses as her free and voluntary act for the purposes therein expressed, and said witnesses stated before me that the foregoing will was executed and acknowledged by the testator as her last will and testament in the presence of said witnesses who, in her presence, and at her request, and in the presence of each other did subscribe their names thereto as attesting witnesses on the day of the date of said will, and that the testator, at the time of the execution of said will, was over the age of eighteen years and of sound and disposing mind and memory.

Dale B. Mauney
DALE B. MAUNEY

Witness

Barbara N. Carter
Witness

Subscribed, sworn and acknowledged before me by DALE B. MAUNEY, the testator; subscribed and sworn before me by Marc S. Gilmore and _____, witnesses, this 1st day of April, 1998.

Notary Public

My commission expires: May 30, 2000.

CODICIL TO THE

Last Will and Testament
of

DALE B. MAUNEY

I, DALE B. MAUNEY, of Lancaster County, Virginia, make this Codicil to my Last Will and Testament made by me on APRIL 16, 1998 ("my Will").

FIRST

I revoke Paragraph A of Article IV of my Will and substitute in its place and stead the following new Article IV ("A. Executors"):

"A. Executors. I name my daughter, DONA M. STUART, and my daughter, MARSHA BATTEN MAUNEY to be my Executors. If either of my daughters shall fail or cease to serve, she shall not be succeeded and my remaining Executor shall serve alone. Either of my daughters shall have the right to designate any individual or any bank or trust company having trust powers to serve with her or in her place as Executor in order to avoid having to post security on her bond or for any other reason. I request that no bond or security be required of any Executor named in this paragraph or appointed pursuant to this paragraph. Each reference in this will to my Executors shall be deemed to refer to the Executor or Executors serving from time to time."

SECOND

Except as altered by this Codicil, I expressly confirm, ratify and republish my Last Will and Testament dated April 16, 1998.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

BOOK 71 PAGE 704

IN WITNESS WHEREOF, I have set my hand and seal to this Codicil to my Last Will and Testament consisting of two (2) typewritten pages, and on all pages of which I have placed my initials or my signature for security and identification this 22nd day of December, 2014.

Dale B. Mauney (SEAL)
DALE B. MAUNEY

Signed, sealed, published and declared for and as a Codicil to her Last Will and Testament by the Testatrix in our presence, we all being present at the same time; and we, in her presence and at her request and in the presence of each other, have subscribed our names as witnesses whereof, all on the date last above written.

Morgan W. Alley of Winchester, Virginia
Jean W. Blades of Warsaw, Virginia

STATE OF VIRGINIA,
COUNTY OF LANCASTER, to-wit:

Before me, the undersigned authority, on this date personally appeared DALE B. MAUNEY, MORGAN W. ALLEY and JEAN W. BLADES, known to me to be the Testatrix and witnesses, respectively, whose names are signed to the attached instrument; and, all of these persons being by me first duly sworn, DALE B. MAUNEY, the Testatrix, declared to me and to the witnesses in my presence that said instrument is a Codicil to her Last Will and Testament and that she had willingly signed and executed it in the presence of said witnesses as her free and voluntary act for the purposes therein expressed; that said witnesses stated before me that the foregoing Codicil was executed and acknowledged by the Testatrix as a Codicil to her Last Will and Testament in the presence of said witnesses who, in her presence and at her request, and in the presence of each other, did subscribe their names thereto as attesting witnesses on this day of the date of said Codicil, and that the Testatrix at the time of execution of said Codicil, was over the age of eighteen (18) years and of sound and disposing mind and memory.

Sworn to and acknowledged before me by DALE B. MAUNEY, the Testatrix, MORGAN W. ALLEY and JEAN W. BLADES, witnesses, this 22nd day of December, 2014.

Mara A. Shepard
Notary Public (SEAL)

My commission expires: 5-31-2016
Notary Registration Number: 115552

BOOK 71 PAGE 705

VIRGINIA:

IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT
OF THE COUNTY OF HENRICO

A paper writing bearing date the 15th day of April, 1998, together with a codicil thereto bearing date the 22nd day of December, 2014, purporting to be the last will and testament of **DALE B. MAUNEY**, late of the County of Henrico, deceased, who died on the 15th day of July, 2020, were this day produced in the office aforesaid for probate as a self-proved will and codicil thereto pursuant to the provisions of Virginia Code Section 64.2-452 or 64.2-453, as amended. And, it appearing that the acknowledgment thereof by the testator to the writing dated 22nd day of December, 2014, and the affidavits of the witnesses were made before a notary public for the Commonwealth of Virginia, as evidenced by the certificate and official seal attached thereto, it is ordered that said writings, as originally written and without additions, deletions, or interlineations, be established as the true last will and testament of the said testator and that the same be recorded as such.

Liberty is reserved unto Dona M Stuart and Marsha Bates Mauney, the co-executors named in the will, to qualify as such when so advised

Given under my hand this 6th day of August, 2020.

Linda D Barshinger
Clerk

BOOK 71 PAGE 706

LIST OF HEIRS

COMMONWEALTH OF VIRGINIA

HENRICO COUNTY CIRCUIT COURT

DALE BARNES MAUNEY — Name of Decedent

JULY 15, 2020 — Date of Death

I/We, the undersigned, hereby state under oath that the following are all of the heirs of the Decedent:

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
Donald R. Mauney	300 N. Ridge Rd Unit 83 Henrico, V 23229	Husband	Adult

I/we am/are (please check one):

☒ Proponent(s) of the will (no qualification)

☐ Personal representative(s) of the decedent's estate

☐ Heir-at-law of intestate decedent (no qualification within 30 days following death)

Given under my/our hand this 6th day of August, 2020.

Signature of Subscriber

DONA M. STUART — Name of Subscriber

State of Virginia, County of Henrico, to-wit:
Subscribed and sworn to before me by Dona M. Stuart on the 6th day of August, 2020.

DEPUTY CLERK

VIRGINIA: In the Clerk's Office of the Henrico Circuit Court this 6th day of August, 2020, the foregoing LIST OF HEIRS was filed and admitted to record.

Teste: Heidi S. Barshinger
Clerk

By: _____, Deputy Clerk

BOOK 71 PAGE 707

STATE PROBATE TAX PAID IN VIRGINIA

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO, to-wit:

I, Heidi S. Barshinger, Clerk of the Circuit Court of the County of Henrico, in the Commonwealth of Virginia, do hereby certify that the foregoing and hereunto annexed papers are true copies of the Last Will and Testament of **DALE B. MAUNEY**, late of the County of Henrico, deceased, which was admitted to probate in the Clerk's Office on the 6th day of August, 2020, together with the Clerk's Order and List of Heirs attached thereto.

I further certify that State Probate Tax was paid on Real Estate located in the Counties of Lancaster and Sussex, Virginia, having a value of $809,000.00, along with all required Clerk's fees.

Given under my hand this 10th day of August, 2020.

TESTE: HEIDI S. BARSHINGER, CLERK
Henrico County Circuit Court

BY: _____
Deputy Clerk

CIRCUIT COURT HENRICO COUNTY VIRGINIA

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County
24 August 2020

The foregoing certified copy of the last and testament of DALE B. MAUNEY, deceased, together with the order of probate and list of heirs, was this day presented in said office and admitted to record.

TESTE:

Clerk

This deed made and entered into this 5th day of March, 1971, by and between C. L. Bolster, Jr. and Carter Barnes, Executors of the estate of Lottie R. Bolster, deceased, parties of the first part and Dale Barnes Mauney, party of the second part.

WHEREAS, Lottie R. Bolster was deceased, testate, on February 9, 1971, seized and possessed of the hereinafter described real estate; and

WHEREAS, she designated in her Last Will and Testament, probated in Will Book 16, page 256 in the Clerk's Office of the Circuit Court of Dinwiddie County, Virginia, C. L. Bolster, Jr. and Carter Barnes as her Executors and they, and each of them have qualified as such, their qualification being lodged with the Will aforesaid; and

WHEREAS, the said Lottie R. Bolster devised the hereinafter described real estate to the party of the second part and the parties of the first part, in their capacity as Executors of the Estate of Lottie R. Bolster, deceased, doth desire to distribute the hereinafter described real estate to the party of the second part pursuant to the terms of the aforesaid Will, now therefore;

WITNESSETH:

In consideration of the premises hereof and pursuant to the terms of the aforesaid Will to which reference is hereby made, the parties of the first part doth grant and convey, with Special Warranty and in fee simple unto the party of the second part the hereinafter described real estate, to-wit:

All that certain tract or parcel of land in Stony Creek District, Sussex County, Virginia, containing 75 acres, more or less, being the identical property conveyed to Mabel C. Powell by deed recorded September 25, 1945 in D. B. 41 page 282 along with plat describing said land of record in Plat Book #5 page 66 all of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia, and further being the same real estate conveyed to W. E. Bolster by deed dated July 27, 1951 and recorded August 20, 1951 in the Clerk's Office of the Circuit Court of Sussex County, Virginia in Deed Book 48, page 88. The Will of W. E. Bolster is recorded in the aforesaid Clerk's Office in Will Book 14, page 127. The Will of Lottie R. Bolster is recorded in the aforesaid Clerk's Office in Will Book 22, page 83.

Witness the following signatures and seals:

C. L. Bolster Jr. (SEAL)
C. L. Bolster Jr., Executor of the Estate of Lottie R. Bolster, deceased.

Recorded MAY 4- 1971
Mr. Donald R. Mauney
4406 Longleaf Drive
Richmond Va. 23229

Carter Barnes (SEAL)
Carter Barnes, Executor of the
Estate of Lottie R. Bolster, deceased.

State of Virginia,

County of Dinwiddie, to-wit:

I, Joyce W. Hauser, a Notary Public in and for the County and State aforesaid do hereby certify that C. L. Bolster Jr., Executor of the Estate of Lottie R. Bolster, deceased and Carter Barnes, Executor of the Estate of Lottie R. Bolster, deceased, whose names are signed to the foregoing writing bearing date on the 5th day of March, 1971, have acknowledged the same before me in my County aforesaid.

Given under my hand this 5th day of March, 1971.

My commission expires the 27th day of May, 1972.

Joyce W. Hauser
Notary Public.

VIRGINIA: Clerk's Office of the Circuit Court of Sussex County
APR 14 1971, at 3:45 o'clock P. M., this deed
of Gift was received and with the certificate annexed,
admitted to record.
Teste Ruth Ann Harvey Deputy, Clerk.

BOOK 71 PAGE 696 509

WILL OF DALE B. MAUNEY

I, DALE B. MAUNEY, of Richmond, Virginia, make this my will. I revoke all my prior wills and codicils.

Article I. My Family.

I am married to ~~Dale B. Mauney~~ Dianne R Mauney ("my husband"). I have four children living on the date of execution of this will, Marsha Bates Mauney ("Marsha"), Virginia D. Mauney ("Ginger"), Virnitia D. Mauney ("Tish"), and Dona M. Stuart ("Dona").

Article II. Distribution of My Estate.

A. Tangible Personal Property.

(1) I may make a list or memorandum expressing how I wish certain items of my tangible personal property to be distributed. It is my hope and expectation that my wishes expressed on such a list or memorandum will be carried out.

(2) I give my remaining household items, personal effects, automobiles and all other tangible personal property to my husband if he survives me.

(3) If my husband does not survive me and to the extent that I have not otherwise provided in a separate list or memorandum as specified in paragraph (1) above, I give my

remaining tangible personal property in equal shares to my daughters, Marsha, Ginger and Dona who survive me. My Executor may sell any tangible personal property that my Executor may deem inappropriate for distribution in kind and add the net proceeds to my residuary estate.

(4) My Executor may deliver any tangible personal property passing to a minor to an adult person with whom the minor resides and such adult may execute a receipt acknowledging the distribution of the tangible personal property.

(5) Tangible personal property does not include assets that, in the opinion of my Executor, were held by me primarily for business or investment purposes.

B. Residue of Estate. I give the residue of my real and personal estate to the Trustees then serving under The Dale B. Mauney Revocable Trust Agreement dated April 15, 1998 ("my Trust Agreement"), to be held in trust under the terms in effect at my death. My Trust Agreement was signed before this will.

Article III. Debts, Taxes and Other Charges.

A. Debts and Funeral Expenses. My Executor shall pay or provide for the payment of my legally enforceable debts and the expenses of my funeral and burial (including the cost of a headstone or marker). My Executor shall not seek contribution from my husband on our joint debts. However, if my husband

wishes to retain any residence or other real property subject to a mortgage or similar indebtedness, my Executor may elect not to pay the indebtedness.

B. Taxes. My Executor shall pay or provide for the payment of all estate, inheritance and similar taxes payable by reason of my death, including taxes on assets not passing under this will and interest on taxes. The taxes and interest shall be paid as a cost of administering my estate and without apportionment.

Article IV. Fiduciaries.

A. Executors. I name my husband to be my Executor. If my husband fails or ceases to serve, I name my daughter, Dona M. Stuart, to be my Executor. Dona shall have the right to designate any individual or any bank or trust company having trust powers to serve with her or in her place as Executor in order to avoid having to post security on her bond or for any other reason. I request that no bond or security be required of any Executor named in this paragraph or appointed pursuant to this paragraph. Each reference in this will to my Executor shall be deemed to refer to the Executor or Executors serving from time to time.

B. Compensation. Any individual serving as Executor shall be entitled to receive reasonable compensation for fiduciary services. Any corporate Executor shall be entitled to receive

the compensation provided for similar fiduciary services on its published fee schedule in effect when services are rendered.

C. Ancillary Administration. My Executor may designate any individual or any bank or trust company having trust powers to serve as Executor in any other jurisdiction in which ancillary administration of my estate may be necessary or appropriate. I request that no bond or security be required of such ancillary fiduciary. Each reference in my will to my Executor shall be deemed to include my ancillary Executor.

D. Fiduciary Powers. In addition to the powers granted by law, I grant my Executor the powers set forth in Section 64.1-57 of the Code of Virginia, and I incorporate that Code Section in my will by this reference. I also grant my Executor the powers set forth in the following paragraphs.

(1) My Executor may sell, exchange, lease or encumber any assets of my estate upon such terms as my Executor may deem appropriate.

(2) My Executor may borrow money for any purpose deemed in the best interests of my estate, including borrowings from my Executor, and secure such borrowings with any assets of my estate.

(3) My Executor may grant security interests and execute mortgages, deeds of trust and other instruments creating security interests upon such terms as my Executor may deem appropriate.

(4) My Executor may compromise and adjust any claims against or on behalf of my estate upon such terms as my Executor may deem appropriate.

(5) My Executor may make distributions to beneficiaries in cash or in kind.

(6) My Executor may make all tax elections and allocations that my Executor considers appropriate.

(7) My Executor may allocate assets to one share which may be of different character or have different income tax bases than assets allocated to another share.

Article V. Miscellaneous Provisions.

A. Adoption. Persons related by or through adoption shall take under my will as if related by or through birth.

B. Construction of Terms. Where appropriate to the context, pronouns or other terms expressed in one number and gender shall be deemed to include the other number and genders. References to transfer taxes shall include, gift, estate, inheritance and similar taxes, as well as generation-skipping transfer taxes.

I have signed and sealed my will consisting of six (6) typewritten pages on this 16 day of April, 1998.

Dale B. Mauney [SEAL]
DALE B. MAUNEY

DBM

The testator signed, sealed and declared this as her will in our presence on the date shown above. At the testator's request we have both signed our names as witnesses. All of this occurred at the same time and we and the testator were present together throughout.

Witness — Address: Richmond, Virginia

Witness: Barbara M. Carter — Address: Richmond, Va

BOOK 71 PAGE 702

STATE OF VIRGINIA)
) ss.
COUNTY OF HENRICO)

Before me, the undersigned authority, on this date personally appeared DALE B. MAUNEY, Mary S. Robinson and _____, known to me to be the testator and witnesses, respectively, whose names are signed to the attached instrument; and, all of these persons being by me first duly sworn, DALE B. MAUNEY, the testator, declared to me and to the witnesses in my presence that said instrument is her last will and testament and that she had willingly signed and executed it in the presence of said witnesses as her free and voluntary act for the purposes therein expressed, and said witnesses stated before me that the foregoing will was executed and acknowledged by the testator as her last will and testament in the presence of said witnesses who, in her presence, and at her request, and in the presence of each other did subscribe their names thereto as attesting witnesses on the day of the date of said will, and that the testator, at the time of the execution of said will, was over the age of eighteen years and of sound and disposing mind and memory.

Dale B. Mauney
DALE B. MAUNEY

Mary S. Robinson
Witness

Barbara N. Carter
Witness

Subscribed, sworn and acknowledged before me by DALE B. MAUNEY, the testator; subscribed and sworn before me by Mary S. Robinson and _____, witnesses, this 22nd day of April, 1998.

Notary Public

(SEAL)

My commission expires: May 30, 2000.

BOOK 71 PAGE 703

CODICIL TO THE

Last Will and Testament
of
DALE B. MAUNEY

I, DALE B. MAUNEY, of Lancaster County, Virginia, make this Codicil to my Last Will and Testament made by me on APRIL 16, 1998 ("my Will").

FIRST

I revoke Paragraph A of Article IV of my Will and substitute in its place and stead the following new Article IV (A) ("Executors"):

"A. Executors. I name my daughter, DONA M. STUART, and my daughter, MARSHA BATES MAUNEY, to be my Executors. If either of my daughters shall fail or cease to serve, she shall not be succeeded and my remaining Executor shall serve alone. Either of my daughters shall have the right to designate any individual or any bank or trust company having trust powers to serve with her or in her place as Executor in order to avoid having to post security on her bond or for any other reason. I request that no bond or security be required of any Executor named in this paragraph or appointed pursuant to this paragraph. Each reference in this will to my Executors shall be deemed to refer to the Executor or Executors serving from time to time."

SECOND

Except as altered by these codicils, I expressly confirm, ratify and republish my Last Will and Testament of April 16, 1998.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

BOOK 71 PAGE 704

IN WITNESS WHEREOF, I have set my hand and seal to this Codicil to my Last Will and Testament consisting of two (2) typewritten pages, and on all pages of which I have placed my initials or my signature for security and identification this 22nd day of December, 2014.

Dale B. Mauney (SEAL)
DALE B. MAUNEY

Signed, sealed, published and declared for and as a Codicil to her Last Will and Testament by the Testatrix in our presence, we all being present at the same time; and we, in her presence and at her request and in the presence of each other, have subscribed our names as witnesses whereof, all on the date last above written.

Morgan W. Alley of White Stone, Virginia
Jean W. Blades of Kilmarnock, Virginia

STATE OF VIRGINIA,
COUNTY OF LANCASTER, to-wit:

Before me, the undersigned authority, on this date personally appeared DALE B. MAUNEY, MORGAN W. ALLEY and JEAN W. BLADES, known to me to be the Testatrix and witnesses, respectively, whose names are signed to the attached instrument; and, all of these persons being by me first duly sworn, DALE B. MAUNEY, the Testatrix, declared to me and to the witnesses in my presence that said instrument is a Codicil to her Last Will and Testament and that she had willingly signed and executed it in the presence of said witnesses as her free and voluntary act for the purposes therein expressed; that said witnesses stated before me that the foregoing Codicil was executed and acknowledged by the Testatrix as a Codicil to her Last Will and Testament in the presence of said witnesses who, in her presence and at her request, and in the presence of each other, did subscribe their names thereto as attesting witnesses on this day of the date of said Codicil, and that the Testatrix at the time of execution of said Codicil, was over the age of eighteen (18) years and of sound and disposing mind and memory.

Sworn to and acknowledged before me by DALE B. MAUNEY, the Testatrix, MORGAN W. ALLEY and JEAN W. BLADES, witnesses, this 22nd day of December, 2014.

Maria A Shepard
Notary Public (SEAL)

My commission expires: 5-31-2016
Notary Registration Number: 11552

BOOK 71 PAGE 705

VIRGINIA:

IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT
OF THE COUNTY OF HENRICO

A paper writing bearing date the 15th day of April, 1998, together with a codicil thereto bearing date the 22nd day of December, 2014, purporting to be the last will and testament of **DALE B. MAUNEY**, late of the County of Henrico, deceased, who died on the 15th day of July, 2020, were this day produced in the office aforesaid for probate as a self-proved will and codicil thereto pursuant to the provisions of Virginia Code Section 64.2-452 or 64.2-453, as amended. And, it appearing that the acknowledgment thereof by the testator to the writing dated 22nd day of December, 2014, and the affidavits of the witnesses were made before a notary public for the Commonwealth of Virginia, as evidenced by the certificate and official seal attached thereto, it is ordered that said writings, as originally written and without additions, deletions, or interlineations, be established as the true last will and testament of the said testator and that the same be recorded as such.

Liberty is reserved unto Dona M Stuart and Marsha Bates Mauney, the co-executors named in the will, to qualify as such when so advised.

Given under my hand this 6th day of August, 2020.

Clerk

BOOK 71 PAGE 706

LIST OF HEIRS

COMMONWEALTH OF VIRGINIA

HENRICO COUNTY CIRCUIT COURT

DALE BARNES MAUNEY — Name of Decedent

JULY 15, 2020 — Date of Death

I/We, the undersigned, hereby state under oath that the following are all of the heirs of the Decedent:

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
Donald R. Mauney	300 N. Ridge Rd Unit 83 Henrico, V 23229	Husband	Adult

I/we am/are (please check one):

☒ Proponent(s) of the will (no qualification)

☐ Personal representative(s) of the decedent's estate

☐ Heir-at-law of intestate decedent (no qualification within 30 days following death)

Given under my/our hand this 6th day of August, 2020.

Dona M. Stuart — Signature of Subscriber

DONA M. STUART — Name of Subscriber

State of Virginia, County of Henrico, to-wit:
Subscribed and sworn to before me by Dona M. Stuart on the 6th day of August, 2020.

DEPUTY CLERK

VIRGINIA: In the Clerk's Office of the Henrico Circuit Court this 6th day of August, 2020, the foregoing LIST OF HEIRS was filed and admitted to record.

Teste: Heidi S. Barshinger
Clerk

By: _____, Deputy Clerk

BOOK 71 PAGE 707

STATE PROBATE TAX PAID IN VIRGINIA

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO, to-wit:

I, Heidi S. Barshinger, Clerk of the Circuit Court of the County of Henrico, in the Commonwealth of Virginia, do hereby certify that the foregoing and hereunto annexed papers are true copies of the Last Will and Testament of **DALE B. MAUNEY**, late of the County of Henrico, deceased, which was admitted to probate in the Clerk's Office on the 6th day of August, 2020, together with the Clerk's Order and List of Heirs attached thereto.

I further certify that State Probate Tax was paid on Real Estate located in the Counties of Lancaster and Sussex, Virginia, having a value of $809,000.00, along with all required Clerk's fees.

Given under my hand this 10th day of August, 2020.

TESTE: HEIDI S. BARSHINGER, CLERK
Henrico County Circuit Court

BY: _____
Deputy Clerk

VIRGINIA: In the Clerk's Office of the
Circuit Court of Sussex County
24 August 2020

The foregoing certified copy of the last and testament of DALE B. MAUNEY, deceased, together with the order of probate and list of heirs, was this day presented in said office and admitted to record.

TESTE:

Clerk

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF DINWIDDIE COUNTY.

92-42 ESTATE OF DENICE W. BARNES,DECEASED

MEMORANDUM OF AFFIANT - - TESTATE ESTATE Date: July 31, 1992

1. Name of decedent and age: Denice W.Barnes Age 84
2. Color and marital status of decedent: White - Married
3. Residence: 24022 Courthouse Road Stony Creek,Virginia
4. Date and place of death: March 19, 1992 - Beth Sholom - Richmond,Va.
5. Date of Will and how proven: February 9, 1992 - Self Proven
6. Are these all the testamentary papers? Yes
7. Name and address of Executor named in will.
   Annie Hall Barnes
   24022 Courthouse Road
   Stony Creek,Virginia

H. Martin Robertson
Counsel

Annie Hall Barnes
Affidant

145	1.00
Tax	$ 161.30
Clerk	43.00
Trasfer	
Total	$ 205.30

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF DINWIDDIE COUNTY.

#92-42 ESTATE OF DENICE W. BARNES, DECEASED.

PROBATE OF WILL WITHOUT QUALIFICATION OF EXECUTOR

A paper writing bearing date, the 9th day of February, 1982 purporting to be the will of Denice W. Barnes, was this day presented by Annie Hall Barnes, the Executor named therein, and was offered for probate.

And it appearing that Denice W.Barnes, resided in Sapony District, Dinwiddie County, Virginia, within the jurisdiction of this Court; and that he died on the 19th day of March, 1992 and the will having been properly signed and acknowledged by Denice W.Barnes, the testator and Jane C.Eaves, Shelby D.Varholic and Marilyn A. Williams, the witnesses before JoAnne J. Taylor, A Notary Public for the Commonwealth of Virginia, as provided by Section 64.1-87.1.

Therefore the said paper writing dated February 9, 1982, consisting of four typewritten pages is established and adjudged to be the last will and testament of Denice W. Barnes, deceased.

Liberty is reserved unto Annie Hall Barnes, the Executor named in said will to qualify as such if so advised.

Entered this 31st day of July, 1992.

CONTINUED ON PAGE

Estate #92-42

I, DENICE W. BARNES, of Stony Creek, Virginia, do make this to be my last will, and I hereby revoke all other wills by me heretofore made.

ARTICLE I

I direct that my Executor, hereinafter named, pay as a cost of the administration of my estate all my debts, expenses of last illness and funeral expenses (including the cost of a monument or marker over my grave) and all estate and inheritance taxes upon or with respect to any property which is required to be included in my gross estate for such tax purposes. I also direct that my Executor shall not require that any part of such taxes be recovered from, paid by, or apportioned among the recipients of, or those interested in such property.

ARTICLE II

I give and bequeath all of my guns to DONALD R. MAUNEY if he survives me; but if DONALD R. MAUNEY predeceases me, then I give and bequeath all my guns in equal shares to such of my daughter's, LORETTA DALE MAUNEY, children as survive me.

ARTICLE III

I give and bequeath the sum of SIX THOUSAND DOLLARS ($6,000.00) to my wife, ANNIE HALL BARNES, if she survives me.

ARTICLE IV

I give and devise all my real property, including my farm consisting of approximately 185 acres in Sussex County, Virginia, to my daughter, LORETTA DALE MAUNEY, if she survives me; but if my daughter, LORETTA DALE MAUNEY, predeceases me, then I give and devise the said real property in equal shares to such of my daughter's, LORETTA DALE MAUNEY, children as survive me.

PRESS, PENDERSON, CULLEN, JONES & WARCHELL, P.C.
ATTORNEYS AT LAW
2 PATTERSON AVENUE
RICHMOND, VIRGINIA
23226

ARTICLE V

I give, devise and bequeath all the rest, residue and remainder of my property, real and personal, tangible and intangible, wheresoever situate and howsoever held, herein referred to as my Residuary Estate, to my wife, ANNIE HALL BARNES, if she survives me; but if my wife predeceases me, then I give, devise and bequeath my Residuary Estate to my daughter, LORETTA DALE MAUNEY. If my daughter, LORETTA DALE MAUNEY, does not survive me, then I give, devise and bequeath my Residuary Estate in equal shares to such of my daughter's, LORETTA DALE MAUNEY, children as survive me, subject only to the provisions hereinafter made with respect to the share of a minor.

ARTICLE VI

A. If, under the foregoing provisions, a minor shall become entitled to any share of my Residuary Estate, I authorize, but do not require, my Executor to dispose of such minor's share by means of either of the following two paragraphs:

1. To pay over and deliver such minor's share to a custodian as prescribed in the Virginia Uniform Gifts to Minors Act to be held and administered for the benefit of such minor as set forth in said Act, without responsibility upon my Executor to see to the proper application of the share so distributed. The custodian as aforesaid shall be selected by my Executor. The receipt of such custodian shall constitute a full acquittance of my Executor for any assets so paid over and delivered to such custodian.

2. To distribute such minor's share to my Trustee, with all the powers and authority hereinafter conferred upon my Executor (including the power and authority to sell such minor's

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ATTORNEYS AT LAW
6722 PATTERSON AVENUE
RICHMOND, VIRGINIA
23226

interest in real estate) and with power and authority in my Trustee, in its sole discretion, to accumulate the net income from such minor's share and add it to the principal thereof, or to pay to or expend for the benefit of such minor, with or without the intervention of a guardian, so much of the income and principal of his or her share as my Trustee, in its sole discretion, shall deem necessary for the support, maintenance and education of such minor, until he or she attains majority, at which time he or she shall be entitled to receive his or her share free of any trusts. No security shall be required on the bond of my Trustee. My trustee may likewise distribute all or any portion of a minor's share held pursuant to this paragraph to a custodian for the minor as set forth in Paragraph A of this Article as if my Trustee were my Executor.

B. The foregoing provisions of this Article shall not be construed to postpone the vesting of any share of my estate in such beneficiary, but shall have only the effect of postponing his or her uncontrolled enjoyment thereof until his or her share is to be paid over and delivered to him or her as prescribed in this Article.

ARTICLE VII

I nominate and appoint my wife, ANNIE HALL BARNES, as Executor of this my last will and testament. In the event that my wife shall fail to qualify, or having qualified shall cease to act as Executor hereunder during the period of administration of my estate, then I direct that my daughter, LORETTA DALE MAUNEY, serve as Executor in her stead. I appoint my wife, ANNIE HALL BARNES, as my Trustee. In the event that my wife shall fail to qualify, or having qualified shall cease to act as Trustee hereunder, then I direct that my daughter, LORETTA DALE MAUNEY, serve as Trustee in her stead.

PRESS, PENDERSON, CULLEN, JONES & WAECHTER, P.C.
ATTORNEYS AT LAW
PATTERSON AVENUE
MOND, VIRGINIA

ARTICLE VIII

In addition to all powers granted by law, my Executor and Trustee shall have all of those powers specified on the date of this will in the Code of Virginia, Section 64.1-57, which is hereby incorporated by reference as a part hereof.

ARTICLE IX

Words of any gender used in this will shall be held to include any other gender, and words in the singular shall be held to include the plural when the sense requires.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this my will, consisting of four (4) typewritten pages, this the 9th day of February, 1982.

Denice W Barnes (SEAL)
DENICE W. BARNES

We, the undersigned, do hereby certify that DENICE W. BARNES has signed, sealed, acknowledged and declared the foregoing paper as and for his last will and testament in the presence of us, three competent witnesses, who in his presence, at his request, and in the presence of each other, all present together at the same time, have hereunto subscribed our names as attesting witnesses this 9th day of February, 1982.

Jane C. Eason — Richmond, Virginia

Dorothy A Vanderlick — Richmond, Va.

Marilyn A. Williams — Richmond, Virginia

PRESS, PENDERSON, CULLER, JONES & WAECHTER, P.C. ATTORNEYS AT LAW 1529 PATTERSON AVENUE RICHMOND, VIRGINIA 23220

STATE OF VIRGINIA

, to-wit:

Before me, the undersigned authority, on this day personally appeared Denice W. Barnes, Jane C. Eaves, Shelby D. Varholick and Marilyn A. Williams, known to me to be the testator and the witnesses, respectively, whose names are signed to the attached or foregoing instrument and, all of these persons being by me first duly sworn, Denice W. Barnes, the testator, declared to me and to the witnesses in my presence that said instrument is his last will and testament and that he had willingly signed or directed another to sign the same for him, and executed it in the presence of said witnesses as his free and voluntary act for the purposes therein expressed; that said witnesses stated before me that the foregoing will was executed and acknowledged by the testator as his last will and testament in the presence of said witnesses who, in his presence and at his request, and in the presence of each other, did subscribe their names thereto as attesting witnesses on the day of the date of said will, and that the testator, at the time of the execution of said will, was over the age of eighteen (18) years and of sound and disposing mind and memory.

Denice W Barnes

Jane C. Eaves

Shelby D Varholick

Marilyn A. Williams

Subscribed, sworn and acknowledged before me by Denice W. Barnes, the testator, subscribed and sworn before me by Jane C. Eaves, Shelby D. Varholick and Marilyn A. Williams, witnesses, this 9th day of February, 1982.

Notary Public

(SEAL)

In the Clerk's Office of the Circuit Court of Dinwiddie County, Virginia 7-31-92
This instrument was received and, with the certificate annexed, admitted to record 11:00 AM
Teste: ANNIE L. WILLIAMS, CLERK
By: Deputy Clerk

PRESS, FENDERSON, CULLER, JONES & WACCHTER, P.C.
ATTORNEYS AT LAW
[illegible] PATTERSON AVENUE
[illegible]MOND, VIRGINIA
23226

VIRGINIA:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF DINWIDDIE COUNTY:

92-42 ESTATE OF DENICE W. BARNES,DECEASED

LIST OF HEIRS:

I, the undersigned Wife of Denice W.Barnes who departed this life, ~~in~~testate, on the 19th day of March,1992 ~~1991~~ on my oath do say that I have made diligent inquiry and that I believe the following to be a correct and true list, together with the ages and addresses of the heirs of the said decedent.

NAME	AGE	RELATIONSHIP	ADDRESS
Annie Hall Barnes	78	Wife	Stony Creek,Va.
Loretta Dale Mauney	52	Daughter	Richmond,Virginia

Given under my hand and seal this 31st day of July, 1992

Annie Hall Barnes

Subscribed and sworn to before me by Annie Hall Barnes this 31st day of July, 1992 ~~1991~~

Clerk

the motion picture business therein conducted, shall forthwith as Lessors enter into a lease with W. R. Tanner and John D. Kendig individually and as partners as Lessees demising said building and lot and said equipment and other tangible personal property so owned by the Lessors and now in said building to the Lessees for the term of two years commencing December 1, 1949, and expiring November 30, 1951, at the rental of $125 per month, said lease to contain terms customary for a lease of such type of property, to provide in addition that the Lessees shall during the demised term pay all taxes assessed against the said real estate and tangible personal property so demised and all licenses assessed against the business therein conducted, shall carry at their own expense for the protection of the Lessors proper fire insurance upon the said building and said tangible personal property, shall carry at their sole expense adequate public liability and property damage insurance for the benefit of both the Lessors and the Lessees, and shall keep the theatre building and the said tangible personal property in good repair, and to provide that, should the Lessors at any time desire to sell the said real estate and/or said tangible personal property, they shall first offer to sell the same to the lessees at the price at which the lessors desire to dispose of the same.

It is further adjudged, ordered, and decreed that the accounts of the said Executors and the accounts of the said Trustee be hereafter settled before the Commissioner of Accounts of this Court as heretofore until the further order of this Court and that this cause be retained upon the pending docket for such further guidance and instructions as the Court may deem advisable relative to the consummation of the sale hereinabove mentioned and for the consideration of such matters as may be from time to time properly presented to this Court.

Circuit Court of Lunenburg
Virginia
(Seal)

A Copy --Teste:
J. T. Waddill, Jr., Clerk.

Entered 12/5/49
C. O. Book M, page 219

VIRGINIA; In the Clerk's Office of Sussex Circuit Court July 2, 1953.
This Decree from W. D. Kendig, Estate, et al to John D. Kendig, et al, was this day lodged in the said office, and with the certificate annexed, admitted to record at 4 o'clock P. M, and indexed as required by law.

Teste:

Thos. B. Cocke, Jr. ,Clerk.
By: Ellis W. Cotten, D.C.

THIS DEED, Made this 25th day of January, 1949, by and between B. R. BARNES and and VIRGINIA B. BARNES, HIS WIFE; L. Y. BARNES and PAIGE J. BARNES, HIS WIFE, parties of the first part, and D. W. BARNES, party of the second part.

WITNESSETH; That for and in consideration of the sum of Ten ($10.00) Dollars and other valuable considerations not herein set forth, cash in hand paid, at and before the sealing and delivery of this deed, receipt of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey, with General Warranty, unto the said party of the second part, all of their right, title and interest,

the same being an undivided two-thirds interest, in and to the following described real estate, to-wit:

All that certain tract, piece or parcel of land, lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing fifty (50) acres, more or less, and being bounded on the South by the lands of Spencer Croshaw, on the East by the Tom Parker and Mary Green Tract, on the North by the lands of Walter Croshaw, and on the West by the John Chappell Tract; and being in all respects the same real estate that was conveyed to B. R. Barnes, D. W. Barnes and L. Y. Barnes by deed from Otho W. Chappell and wife, dated Sept. 15, 1939, and duly admitted to record in the Clerk's Office of the aforesaid county.

The said parties of the first part hereby covenant that they have the right to convey their interest in the above described real estate unto the said grantee; that they have done no act to encumber the same; that said grantee shall have quiet and peaceable possession of their interest in said real estate, free from all encumbrances whatsoever, and that they, the said parties of the first part, will execute such further assurances as may be requisite.

Witness the following signatures and seals:

B. R. BARNES (SEAL)
VIRGINIA B. BARNES (SEAL)
L. Y. BARNES (SEAL)
PAIGE J. BARNES (SEAL)

STATE OF VIRGINIA
COUNTY OF SUSSEX, TO-WIT:

I, W. E. Bolster, a notary public for the county aforesaid, in the State of Virginia, do hereby certify that B. R. Barnes and Virginia B. Barnes, ~~his wife; L. Y. Barnes and Virginia B. Barnes, his wife~~; L. Y. Barnes and Paige J. Barnes, his wife, whose names are signed to the hereto-annexed writing, bearing date on the 25th day of January, 1949, have each acknowledged the same before me, in my county aforesaid.

Given under my hand this 27 day of June, 1953.

W. E. Bolster Notary Public

W. E. Bolster
County of Dinwiddie
Notary Public
(Seal)

My commission expires on the 18 day of Dec. 1955.

VIRGINIA: In the Clerk's Office of Sussex Circuit Court July 3, 1953.
This Deed of sale from B. R. Barnes, et als., to D. W. Barnes was this day lodged in the said office, and with the certificate annexed, admitted to record at 4:30 o'clock P. M, and indexed as required by law.

Teste:
Wm. B. Cocke, Jr., Clerk.
By: Ellen W. Cotten, D.C.

55¢ Revenue Stamps Affixed and Cancelled.

THIS DEED OF GIFT is made this 20th day of September 2012, by and between LANCE V. **EVERETT**, the Grantor herein and **OLD HICKORY PROPERTIES, LLC**, a Virginia limited liability company, the Grantee herein whose address is 26819 Courthouse Road, Stony Creek, Virginia 23882.

WITNESSETH

For and in consideration of the love and affection the Grantor has for the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey, with GENERAL WARRANTY and ENGLISH COVENANTS of title, unto the said Old Hickory Properties, LLC, all the following described property, to-wit:

TAX PARCEL
119(A)4

ALL that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 361 acres, more or less, as shown and described on a plat of survey entitled "Plat E. B. Parson Estate" made by Pugh & Rivers, Engr. & Surveyors, dated April 1949, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book 6, at page 78, said tract being bounded generally as follows: On the North by the lands of J. L. Rideout and the lands formerly owned by J. H. Poole, on the East by State Highway Route No. 619 (Walkers Mill Road), on the South by the lands of Goode (now Holloway), and on the West by Hardwood Run.

LESS AND EXCEPT one (1) acre at the Northeast corner of this tract conveyed therefrom to James R. Rideout and Ruth R. Rideout, husband and wife, from Everette B. Parson, Jr. and Judith J. Parson, his wife, by deed dated the 21st day of December 1973, and recorded in the aforesaid Clerk's Office in Deed Book 81, at page 311, leaving 360 acres to be conveyed by this deed.

BEING in all respects the same property as was conveyed to Lance V. Evertt by deed dated 30 October 2006 from Everette Benjamin Parson, III, individually and as successor Trustee, etc., et al of record in the aforesaid Clerk's office Instrument Number 06-1749 [in Deed Book 226, page 472]

- *Prepared by* -
W. William Robinson, III
The Law Office of W. William Robinson, III, PLLC
316 South Main Street
Emporia, VA 23847

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

This property is conveyed subject to any and all liens, easements, restrictions, reservations and rights of way affecting said property.

This conveyance is exempt from transfer taxes pursuant to §55-518 (5) of the *Code of Virginia*, as amended.

0268
0110

BOOK 268 PAGE 110

Witness the following signature and seal, to-wit:

Lance V. Everett (SEAL)
Lance V. Everett

COMMONWEALTH OF VIRGINIA
COUNTY/~~CITY~~ OF SUSSEX, TO-WIT:

This is to certify that the foregoing deed was signed and acknowledged before me, in my jurisdiction, by Lance V. Eveett on this 20th day of September 2012.

My ~~commission~~ term Expires: 12/31/2015

~~Notary Public~~ Clerk of the Circuit Court

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 20th day of September, 2012 at 5:09 P. M.

Teste: Clerk

- Prepared by -
W. William Robinson, III
The Law Office of W. William Robinson, III, PLLC
316 South Main Street
Emporia, VA 23847

Property Identification Card

Previous

Property Address

Owner Name/Address
OLD HICKORY PROPERTIES LLC
26819 COURTHOUSE ROAD
STONY CREEK, VIRGINIA 23882

Map ID: 119 A 4
Acct No: 16248-1
Legal Description: GREENYARD RT 619

Plat Book/Page: 6 / 78
Deed Book/Page: 268 / 109

Occupancy: OTHER
Dwelling Type:
Use/Class: AGR - 100 AC OR MORE **Acreage:** 351.630
Year Assessed: 2022 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** $0
District: 03 STONY CREEK **Year Effective:** **Total Land:** $634,100
MH/Type: **On Site Date:** 05/15/2021 **Total Improvements:** $800
Condition: **Review Date:** 03/24/2022 **Total Value:** $684,900

Improvement Description

Exterior	Interior	Site
EXTR-CONC BLK	FLOR-CONCRETE	STREET-PAVED
FNDT-CONC BLOCK	FUEL-NONE	TOPO-LEVEL
RFMT-CORP STEEL	WALL-PAINTD BLK	UTIL-WELL
ROOF-GABLE		UTIL-ELECTRIC

Other Improvements Valuation

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
SHED-IMPL							800
Total Imp Value							800

Land Valuation

--- TRAC: .000 LMAT: 1.35 ---

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
T	21	O-SECONDAR	S	100.0000		$195.00		19500
T	23	M-SECONDRY	S	190.6300		1344.00		256958
A	96	MIXED TIMB	F	190.6300		$80.00		$8588
A	0	SWAMP/WETL	J	20.0000		425.00		8500
T	23	M-SECONDRY	F	53.0000		597.00		22401
Total Land Value				351.630				684100

Comments

TIMBER SOLD TO CASSBURG LAND & TIMBER 11/17/2006
LOTS SOLD-OLIVIA 1.66A-LEHMORA-1.77 AND-1.84
CHRISTOPHER-1.50 & 2 RANDOLPH-1.70
TIMBER CUT IN 2008 & NATURAL REGENERATION
MINING LEASE AGREEMENT-DRY72/603-7/31/2015
PLAT BOOK 23 PG 50-TOTAL AC 339.24-10.15 CUT OF
10.15 AC OUT OF LEASE AREA-LEASED ACRES-329.09

Total Property Value 684900

Sec	Type	Str	Description	Area
Total Square Feet				

	Cur. Value	Prev. Value	Misc.
Land	684100	388200	
Improvements	800	800	
Total	684900	389000	
Average Price Per Acre		1776	
Sale Date/Amount	9/20/2012		

0319
1014

BK 319 PG 1014 (961)

Prepared without benefit of
Title search by:
Gentry Locke Rakes & Moore, LLP
10 Franklin Road, S.E.
Roanoke, VA 24011

Grantee's Address:
Thomas W. Parson IV
P.O. Box 242
Jarratt VA 23867

Tax Map Nos.:

120-A-26;	147-A-1;	147B3-A-18;
120-A-4;	137-A-7;	147B3-A-19;
101-A-4;	137-A-13A;	147B1-A-7;
86-A-38;	137-A-20;	147B1-A-8;
		147B3-2-H.

This deed is exempt from recordation tax pursuant to Virginia Code Section 58.1-811 (A)(12), as amended.

THIS DEED OF DISTRIBUTION, made as of this 10th day of MAY 2012, by and between THOMAS W. PARSON, IV, and GEORGE LEE PARSON, SUBSTITUTE CO-TRUSTEES of the Virginia P. Parson Living Trust, dated May 21, 1996, as amended, Grantors; and THOMAS W. PARSON, IV, and GEORGE LEE PARSON, Grantees.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) paid by the Grantees to the Grantors, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors hereby grant and convey, with General Warranty and Modern English Covenants of Title unto the Grantees, as tenants in common, any and all interest of the Grantors in those certain parcels of real property, together with the improvements located thereon, if any, and the privileges and appurtenances thereunto belonging, lying and being in the County of Sussex, Virginia, more particularly described as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the above described parcel of real property, together with all easements and appurtenances belonging thereto, unto the Grantees, their successors and assigns forever.

This deed is subject to all easements, reservations, restrictions and conditions of record affecting the hereinabove described property.

WITNESS the following signatures and seals:

Thomas W. Parson IV

THOMAS W. PARSON, IV,
AS SUBSTITUTE CO-TRUSTEE OF THE VIRGINIA P. PARSON LIVING TRUST
dated May 21, 1996, as amended

COMMONWEALTH OF VIRGINIA

CITY /COUNTY OF Greenville

The foregoing Deed of Distribution was acknowledged before me this 23 day of ~~MAY~~ August 2012, by Thomas W. Parson, IV, as Substitute Co-Trustee of the Virginia P. Parson Living Trust dated May 21, 1996, as amended.

Susan D. Cornwell
Notary Public
Registration Number: 140915

My Commission Expires: 6/30/2013

SUSAN D. CORNWELL
NOTARY PUBLIC
REGISTRATION #140915
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES

George Lee Parson

GEORGE LEE PARSON,
AS SUBSTITUTE CO-TRUSTEE OF THE VIRGINIA P. PARSON LIVING TRUST
dated May 21, 1996, as amended

STATE OF GEORGIA

CITY /COUNTY OF Fulton

The foregoing Deed of Distribution was acknowledged before me this 10th day of MAY 2012, by George Lee Parson, as Substitute Co-Trustee of the Virginia P. Parson Living Trust dated May 21, 1996, as amended.

Paige M. Tan
Notary Public
Registration Number: _____

My Commission Expires: 3/9/2016

LAW OFFICES
JENTRY LOCKE
LAKES & MOORE
DANVILLE, VIRGINIA

SCHEDULE "A"

1. All that certain tract of land in Stony Creek Magisterial District, Sussex County, Virginia, known as the Grant Farm, containing by survey 116.79 acres, by plat of record in said court in Plat Book 18, at pg. 119.

2. All that certain tract of land in Stony Creek Magisterial District, Sussex County, Virginia, known as the Knox Farm or Cooks, containing by survey 77.9 acres, by plat of record in Plat Book 18, at pg. 116.

And also the undivided interest of Grantors held in the following real estate:

3. All that certain parcel of land located in Stony Creek Magisterial District, Sussex County, Virginia, being that part of the G. Lee Parson, Sr., farm known as "The Wesley Barnes Farm," near Concord Church, which is situate on the west side of it, down to State Route No. 619, the part where the home house is situated, containing approximately 40 acres, as described in clause (3) of the Last Will and Testament of G. Lee Parson, Sr., dated May 3, 1966, and of record in Will Book 23 at page 430.

And the further undivided interest of Grantors held in the following properties:

4. All that certain tract, piece or parcel of land lying and being situate in the Courthouse Magisterial District, Sussex County, Virginia, containing 14 acres, more or less, adjoining the lands of Knod and Mack Urquhart, Georgia-Pacific Corporation, and Union Camp Corporation.

5. All that certain tract, piece or parcel of land lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing 12 acres, more or less, situated on the east side of U.S. Route 301, adjacent to Route 646, Interstate 95, and the land now or formerly owned by Patel and Omen.

6. All that certain tract, piece or parcel of land lying and being situate in Henry Magisterial District, containing 265.37 acres, more or less, known as the Pond Tract adjoining the CSX Railroad, and the lands of Butler Lumber Company and Georgia Pacific Corporation.

7. All that certain tract, piece or parcel of land lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing two acres, more or less, being the residue of the Parsonage Tract on U.S. Route 301 adjoining the land of Rideout on the North.

8. All of that certain tract, piece or parcel of land lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing 6 acres, more or less, being the residue of the Applewhite Tract, lying on the west side of U.S. Route 301, adjoining the CSX railroad, the lands of Andrews, Myler, Wyatt and Allen.

9. All that certain lot, piece or parcel of land lying and being situate in the Town of Jarrett, Sussex County, Virginia, on the north side of Jarratt Avenue, adjacent to the CSX Railroad.

10. All that certain lot, piece or parcel of land lying and being situate in the Town of Jarratt, Sussex County, Virginia, on the north side of Jarratt Avenue, adjoining the lot described in paragraph 6 on the east.

11. All that certain tract, piece or parcel of land lying and being situate in the Town of Jarratt, Sussex County, Virginia, containing 20 acres, known as the Feild place lying on the east side of the CSX Railroad and adjoining the lands of Nearby Eggs, Inc., Miller, Williams and other lands of the C. M. Brown Estate.

12. All that certain tract, piece or parcel of land lying and being situate in the Town of Jarratt, Virginia, containing 24.78 acres, more or less, being a part of the Johnson Tract on the Halifax Road (Route 646) and U.S. Route 301, and adjoining the Jarratt Motel property and lands now or formerly owned by Tedesco.

13. All those certain lots, pieces or parcels of land lying in the Town of Jarratt, Virginia, designated as lots 8, 9, 16, and 17 of Block H on the plat of the Grigg property, dated 1916 and recorded in the Clerk's Office of the Circuit Court of Greensville County, Virginia, in Plat Book 2, at pg. 253.

Subject, however, to a certain deed from Bessie Feild Brown, et als., to T. W. Parson Jr., of record in the Circuit Court of Sussex County, Virginia, in Deed Book 78 at pg. 459.

By Deed dated January 20, 2000, and recorded in the Circuit Court Clerk's Office of Sussex County, Virginia, in Deed Book 171, Page 657, Thomas W. Parson, Jr. (also known as Thomas W. Parson, III), as Executor of the Estate of Virginia P. Parson, also known as Virginia Parson Parson, conveyed the interest of Virginia P. Parson in the foregoing parcels to Thomas W. Parson, Jr., as substitute Trustee of the Virginia P. Parson Living Trust dated May 21, 1996; Thomas W. Parson, Jr. (also known as Thomas W. Parson, III) died on September 30, 2001, and Thomas W. Parson, IV, and George Lee Parson became (i) substitute Co-Trustees under the Virginia P. Parson Living Trust and (ii) the sole beneficiaries of the Virginia P. Parson Living Trust.

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 24th day of August, 2022 at 2:47 P.M.

Teste: Gary M. Williams Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	58860001
Frequency:	1
Supplement No:	0
Name:	PARSON GEORGE LEE & THOMAS WESLEY
Account No:	5253
Name 2:	N/A
Map ID:	120 A 4
Address:	3064 WELLINGTON COURT ATLANTA GA 30339
Description:	KNOX TR-WILBOURNE WB52/112
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$188,000
Original Bill:	$902.40
Acres:	77.9000
Last Transaction Date:	12/05/2022
Payments:	$902.40-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 902.40	$ 902.40
12/02/2022	Payment	21425	$ -902.40	$ 0.00

First Previous 1 Next Last

New Search Previous

Return to Grantee: M/M/FREDERICK P. PARSON
16003 Parson Lane, Stony Creek, Virginia 23882
This conveyance is exempt from State Recordation Tax pursuant to § 58.1-811 (12) of the Virginia Code
Prepared by William A. Sumpter, Attorney at Law

QUITCLAIM DEED

THIS INDENTURE made and entered into this 18th day of August, 2000, between FREDERICK P. PARSON, herein called "Grantor", and FREDERICK P. PARSON AND JOYCE R. PARSON, Trustees of THE FREDERICK P. PARSON LIVING TRUST, herein called "Grantee",

WITNESSETH: That for estate planning purposes and for no monetary consideration, the Grantor does hereby release and QUITCLAIM unto the Grantee, and its successor(s) in trust, all of the following described real estate, together with improvements thereon and appurtenances thereunto pertaining, to-wit:

> ALL those two certain contiguous tracts or parcels of land, situate in Stony Creek Magisterial District, Sussex County, Virginia, containing in the aggregate one hundred thirty-one and three-tenths (131.3) acres, more or less, the first tract containing sixty-four and three tenths (64.3) acres, more or less, known as "The Cogbill Tract", and the second tract containing sixty-five (65) acres, more or less, and more particularly described in the next mentioned deed of January 14, 1983, to which deed reference is hereby made for a more particular description as to metes and bounds of the said property.
>
> BEING the same property conveyed by Deed made the 14th day of January 1983, by and between Gene P. Chappell and Alice P. Chappell, his wife, and Glenn W. Chappell and Sylvia D. Chappell, his wife, Grantors, to Frederick P. Parson, Grantee, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 101 at page 192 on January 18, 1983.

TO HAVE AND TO HOLD the said premises under THE FREDERICK P. PARSON LIVING TRUST of even date of this Deed, as the same may be amended from time to time.

TO FURTHER HAVE AND TO HOLD the property with full power, right and authority hereby granted unto Grantee, and its successor(s) in trust, to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as Grantee may, in the discretion of Grantee, deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as Grantee shall deem desirable, together with the right to grant licenses and easements for utilities or other purposes across, over and under said property, and Grantee is hereby empowered to execute, acknowledge and deliver such deed, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Mailed: APR 3 2003
Mrs. Joyce R. Parson
16093 Parson Lane
Stony Creek, VA 23882

Every deed, deed of trust, lease or other instrument executed by the Grantee, or its successor(s) in trust, on behalf of the trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder that: (1) at the time of the delivery of such instrument the trust was in full force and effect; (2) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing said trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; and (3) if such instrument is executed by successor(s) in trust to the Grantee, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of Grantee, provided such successor(s) in trust certify said in instrument that such successor(s) in trust have been properly appointed.

For purposes of identifying the successor(s) in trust to the Grantee, the following individual named as the Successor Trustee is MICHAEL F. PARSON, then T.H. ROSE, JR., singly and in that order.

This conveyance is made expressly subject to the conditions, restrictions, rights of way, and easements and other instruments of record, if any, legally affecting the aforementioned property.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

WITNESS the following signature and seal.

Frederick P Parson (SEAL)
FREDERICK P. PARSON

COMMONWEALTH OF VIRGINIA
COUNTY OF CHESTERFIELD to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that FREDERICK P. PARSON, whose name is signed to the foregoing writing bearing the date first written, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 18th day of August, 2000.

Janis L Sumpter
Notary Public

My commission expires: 31 January 2003.

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 18th day of March, 2003 at 11:17 A. M.

TESTE: Mary M Williams Clerk

Property Identification Card

Previous

Property Address

Owner Name/Address
PARSON F PARSON & JOYCE R TRUSTEES
OF THE F P PARSON LIVING TRUST
16003 PARSONS LANE

Map ID: 100 A 5 STONY CREEK VA 23882
Acct No: 5228-1
Legal Description: C R CHAPPELL LAND

Deed Book/Page: 191 / 613

Occupancy: VACANT
Dwelling Type:
Use/Class: AGRICULTURAL- 20-100 AC **Acreage:** 65.000
Year Assessed: 2022 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** $0
District: 03 STONY CREEK **Year Effective:** **Total Land:** $92,800
MH/Type: **On Site Date:** 06/15/2021 **Total Improvements:** $0
Condition: **Review Date:** **Total Value:** $92,800

|---------- Improvement Description ----------|

Exterior	Interior	Site
		STREET-PAVED
		TOPO-LEVEL
		UTIL-ELECTRIC

|---------- Land Valuation ----------|

|--- TRAC: 251.000 LMAT: 1.35 ---|

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
T	33	W-S-GRAVEL	G	65.0000		1178.00		76570
A	98	PINE	E	65.0000		250.00		16250
Total Land Value				65.000				92800

|---------- Comments ----------|

CUTOVER IN 1999 AND RESEEDED

|---|

Total Property Value 92800

Sec	Type	Str	Description	Area

Total Square Feet

	Cur. Value	Prev. Value	%Inc.
Land	92800	57600	
Improvements			
Total	92800	57600	
Average Price Per Acre		1178	

Return to Grantee: M/M/FREDERICK P. PARSON
16003 Parson Lane, Stony Creek, Virginia 23882
This conveyance is exempt from State Recordation Tax pursuant to § 58.1-811 (12) of the Virginia Code
Prepared by William A. Sumpter, Attorney at Law

QUITCLAIM DEED

THIS INDENTURE made and entered into this 18th day of August, 2000, between FREDERICK P. PARSON, herein called "Grantor", and FREDERICK P. PARSON AND JOYCE R. PARSON, Trustees of THE FREDERICK P. PARSON LIVING TRUST, herein called "Grantee".

WITNESSETH: That for estate planning purposes and for no monetary consideration, the Grantor does hereby release and QUITCLAIM unto the Grantee, and its successor(s) in trust, all of the following described real estate, together with improvements thereon and appurtenances thereunto pertaining, to-wit:

> ALL those two certain contiguous tracts or parcels of land, situate in Stony Creek Magisterial District, Sussex County, Virginia, containing in the aggregate one hundred thirty-one and three-tenths (131.3) acres, more or less, the first tract containing sixty-four and three tenths (64.3) acres, more or less, known as "The Cogbill Tract", and the second tract containing sixty-five (65) acres, more or less, and more particularly described in the next mentioned deed of January 14, 1983, to which deed reference is hereby made for a more particular description as to metes and bounds of the said property.
>
> BEING the same property conveyed by Deed made the 14th day of January 1983, by and between Gene P. Chappell and Alice P. Chappell, his wife, and Glenn W. Chappell and Sylvia D. Chappell, his wife, Grantors, to Frederick P. Parson, Grantee, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 101 at page 192 on January 18, 1983.

TO HAVE AND TO HOLD the said premises under THE FREDERICK P. PARSON LIVING TRUST of even date of this Deed, as the same may be amended from time to time.

TO FURTHER HAVE AND TO HOLD the property with full power, right and authority hereby granted unto Grantee, and its successor(s) in trust, to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as Grantee may, in the discretion of Grantee, deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as Grantee shall deem desirable, together with the right to grant licenses and easements for utilities or other purposes across, over and under said property, and Grantee is hereby empowered to execute, acknowledge and deliver such deed, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Mailed: APR 3 2003
Mrs. Joyce R. Parson
16093 Parson Lane
Stony Creek, VA 23882

Every deed, deed of trust, lease or other instrument executed by the Grantee, or its successor(s) in trust, on behalf of the trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder that: (1) at the time of the delivery of such instrument the trust was in full force and effect; (2) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing said trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; and (3) if such instrument is executed by successor(s) in trust to the Grantee, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of Grantee, provided such successor(s) in trust certify said in instrument that such successor(s) in trust have been properly appointed.

For purposes of identifying the successor(s) in trust to the Grantee, the following individual named as the Successor Trustee is MICHAEL F. PARSON, then T.H. ROSE, JR., singly and in that order.

This conveyance is made expressly subject to the conditions, restrictions, rights of way, and easements and other instruments of record, if any, legally affecting the aforementioned property.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

WITNESS the following signature and seal.

Frederick P Parson (SEAL)
FREDERICK P. PARSON

COMMONWEALTH OF VIRGINIA
COUNTY OF CHESTERFIELD to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that FREDERICK P. PARSON, whose name is signed to the foregoing writing bearing the date first written, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 18th day of August, 2000.

Janis L. Sumpter
Notary Public

My commission expires: 31 January 2003.

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 18th day of March 2003 at 11:17 A.M.

TESTE: Mary M. Williams Clerk

Return to Grantee: Frederick & Joyce Parson
16003 Parson Lane, Stony Creek, Virginia 23882
This conveyance is exempt from State Recordation Tax pursuant to § 58.1-811 (12) of the Virginia Code
Prepared by William A. Sumpter, Attorney at Law

QUITCLAIM DEED

THIS INDENTURE made and entered into this 18th day of August, 2000, between FREDERICK P. PARSON (herein called "Grantor"), and FREDERICK P. PARSON AND JOYCE R. PARSON, Trustees of THE JOYCE R. PARSON LIVING TRUST, (herein called "Grantee").

WITNESSETH: That for estate planning purposes and for no monetary consideration, the Grantor does hereby release and QUITCLAIM unto the Grantee, and its successor(s) in trust, a one-half undivided interest in all the following described real estate, together with improvements thereon and appurtenances thereunto pertaining, to-wit:

> ALL that certain tract or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 160 acres, more or less, and being known as 16003 Parson Lane, Stony Creek, Virginia (a/k/a 'The Homeplace').
>
> BEING the same property devised under the Last Will and Testament of George W. Parson, deceased, said Will probated on November 2, 1923 and recorded in the Clerk's Office, to Andrew D. Parson *et al*, and conveyed by said devisees in a deed made the 6th day of November 1930, by and among Andrew D. Parson *et al* to Grantor's father, Allie Parson and recorded in said Clerk's Office in Deed Book 32 at page 431 on March 19, 1931. Allie Parson died September 21, 1969 ; his wife Mary H. Parson, died November 20, 1987. Frederick P. Parson, their son, qualified as Administrator of the Estate of Mary H. Parson, deceased, on April 21, 1994, and distributed all assets to himself as the sole heir at law and distributee of the Estate of Mary H. Parson, as posted at Sussex Courthouse on May 2, 1994 and certified to the Clerk of the Circuit Court of Sussex County.

TO HAVE AND TO HOLD the said premises under THE JOYCE R. PARSON LIVING TRUST of even date of this Deed, as the same may be amended from time to time.

TO FURTHER HAVE AND TO HOLD the property with full power, right and authority hereby granted unto Grantee, and its successor(s) in trust, to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as Grantee may, in the discretion of Grantee, deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as Grantee shall deem desirable, together with the right to grant licenses and easements for utilities or other purposes across, over and under said property, and Grantee is hereby empowered to execute, acknowledge and deliver such deed, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Mailed: APR 3 2009
Mrs. Joyce R. Parson
16093 Parson Lane
Stony Creek, VA 23882

Every deed, deed of trust, lease or other instrument executed by the Grantee, or its successor(s) in trust, on behalf of the trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder that: (1) at the time of the delivery of such instrument the trust was in full force and effect; (2) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing said trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; and (3) if such instrument is executed by successor(s) in trust to the Grantee, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of Grantee, provided such successor(s) in trust certify said in instrument that such successor(s) in trust have been properly appointed.

For purposes of identifying the successor(s) in trust to the Grantee, the following individual named as the Successor Trustee is MICHAEL F. PARSON, then T.H. ROSE, JR., singly and in that order.

This conveyance is made expressly subject to the conditions, restrictions, rights of way, and easements and other instruments of record, if any, legally affecting the aforementioned property.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

WITNESS the following signature and seal.

Frederick P Parson (SEAL)
FREDERICK P. PARSON

COMMONWEALTH OF VIRGINIA

COUNTY OF CHESTERFIELD to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that FREDERICK P. PARSON, whose name is signed to the foregoing writing bearing the date first written, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 18th day of August, 2000.

Janis L Dumpter
Notary Public

My commission expires: 31 January 2003.

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 13th day of March, 2003 at 11:13 A.M.

TESTE: Mary M. Williams, Clerk

Property Identification Card

Previous

Property Address: 16003 WALKERS MILL RD

Owner Name/Address: PARSON F P & JOYCE R TRUSTEES OF THE F P PARSON LIVING TRUST 16003 PARSONS LANE

Map ID: 101 A 9 STONY CREEK VA 23882

Acct No: 16160-1

Legal Description: SPRING BRANCH NEAR DINWIDDIE LINE

Deed Book/Page: 191 / 613

Occupancy: DWELLING

Dwelling Type: SNG FAMILY

Use/Class: AGR. - 100 AC OR MORE Acreage: 117.850

Year Assessed: 2022 Year Built: 1969 Land Use:

Zoning: Year Remodeled: Total Minerals: 50

District: 03 STONY CREEK Year Effective: 1969 Total Land: $325,900

Mil/Type: Y On Site Date: 03/16/2021 Total Improvements: $210,800

Condition: FAIR Review Date: Total Value: $536,700

Improvement Description

Exterior	Interior	Site
EXT2-BR VENEER	RMS. ROOMS - 16	STREET-PAVED
FNDT-BRICK	RMS. BEDROOMS - 6	TOPO-LEVEL
FNDT-CONTINU WL	RMS. BATHS - 3	UTIL-WELL
RFMT-COMP SHGLS	FIREPLACE - 2	UTIL-SEPTIC
ROOF-GABLE	FLOR-CARPET	UTIL-ELECTRIC
	FLOR-HARDWOOD	
	FLOR-TILE/ASPHALT	
	FUEL-ELECTRIC	
	WALL-DRY WALL	

Dwelling Valuation

Item	Size	Rate	Value
SINGLE FAM	2480	88.33	219058
DOW WINDOW	1	2000.00	2000
BAY WINDOW		1335.00	
2/H HVAC/CN	1	3840.00	3840
HEAT-FORCE	2480	2.50	6200
AIR-CONDIT	2480	2.50	6200
BATH-FULL	3	4000.00	12000
FIREPLACES	2	1500.00	3000
BMT-UNF-IG	2316	19.00	44004
FIN-ABOV/H	2250	40.00	90000
GARAGE FIN	504	40.70	20513
STOOP	84	18.30	1512
PATH-SP-MA	60	28.60	1716
Grade Factor [C]			1.00
Replacement Cost New			410200
Phys Depr. % [67%]	1969 - FAIR		271393
Log Weigh Factor [.13]			13560
Total Bldg. Value			149290

Sec	Type	Size	Description	Area
FWL	SINGLE FAM	1.00	538	2480
OF	GARAGE FIN	1.00		308
STP	STOOP	1.00		84
SMP	PATH-SP-MA	1.00		60
Total Square Feet				3150

Other Improvements Valuation

Desc	Length	Width	Size	Grade	Rate	RV/Pct	Value
BARNING #2							10690
TENANT SH	1.0	1.0	1				
PEANUT SH	80.0	40.0	1600				
SHED	1.0	1.0	1				840
TOBACCO B	1.0	3.0	3				
OLD DWELL	1.0	1.0	1				
SHED-SMPL	1.0	2.0	2				
BARN BARN	1.0	3.0	3				
PEANUT SH	6.0	1.0	6				
GRAIN BIN	1.0	2.0	2				
BARN	1.0	1.0	1				
GARAGE-AL	1.0	1.0	1				
GARAGE-AL	1.0	1.0	1				
LEAN-TO							
LEAN-TO	1.0	1.0	1				200
Total Imp Value							61600

Land Valuation

--- TRAC: 156.643 UNIT: 1 IS ---

M	Cls	Desc	S	Size	Dpth	Rate	RV/Pct	Value
A	1	BUILDING S	L	2.0000		11200.00		22400
T	21	6-SECONDAR	G	63.3500		3195.00		202403
T	23	M-SECONDRY	G	37.0000		1344.00		49728
A	96	MIXED TIMB	S	37.0000		200.00		7400
T	21	6-SECAMERI	A	15.8000		3839.00		64364
Total Land Value				117.959				325900

Comments

EASEMENT & RESTRICTIVE COVENANT-DB113/533-2021
PB24/133-1.SLACHES
PLAT BOOK 24/ PG 133-2021 RESTRICTED PROPERTY

Total Property Value: 536700

Return to Grantee: M/M/FREDERICK P. PARSON
16003 Parson Lane, Stony Creek, Virginia 23882
This conveyance is exempt from State Recordation Tax pursuant to § 58.1-811 (12) of the Virginia Code
Prepared by William A. Sumpter, Attorney at Law

QUITCLAIM DEED

THIS INDENTURE made and entered into this 18th day of August, 2000, between FREDERICK P. PARSON, herein called "Grantor", and FREDERICK P. PARSON AND JOYCE R. PARSON, Trustees of THE FREDERICK P. PARSON LIVING TRUST, herein called "Grantee",

WITNESSETH: That for estate planning purposes and for no monetary consideration, the Grantor does hereby release and QUITCLAIM unto the Grantee, and its successor(s) in trust, all of the following described real estate, together with improvements thereon and appurtenances thereunto pertaining, to-wit:

> ALL those two certain contiguous tracts or parcels of land, situate in Stony Creek Magisterial District, Sussex County, Virginia, containing in the aggregate one hundred thirty-one and three-tenths (131.3) acres, more or less, the first tract containing sixty-four and three tenths (64.3) acres, more or less, known as "The Cogbill Tract", and the second tract containing sixty-five (65) acres, more or less, and more particularly described in the next mentioned deed of January 14, 1983, to which deed reference is hereby made for a more particular description as to metes and bounds of the said property.
>
> BEING the same property conveyed by Deed made the 14th day of January 1983, by and between Gene P. Chappell and Alice P. Chappell, his wife, and Glenn W. Chappell and Sylvia D. Chappell, his wife, Grantors, to Frederick P. Parson, Grantee, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 101 at page 192 on January 18, 1983.

TO HAVE AND TO HOLD the said premises under THE FREDERICK P. PARSON LIVING TRUST of even date of this Deed, as the same may be amended from time to time.

TO FURTHER HAVE AND TO HOLD the property with full power, right and authority hereby granted unto Grantee, and its successor(s) in trust, to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as Grantee may, in the discretion of Grantee, deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as Grantee shall deem desirable, together with the right to grant licenses and easements for utilities or other purposes across, over and under said property, and Grantee is hereby empowered to execute, acknowledge and deliver such deed, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Mailed: APR 3 2003
Mrs. Joyce R. Parson
16093 Parson Lane
Stony Creek, VA 23882

Every deed, deed of trust, lease or other instrument executed by the Grantee, or its successor(s) in trust, on behalf of the trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder that: (1) at the time of the delivery of such instrument the trust was in full force and effect; (2) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing said trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; and (3) if such instrument is executed by successor(s) in trust to the Grantee, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of Grantee, provided such successor(s) in trust certify said in instrument that such successor(s) in trust have been properly appointed.

For purposes of identifying the successor(s) in trust to the Grantee, the following individual named as the Successor Trustee is MICHAEL F. PARSON, then T.H. ROSE, JR., singly and in that order.

This conveyance is made expressly subject to the conditions, restrictions, rights of way, and easements and other instruments of record, if any, legally affecting the aforementioned property.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

WITNESS the following signature and seal.

Frederick P Parson (SEAL)
FREDERICK P. PARSON

COMMONWEALTH OF VIRGINIA
COUNTY OF CHESTERFIELD to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that FREDERICK P. PARSON, whose name is signed to the foregoing writing bearing the date first written, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 18th day of August, 2000.

Janis L Sumpter
Notary Public

My commission expires: 31 January 2003.

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 18th day of March, 2003 at 11:17 A. M.

TESTE: Mary M Williams, Clerk

Return to Grantee: Frederick & Joyce Parson
16003 Parson Lane, Stony Creek, Virginia 23882
This conveyance is exempt from State Recordation Tax pursuant to § 58.1-811 (12) of the Virginia Code
Prepared by William A. Sumpter, Attorney at Law

QUITCLAIM DEED

THIS INDENTURE made and entered into this 18th day of August, 2000, between FREDERICK P. PARSON (herein called "Grantor"), and FREDERICK P. PARSON AND JOYCE R. PARSON, Trustees of THE JOYCE R. PARSON LIVING TRUST, (herein called "Grantee"),

WITNESSETH: That for estate planning purposes and for no monetary consideration, the Grantor does hereby release and QUITCLAIM unto the Grantee, and its successor(s) in trust, a one-half undivided interest in all the following described real estate, together with improvements thereon and appurtenances thereunto pertaining, to-wit:

> ALL that certain tract or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 160 acres, more or less, and being known as 16003 Parson Lane, Stony Creek, Virginia (a/k/a 'The Homeplace').
>
> BEING the same property devised under the Last Will and Testament of George W. Parson, deceased, said Will probated on November 2, 1923 and recorded in the Clerk's Office, to Andrew D. Parson *et al*, and conveyed by said devisees in a deed made the 6th day of November 1930, by and among Andrew D. Parson *et al* to Grantor's father, Allie Parson and recorded in said Clerk's Office in Deed Book 32 at page 431 on March 19, 1931. Allie Parson died September 21, 1969 ; his wife Mary H. Parson, died November 20, 1987. Frederick P. Parson, their son, qualified as Administrator of the Estate of Mary H. Parson, deceased, on April 21, 1994, and distributed all assets to himself as the sole heir at law and distributee of the Estate of Mary H. Parson, as posted at Sussex Courthouse on May 2, 1994 and certified to the Clerk of the Circuit Court of Sussex County.

TO HAVE AND TO HOLD the said premises under THE JOYCE R. PARSON LIVING TRUST of even date of this Deed, as the same may be amended from time to time.

TO FURTHER HAVE AND TO HOLD the property with full power, right and authority hereby granted unto Grantee, and its successor(s) in trust, to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as Grantee may, in the discretion of Grantee, deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as Grantee shall deem desirable, together with the right to grant licenses and easements for utilities or other purposes across, over and under said property, and Grantee is hereby empowered to execute, acknowledge and deliver such deed, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Mailed: APR 3 2003
Mrs. Joyce R. Parson
16093 Parson Lane
Stony Creek, VA 23882

Every deed, deed of trust, lease or other instrument executed by the Grantee, or its successor(s) in trust, on behalf of the trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder that: (1) at the time of the delivery of such instrument the trust was in full force and effect; (2) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing said trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; and (3) if such instrument is executed by successor(s) in trust to the Grantee, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of Grantee, provided such successor(s) in trust certify said in instrument that such successor(s) in trust have been properly appointed.

For purposes of identifying the successor(s) in trust to the Grantee, the following individual named as the Successor Trustee is MICHAEL F. PARSON, then T.H. ROSE, JR., singly and in that order.

This conveyance is made expressly subject to the conditions, restrictions, rights of way, and easements and other instruments of record, if any, legally affecting the aforementioned property.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

WITNESS the following signature and seal.

Frederick P Parson (SEAL)
FREDERICK P. PARSON

COMMONWEALTH OF VIRGINIA

COUNTY OF CHESTERFIELD to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that FREDERICK P. PARSON, whose name is signed to the foregoing writing bearing the date first written, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 18th day of August, 2000.

Janis L Dempster
Notary Public

My commission expires: 31 January 2003.

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 18th day of March 2003 at 11:13 A.M.

TESTE: Mary M Williams Clerk

Property Identification Card

Previous

Property Address

Owner Name/Address
PARSON F P & JOYCE R TRUSTEES OF
THE F P PARSON LIVING TRUST
16003 PARSONS LANE

Map ID: 101 A 10 STONY CREEK VA 23882
Acct No: 16161-1
Legal Description: SPRING BRANCH

Deed Book/Page: 191 / 613

Occupancy: OTHER
Dwelling Type:
Use/Class: AGR.- 100 AC OR MORE **Acreage:** 10.425
Year Assessed: 2022 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** $0
District: 03 STONY CREEK **Year Effective:** **Total Land:** $22,600
MH/Type: **On Site Date:** 06/16/2021 **Total Improvements:** $2,700
Condition: **Review Date:** 06/16/2021 **Total Value:** $25,300

Improvement Description

Exterior	Interior	Site
		STREET-PAVED
		TOPO-LEVEL
		UTIL-ELECTRIC

Other Improvements Valuation

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
OLD DWELL							100
SHED							100
SHELTER-P							1000
CARPORT							500
SHED							200
SHOP							500
SHELTER-P							300
Total Imp Value							2700

Land Valuation

--- TRAC: 156.640 LMAT: 1.35 ---

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
T	23	W-SECONDRY	G	6.5000		1344.00		8736
A	96	MIXED TIMB	D	6.5000		200.00		1300
T	21	O-SECONDAR	G	3.9250		3195.00		12540
Total Land Value				10.425				22600

Comments

APPEARS TO BE IN USE TO REPAIR CARS-TB 06/16/2021

Total Property Value 25300

Sec	Type	Str	Description	Area
Total Square Feet				

	Cur. Value	Prev. Value	%Inc.
Land	22600	12300	
Improvements	2700	200	
Total	25300	12500	
Average Price Per Acre		2041	
Sale Date/Amount	12/29/1987		

Return to Grantee: M/M/FREDERICK P. PARSON
16003 Parson Lane, Stony Creek, Virginia 23882
This conveyance is exempt from State Recordation Tax pursuant to § 58.1-811 (12) of the Virginia Code
Prepared by William A. Sumpter, Attorney at Law

QUITCLAIM DEED

THIS INDENTURE made and entered into this 18th day of August, 2000, between FREDERICK P. PARSON, herein called "Grantor", and FREDERICK P. PARSON AND JOYCE R. PARSON, Trustees of THE FREDERICK P. PARSON LIVING TRUST, herein called "Grantee",

WITNESSETH: That for estate planning purposes and for no monetary consideration, the Grantor does hereby release and QUITCLAIM unto the Grantee, and its successor(s) in trust, all of the following described real estate, together with improvements thereon and appurtenances thereunto pertaining, to-wit:

> ALL those two certain contiguous tracts or parcels of land, situate in Stony Creek Magisterial District, Sussex County, Virginia, containing in the aggregate one hundred thirty-one and three-tenths (131.3) acres, more or less, the first tract containing sixty-four and three tenths (64.3) acres, more or less, known as "The Cogbill Tract", and the second tract containing sixty-five (65) acres, more or less, and more particularly described in the next mentioned deed of January 14, 1983, to which deed reference is hereby made for a more particular description as to metes and bounds of the said property.
>
> BEING the same property conveyed by Deed made the 14th day of January 1983, by and between Gene P. Chappell and Alice P. Chappell, his wife, and Glenn W. Chappell and Sylvia D. Chappell, his wife, Grantors, to Frederick P. Parson, Grantee, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 101 at page 192 on January 18, 1983.

TO HAVE AND TO HOLD the said premises under THE FREDERICK P. PARSON LIVING TRUST of even date of this Deed, as the same may be amended from time to time.

TO FURTHER HAVE AND TO HOLD the property with full power, right and authority hereby granted unto Grantee, and its successor(s) in trust, to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as Grantee may, in the discretion of Grantee, deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as Grantee shall deem desirable, together with the right to grant licenses and easements for utilities or other purposes across, over and under said property, and Grantee is hereby empowered to execute, acknowledge and deliver such deed, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Mailed: APR 3 2003
Mrs. Joyce R. Parson
16093 Parson Lane
Stony Creek, VA 23882

Every deed, deed of trust, lease or other instrument executed by the Grantee, or its successor(s) in trust, on behalf of the trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder that: (1) at the time of the delivery of such instrument the trust was in full force and effect; (2) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing said trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; and (3) if such instrument is executed by successor(s) in trust to the Grantee, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of Grantee, provided such successor(s) in trust certify said in instrument that such successor(s) in trust have been properly appointed.

For purposes of identifying the successor(s) in trust to the Grantee, the following individual named as the Successor Trustee is MICHAEL F. PARSON, then T.H. ROSE, JR., singly and in that order.

This conveyance is made expressly subject to the conditions, restrictions, rights of way, and easements and other instruments of record, if any, legally affecting the aforementioned property.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

WITNESS the following signature and seal.

Frederick P Parson (SEAL)
FREDERICK P. PARSON

COMMONWEALTH OF VIRGINIA
COUNTY OF CHESTERFIELD to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that FREDERICK P. PARSON, whose name is signed to the foregoing writing bearing the date first written, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 18th day of August, 2000.

Janis L Sumpter
Notary Public

My commission expires: 31 January 2003.

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this ....18th..... day of .....March..... ....2003.....at.....11:17.....A. M.

TESTE: Mary M Williams Clerk

Return to Grantee: Frederick & Joyce Parson
16003 Parson Lane, Stony Creek, Virginia 23882
This conveyance is exempt from State Recordation Tax pursuant to § 58.1-811 (12) of the Virginia Code
Prepared by William A. Sumpter, Attorney at Law

QUITCLAIM DEED

THIS INDENTURE made and entered into this 18th day of August, 2000, between FREDERICK P. PARSON (herein called "Grantor"), and FREDERICK P. PARSON AND JOYCE R. PARSON, Trustees of THE JOYCE R. PARSON LIVING TRUST, (herein called "Grantee").

WITNESSETH: That for estate planning purposes and for no monetary consideration, the Grantor does hereby release and QUITCLAIM unto the Grantee, and its successor(s) in trust, a one-half undivided interest in all the following described real estate, together with improvements thereon and appurtenances thereunto pertaining, to-wit:

> ALL that certain tract or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 160 acres, more or less, and being known as 16003 Parson Lane, Stony Creek, Virginia (a/k/a 'The Homeplace').
>
> BEING the same property devised under the Last Will and Testament of George W. Parson, deceased, said Will probated on November 2, 1923 and recorded in the Clerk's Office, to Andrew D. Parson *et al*, and conveyed by said devisees in a deed made the 6th day of November 1930, by and among Andrew D. Parson *et al* to Grantor's father, Allie Parson and recorded in said Clerk's Office in Deed Book 32 at page 431 on March 19, 1931. Allie Parson died September 21, 1969 ; his wife Mary H. Parson, died November 20, 1987. Frederick P. Parson, their son, qualified as Administrator of the Estate of Mary H. Parson, deceased, on April 21, 1994, and distributed all assets to himself as the sole heir at law and distributee of the Estate of Mary H. Parson, as posted at Sussex Courthouse on May 2, 1994 and certified to the Clerk of the Circuit Court of Sussex County.

TO HAVE AND TO HOLD the said premises under THE JOYCE R. PARSON LIVING TRUST of even date of this Deed, as the same may be amended from time to time.

TO FURTHER HAVE AND TO HOLD the property with full power, right and authority hereby granted unto Grantee, and its successor(s) in trust, to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as Grantee may, in the discretion of Grantee, deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as Grantee shall deem desirable, together with the right to grant licenses and easements for utilities or other purposes across, over and under said property, and Grantee is hereby empowered to execute, acknowledge and deliver such deed, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Mailed: APR 3 2003
Mrs. Joyce R. Parson
16093 Parson Lane
Stony Creek, VA 23882

Every deed, deed of trust, lease or other instrument executed by the Grantee, or its successor(s) in trust, on behalf of the trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder that: (1) at the time of the delivery of such instrument the trust was in full force and effect; (2) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing said trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; and (3) if such instrument is executed by successor(s) in trust to the Grantee, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of Grantee, provided such successor(s) in trust certify said in instrument that such successor(s) in trust have been properly appointed.

For purposes of identifying the successor(s) in trust to the Grantee, the following individual named as the Successor Trustee is MICHAEL F. PARSON, then T.H. ROSE, JR., singly and in that order.

This conveyance is made expressly subject to the conditions, restrictions, rights of way, and easements and other instruments of record, if any, legally affecting the aforementioned property.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

WITNESS the following signature and seal.

Frederick P Parson (SEAL)
FREDERICK P. PARSON

COMMONWEALTH OF VIRGINIA

COUNTY OF CHESTERFIELD to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that FREDERICK P. PARSON, whose name is signed to the foregoing writing bearing the date first written, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 18th day of August, 2000.

Janice L Sumpter
Notary Public

My commission expires: 31 January 2003.

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 18th day of March, 2003 at 11:13 A.M.

TESTE: Joan M. Williams Clerk

Property Identification Card

Previous

Property Address

Owner Name/Address
PARSON F P & JOYCE R TRUSTEES OF
THE F P PARSON LIVING TRUST
16003 PARSONS LANE

Map ID: 101 A 11 STONY CREEK VA 23882
Acct No: 16162-1
Legal Description: SPRING BRANCH

Deed Book/Page: 191 / 613

Occupancy: VACANT
Dwelling Type:
Use/Class: AGRICULTURAL- 20-100 AC **Acreage:** 28.330

Year Assessed: 2022	**Year Built:**	**Land Use:**
Zoning:	**Year Remodeled:**	**Total Mineral:** $0
District: 03 STONY CREEK	**Year Effective:**	**Total Land:** $43,600
MH/Type:	**On Site Date:** 06/15/2021	**Total Improvements:** $0
Condition:	**Review Date:**	**Total Value:** $43,600

Improvement Description		
Exterior	Interior	Site
		TOPO-LEVEL
		UTIL-ELECTRIC

Land Valuation

TRAC: 156.640 LMAT: .00

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
T	41	O-OFF-RD	G	20.3300		1771.00		36004
T	43	W-OFF-ROAD	G	8.0000		747.00		5976
A	96	MIXED TIMB	D	9.0000		200.00		1800
Total Land Value				28.330				43600
Total Property Value								43600

Sec	Type	Str	Description	Area
Total Square Feet				

	Cur. Value	Prev. Value	%Inc.
Land	43600	34200	
Improvements			
Total	43600	34200	
Average Price Per Acre		1482	
Sale Date/Amount	12/29/1987		

0297
0573

BOOK 297 PAGE 573

PREPARED BY:
C. Butler Barrett, Esquire
VSB #7360
BARRETT LAW OFFICE, PC
314 South Main Street
Emporia, Virginia 23847

(164)

Tax Map # 101 (A) 22 & 101 (A) 22 M
Exempt from recordation taxes pursuant to §58.1-811A (10) of the Code of Virginia, 1950, as amended

THIS DEED, made this 7th day of February 2019, by and between **ROBERT W. HARDING, PATRICIA L. PARKER and DOUGLAS W. HARDING**, Grantors, and **POOLE FARMS SOLAR, LLC**, a Virginia limited liability company, of 1520 Watkins Drive, Emporia, Virginia, 23847, Grantee.

WITNESSETH:

That for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration paid by the Grantee unto the Grantors, the receipt of which is hereby acknowledged, the Grantors do grant and convey with General Warranty and English Covenants of Title unto Poole Farms Solar, LLC, Grantee, the following described real estate, to-wit:

All that certain, tract, piece, or parcel of land, lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing one hundred sixty-two (162) acres, more or less, and being in all respects the residue of a certain one hundred seventy-eight and one-half (178 ½) acre tract of land that was conveyed to William Poole by deed from Camp Manufacturing Company, a corporation, dated March 7, 1914, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 23, at page 95, after conveying off sixteen and one-half (16 ½) acres, more or less, by deed to G. Lee Parson, dated April 12, 1922, and recorded in the aforesaid Clerk's Office in Deed Book 28, at page 515.

The said deed from the Camp Manufacturing Company described the tract of land as being that portion known as the "Manlove" tract of land which lies to the North of Cabin Point Road, and made reference to a certain plat of survey of the "Manlove" tract made in April 1914 by D. S. Hicks, Jr., and being shown on the said plat as Tract No. 1, which said plat is recorded in Plat Book 1, at page 49.

TITLE NOT EXAMINED BY PREPARER OF DEED

BARRETT LAW OFFICE, PC
314 South Main Street
Emporia, Virginia 23847

The above described property is in all respects the same as that conveyed to Robert W. Harding and Joyce L. Harding by deed dated 6 February 2006 and of record in the Clerk's office of the Circuit Court of Sussex County, Virginia, in deed Book 217, at Page 852 and deed dated 6 April 2006 and of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 219, at Page 416.

AS A MATTER OF INFORMATION, the said Joyce L. Harding died on 23 September 2017, whereupon Robert W. Harding, as surviving tenant by the entirety, became the sole owner of the above described property.

The above described property is also in all respects the same as that conveyed to Patricia L. Parker and Douglas W. Harding from Robert W. Harding by deed dated 2 November 2017 and of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 291, at page 708, wherein Robert W. Harding reserved a life estate in said property.

WITNESS the following signatures and seals.

SEE ATTACHED PAGES FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENTS

BARRETT LAW OFFICE, PC
314 South Main Street
Emporia, Virginia 23847

TITLE NOT EXAMINED BY PREPARER OF DEED

0297
0575

BOOK 297 PAGE 575

Robert W. Harding (SEAL)
Robert W. Harding

COMMONWEALTH OF VIRGINIA,

~~COUNTY~~/CITY OF Emporia, to-wit:

The foregoing instrument was acknowledged before me this 17th day of January, 20 19 by Robert W. Harding.

My commission expires: April 30, 2021

Tammy Terry
Notary Public

TAMMY TERRY
NOTARY PUBLIC
REG. #7733723
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2021

(SEAL)

BARRETT LAW OFFICE, PC
314 South Main Street
Emporia, Virginia 23847

TITLE NOT EXAMINED BY PREPARER OF DEED

BOOK 297 PAGE 576

Patricia L. Parker (SEAL)

~~COMMONWEALTH OF VIRGINIA~~, nm Ref

COUNTY/CITY OF Hillsborough / Lutz, to-wit:

The foregoing instrument was acknowledged before me this 12 day of February, 2019 by Patricia L. Parker.

My commission expires: Oct 15, 2021

Monica Mayes
Notary Public

MONICA MAYES
Notary Public - State of Florida
Commission # GG 15327
My Comm. Expires Oct 15, 2021

(SEAL)

BARRETT LAW OFFICE, PC
314 South Main Street
Emporia, Virginia 23847

TITLE NOT EXAMINED BY PREPARER OF DEED

0297
0577

BOOK 297 PAGE 577

Douglas W. Harding (SEAL)

Douglas W. Harding

COMMONWEALTH OF ~~VIRGINIA,~~ Georgia

COUNTY/CITY OF Smyrna, to-wit:

The foregoing instrument was acknowledged before me this 13 day of February, 2019 by Douglas W. Harding.

My commission expires: 3/2/19

Notary Public

(SEAL)

BARRETT LAW OFFICE, PC
314 South Main Street
Emporia, Virginia 23847

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 26th day of February 2019. 11:22 A. M.

Teste: Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	61870001
Frequency:	1
Supplement No:	0
Name:	POOLE FARMS SOLAR LLC
Account No:	16154
Name 2:	N/A
Map ID:	101 A 22
Address:	C/O DOUGLAS W HARDING 4701 WARRIOR WAY SE MABLETON GA 30126
Description:	MANLOVE TR ON RT 681
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$324,900
Original Bill:	$1,559.52
Acres:	162.0000
Last Transaction Date:	11/14/2022
Payments:	$1,559.52-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 1559.52	$ 1559.52
11/14/2022	Payment	20561	$ -1559.52	$ 0.00

First Previous 1 Next Last

New Search Previous

Document Prepared By:
Thomas H. Rose, Jr.
Attorney at Law
P. O. Drawer B
Stony Creek, Virginia 23882
(434-246-4941)

Return Recorded Document To:
Thomas H. Rose, Jr.

Grantees' Address:
4117 Stewart Road
Jarratt, Virginia 23867

Tax Map Numbers: 101-A-39 and 101-A-40
(x) Deed Prepared Without Benefit of a Title Examination
(x) Preparer was not requested to obtain an Owner's Title Policy
(n/a) Title Insurance Underwriter

This deed is exempt from recordation taxes pursuant to Section 58.1-811D of the Code of Virginia, 1950, as amended.

THIS DEED OF GIFT, made this 9th day of November, 2007, by and between Robert Wayne GRIZZARD, married, Party of the First Part and hereinafter styled "Grantor", and Arthur R. POOLE, Jr. and Betty S. POOLE, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Parties of the Second Part and hereinafter styled "Grantees".

WITNESSETH

That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, the Grantor hereby gives, grants and conveys with General Warranty and English Covenants of Title, unto the said Arthur R. Poole, Jr. and Betty S. Poole, husband and wife, as tenants by the entirety with the right of survivorship as at common law, life estates in and to the following described real estate, to-wit:

Parcel 1: Tax Map 101-A-39
All that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing one hundred thirty-seven (137) acres, more or less, and being the residue of a certain two hundred twelve (212) acre tract of land that was conveyed to John R. Chappell, Sr., from Nannie B. Chappell and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 21, at page 533, and further described on plat of James Field, Surveyor, recorded in the aforesaid Clerk's Office in Plat Book 1, at page 58, and an off conveyance of seventy-five (75) acres to Mabel C. Powell by deed dated the 20th day of June, 1947, and recorded in the aforesaid Clerk's Office in Deed Book 41, at page 282, the said seventy-five (75) acres, being shown on a certain plat of C. E. Williams, C.L.S., dated May, 1945, and recorded in the aforesaid Clerk's Office in Plat Book 5, at page 66. Being in all respects the same real estate conveyed to Arthur C. Poole, Jr. from Alice C. Poole and Arthur R. Poole, her husband, by deed dated the 2nd day of December, 1969, and recorded in the aforesaid Clerk's Office in Deed Book 73, at page 446.

Parcel 2: Tax Map 101-A-40
All that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 2.90 acres,

more or less, being shown and designated as Lot A on a certain plat of survey made by S. G. Keedwell, C.L.S., dated April 17, 1972, being recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 83, at page 547, and on said plat said lot is described as being bounded generally on the North, West, and South by the lands of Arthur R. Poole, Jr. and on the East by the lands of Dale Barnes Mauney.

Being in all respects the same real estate conveyed to Arthur R. Poole, Jr. from Dale Barnes Mauney and Donald R. Mauney, her husband, by deed dated the 12th day of October, 1972, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 83, at page 545.

The above real estate being the same real estate conveyed to Robert Wayne Grizzard from Arthur R. Poole, Jr. and Betty S. Poole, husband and wife, by deed dated the 8th day of October, 2007.

This conveyance is made subject to any easements, restrictions, and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title, which have not expired by a time limitation contained therein or have otherwise become ineffective, and to matters visible upon inspection

WITNESS the following signature and seal:

Robert Wayne Grizzard (SEAL)
Robert Wayne Grizzard

STATE OF VIRGINIA
~~CITY~~ or COUNTY OF Greensville, to-wit:

The foregoing instrument was acknowledged before me this 20 day of November, 2007, by Robert Wayne Grizzard.

My commission expires: 8 31 2010

Barbara B. Arthur (SEAL)
Notary Public #226098

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowedgment annexed, admitted to record this 26th day of November, 2007 at 9:28 A. M.

TESTE: Clerk

Property Identification Card

Previous

Property Address
4117 STEWART RD

Owner Name/Address
GRIZZARD ROBERT WAYNE
ARTHUR JR & BETTY S POOLE LIFE
ESTATES 5397 STEWART RD

Map ID: 101 A 39 JARRATT VA 23867

Acct No: 16165-1

Legal Description: PT OF 212A STEWART TR

Deed Book/Page: 238 / 162

Occupancy: DWELLING
Dwelling Type: SNG FAMILY
Use/Class: SNGL FAM RES - URBAN **Acreage:** 137.000
Year Assessed: 2022 **Year Built:** 1971 **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** $0
District: 03 STONY CREEK **Year Effective:** 1971 **Total Land:** $275,500
MH/Type: **On Site Date:** 06/16/2021 **Total Improvements:** $4,600
Condition: AVERAGE **Review Date:** 04/20/2022 **Total Value:** $280,100

Improvement Description

Exterior	Interior	Site
EXTR-BR VENEER	NO. ROOMS - 6	STREET-PAVED
FNDT-BRICK	NO. BEDROOMS - 3	TOPO-LEVEL
FNDT-CONTINU HL	NO. BATHS - 1	UTIL-WELL
RMAT-COMP SHGLS	NO. 1/2 BATHS - 1	UTIL-SEPTIC
ROOF-GABLE	FLOR-HARDWOOD	UTIL-ELECTRIC
	FUEL-ELECTRIC	
	WALL-DRY WALL	
	WALL-PANEL	

Dwelling Valuation

Item	Size	Rate	Value
HEAT-FORCE	1920	2.50	
AIR-CONDIT	1920	2.50	
BATH-FULL	1	4200.00	
BATH-HALF	1	2800.00	
RMT-UNF-IG	1920	19.00	
Total Bldg. Value -- Fair Valued			

Other Improvements Valuation

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
DECK-WOOD							160
SHED							1000
MH MOBK-U	1.0	1.0	1		3500.00		3500
Total Imp Value							4660

Sec Type Str Description Area
Total Square Feet

Land Valuation

--- TRAC: 140.000 LMAP: 1.35 ---

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
T	21	O-SECONDAR	F	68.0000		2485.00		168980
I	23	W-SECONDAR	G	50.5000		1344.00		67872
A	96	MIXED TIMB	F	50.5000		300.00		15150
A	9	SWAMP/WETL	J	10.0000		425.00		4250
A	1	BUILDING S	L	1.0000		14000.00		14000
A	18	RIGHT OF W	J	7.5000		700.00		5250
Total Land Value				137.000				275500

	Cur. Value	Prev. Value	%Inc.
Land	275500	188700	
Improvements	4600		
Total	280100	188700	
Average Price Per Acre		1900	

Comments

2 STRS, 1 BRCH ON PROPERTY TB 10/21/96
DB238/161-RESERVATION OF LIFE ESTATES 11 26 2007
MINING LEASE DB264/680 01/26/2012
BY & BETWEEN ROBERT W GRIZZARD,ARTHUR & BETTY
POOLE & AGC (USA) MINERALS INC
08/15/2017 TR 4117 STEWART ROAD WAS MOVED TO 5397
STEWART ROAD(BRICK HOUSE).HAS BEEN SURAPCE MINED.

Total Property Value 280100

Document Prepared By:
Thomas H. Rose, Jr.
Attorney at Law
P. O. Drawer B
Stony Creek, Virginia 23882
(434-246-4941)

Return Recorded Document To:
Thomas H. Rose, Jr.

Grantees' Address:
4117 Stewart Road
Jarratt, Virginia 23867

Tax Map Numbers: 101-A-39 and 101-A-40
(x) Deed Prepared Without Benefit of a Title Examination
(x) Preparer was not requested to obtain an Owner's Title Policy
(n/a) Title Insurance Underwriter

This deed is exempt from recordation taxes pursuant to Section 58.1-811D of the Code of Virginia, 1950, as amended.

THIS DEED OF GIFT, made this 9th day of November, 2007, by and between Robert Wayne GRIZZARD, married, Party of the First Part and hereinafter styled "Grantor", and Arthur R. POOLE, Jr. and Betty S. POOLE, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Parties of the Second Part and hereinafter styled "Grantees".

WITNESSETH

That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, the Grantor hereby gives, grants and conveys with General Warranty and English Covenants of Title, unto the said Arthur R. Poole, Jr. and Betty S. Poole, husband and wife, as tenants by the entirety with the right of survivorship as at common law, life estates in and to the following described real estate, to-wit:

Parcel 1: Tax Map 101-A-39
All that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing one hundred thirty-seven (137) acres, more or less, and being the residue of a certain two hundred twelve (212) acre tract of land that was conveyed to John R. Chappell, Sr., from Nannie B. Chappell and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 21, at page 533, and further described on plat of James Field, Surveyor, recorded in the aforesaid Clerk's Office in Plat Book 1, at page 58, and an off conveyance of seventy-five (75) acres to Mabel C. Powell by deed dated the 20th day of June, 1947, and recorded in the aforesaid Clerk's Office in Deed Book 41, at page 282, the said seventy-five (75) acres, being shown on a certain plat of C. E. Williams, C.L.S., dated May, 1945, and recorded in the aforesaid Clerk's Office in Plat Book 5, at page 66. Being in all respects the same real estate conveyed to Arthur C. Poole, Jr. from Alice C. Poole and Arthur R. Poole, her husband, by deed dated the 2nd day of December, 1969, and recorded in the aforesaid Clerk's Office in Deed Book 73, at page 446.

Parcel 2: Tax Map 101-A-40
All that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 2.90 acres,

more or less, being shown and designated as Lot A on a certain plat of survey made by S. G. Keedwell, C.L.S., dated April 17, 1972, being recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 83, at page 547, and on said plat said lot is described as being bounded generally on the North, West, and South by the lands of Arthur R. Poole, Jr. and on the East by the lands of Dale Barnes Mauney.

Being in all respects the same real estate conveyed to Arthur R. Poole, Jr. from Dale Barnes Mauney and Donald R. Mauney, her husband, by deed dated the 12th day of October, 1972, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 83, at page 545.

The above real estate being the same real estate conveyed to Robert Wayne Grizzard from Arthur R. Poole, Jr. and Betty S. Poole, husband and wife, by deed dated the 8th day of October, 2007.

This conveyance is made subject to any easements, restrictions, and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title, which have not expired by a time limitation contained therein or have otherwise become ineffective, and to matters visible upon inspection

WITNESS the following signature and seal:

Robert Wayne Grizzard (SEAL)
Robert Wayne Grizzard

STATE OF VIRGINIA
~~CITY~~ or COUNTY OF Greensville, to-wit:

The foregoing instrument was acknowledged before me this 20 day of November, 2007, by Robert Wayne Grizzard.

My commission expires: 8-31-2010

Barbara B. Arthur (SEAL)
Notary Public #222098

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowedgment annexed, admitted to record this 26th day of November, 2007 at 9:28 A. M.

TESTE: Joanne M. Dickinson Clerk

Property Identification Card

Previous

Property Address

Owner Name/Address
GRIZZARD ROBERT WAYNE
ARTHUR JR & BETTY S POOLE LIFE
ESTATES 5397 STEWART RD
JARRATT VA 23867

Map ID: 101 A 40
Acct No: 5308-1
Legal Description: STEWART LAND
Plat Book/Page: 83 / 547
Deed Book/Page: 238 / 162

Occupancy: VACANT
Dwelling Type:
Use/Class: SNGL FAM RES - SUBURBAN
Acreage: 2.900
Year Assessed: 2022
Year Built:
Land Use:
Zoning:
Year Remodeled:
Total Mineral: $0
District: 03 STONY CREEK
Year Effective:
Total Land: $5,300
MH/Type:
On Site Date: 06/16/2021
Total Improvements: $0
Condition:
Review Date: 04/20/2022
Total Value: $5,300

```
|---------------- Improvement Description ------------------|
      Exterior              Interior              Site
                                              TOPO-LEVEL
                                              UTIL-ELECTRIC

|---------------------- Land Valuation ----------------------|
|--- TRAC:   140.300                          DRAI:     .00 ---|
M Cls    Desc     C  Size   Depth     Rate     FV/Pct  Value
1  21 O-SECONDAR F  2.9000           1841.00            5338
Total Land Value     2.900                              5300

|------------------------- Comments -------------------------|
RESERVATION OF LIFE ESTATES DB239/160-11 26 2007
MINING LEASE BY & BETWEEN ROBERT W GRIZZARD &
ARTHUR R & BETTY POOLE DB264/681 01 24 2012
|-------------------------------------------------------------|
Total Property Value                                   5300
```

```
Sec    Type    Str         Description  Area
Total Square Feet
-------------------------------------------------
                Cur. Value   Prev. Value  Misc
Land            5300         2300
Improvements
Total           5300         2300
Average Price Per Acre       1841
Sale Date/Amount 11/26/2007
```

Document Prepared By:
Thomas H. Rose, Jr.
Attorney at Law
P. O. Drawer B
Stony Creek, Virginia 23882
(434-246-4941)

Return Recorded Document To:

Grantee's Address:
3232 Homer Lane
Jarratt, Va. 23867

Tax Map Number: 119-A-1

(x) Deed Prepared Without Benefit of a Title Examination
(x) Preparer was not requested to obtain an Owner's Title Policy
(n/a) Title Insurance Underwriter

This deed is exempt from recordation taxes pursuant to Section 58.1-811D of the Code of Virginia, 1950, as amended.

THIS DEED OF GIFT, made this 8th day of October, 2007, by and between Arthur R. POOLE, Jr. and Betty S. POOLE, husband and wife, Parties of the First Part and hereinafter styled "Grantors", and Robert Wayne GRIZZARD, Parties of the Second Part and hereinafter styled "Grantee".

WITNESSETH

That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, the Grantors hereby give, grant and convey with General Warranty and English Covenants of Title, unto the said Robert Wayne Grizzard, the following described real estate, with improvements thereon and appurtenances thereunto pertaining, to-wit:

All that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, shown as containing 129.24 acres, more or less, on the Land Books for the County being the residue of the following described tracts:

"All that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing eighty (80) acres, more or less, but shown on the 1971 Land Book of said county as containing one hundred (100) acres, being bounded on the North by the lands belonging to G. Lee Parson, Jr.; on the East by old Walkers (Wyatts) Mill Road; on the South by the lands belonging to E. B. Parson, Jr.; on the West by Poplar Spring Branch; and being the residue of a certain one hundred two (102) acre tract of land conveyed to J. Henry Poole and Ella Parson Poole, from E. B. Parson and Annie Florence Parson, his wife, by deed dated the 1st day of March, 1910, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 22, at page 74, less and except one (1) acre conveyed therefrom by J. H. Poole and Ella P. Poole to S. E. Weeks and wife by deed dated the 3rd day of October, 1922, and recorded in the aforesaid Clerk's Office in Deed Book 28, at page 95; and a strip of land conveyed therefrom for a public road by J. H. Poole and Ella P. Poole to the Stony Creek Magisterial District by deed dated the 6th day of August, 1919, and recorded in the aforesaid Clerk's Office in Deed Book 26, at page 165. Being in all respects the same real estate conveyed to Arthur R. Poole, Jr. from L. L. Poole, et als, by deed dated the 27th day of

June, 1972, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 78, at page 518.

All that certain piece or parcel of land, lying and being in Stony Creek Magisterial District, Sussex County, Virginia, and said to contain Twenty-Eight and One-Half (28 ½) acres, more or less, and bounded and described as follows: On the North by the lands of Mrs. M. J. Parham and Miss F. E. Wyatt, on the East by the land of J. H. Poole, on the South by the land of E. B. Parson, and on the West by the Hardwood run and the land of the Nottoway Hydro Electric Company. Being in all respects the same real estate conveyed to Arthur R. Poole, Jr. from James Rudolph Rideout, et als, by deed dated the 1st day of May, 1973, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 82, at page 590.

Less and except 3.21 acres conveyed to Frederick Rego from Arthur R. Poole, Jr. by deed dated the 26th day of March, 2001, and recorded in Deed Book 178, at page 29.

This conveyance is made subject to any easements, restrictions, and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title, which have not expired by a time limitation contained therein or have otherwise become ineffective, and to matters visible upon inspection:

WITNESS the following signatures and seals:

Arthur R Poole, Jr. (SEAL)
Arthur R. Poole, Jr.

Betty S. Poole (SEAL)
Betty S. Poole

STATE OF VIRGINIA
~~CITY or~~ COUNTY OF Sussex, to-wit:

The foregoing instrument was acknowledged before me this 26th day of November, 2007, by Arthur R. Poole, Jr. and Betty S. Poole, husband and wife.

My commission expires: 2-28-2011

Thomas H Rego (SEAL)
Notary Public
#172534

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowedgment annexed, admitted to record this 26th day of November 2007, 10:50 A.M.

TESTE: Margaret D. Williams Clerk

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	29890001
Frequency:	1
Supplement No:	0
Name:	GRIZZARD ROBERT WAYNE
Account No:	16166
Name 2:	N/A
Map ID:	119 A 1
Address:	3469 MINERAL LANE JARRATT VA 23867
Description:	GREENYARDS ON RT 619
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$272,700
Improvement Value:	$407,000
Original Bill:	$3,262.56
Acres:	129.2400
Last Transaction Date:	11/14/2022
Payments:	$3,262.56-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 3262.56	$ 3262.56
11/14/2022	Payment	20565	$ -3262.56	$ 0.00

First Previous 1 Next Last

New Search Previous

6292
1092

BOOK 292 PAGE 1092

Articles of Merger - Multi Entity Merger

Secretary of State - Corporation Division - 255 Capitol St. NE, Suite 151 - Salem, OR 97310-1327 - sos.oregon.gov/business - Phone: (503) 986-2200

FILED

JAN 23 2018

OREGON
SECRETARY OF STATE

REGISTRY NUMBER: 207553-10

For office use only

In accordance with Oregon Revised Statute 192.410-192.490, the information on this application is public record. We must release this information to all parties upon request and it will be posted on our website.

Please Type or Print Legibly in Black Ink. Attach Additional Sheet If Necessary.

1. NAMES AND TYPES OF THE ENTITIES PROPOSING TO MERGE:

NAME:	ENTITY TYPE:	REGISTRY NUMBER:
Roseburg Resources Co.	Oregon Corporation	207553-10
Meadows 163, LLC	Oregon LLC	1316583-95

2. NAME AND TYPE OF SURVIVING ENTITY: Roseburg Resources Co., an Oregon corporation

☐ Check here if there is a name change in the plan of merger.

3. SELECT ONE OF THE FOLLOWING:

☐ A copy of the plan of merger is attached.

OR:

☒ The plan of merger is on file at the address of the surviving entity.

Address 3660 Gateway Street

City Springfield State OR Zip Code 97477

A copy will be provided upon request to any owner, member or shareholder at no cost.

If the plan of merger amends the articles of organization/incorporation, attach the restated articles of the surviving entity.

☐ State effective date and time in plan of merger if other than when these articles are filed:

4. The plan of merger was duly authorized and approved by each entity that is a party to the merger:

☐ A copy of the vote required by each entity is attached.

OR:

☒ Shareholder approval was not required.

5. EXECUTION: (Must be signed by an officer or director for a corporation, a member or manager for a limited liability company, a general partner for a limited partnership, or a partner for a limited liability partnership.)

I declare as an authorized signer, under penalty of perjury, that this document does not fraudulently conceal, obscure, alter, or otherwise misrepresent the identity of the person, any officers, directors, employees, or agents of the corporation, or any members, managers, employees, or agents of the limited liability company. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

Signature:	Printed Name:	Title:
S. Folk	Scott Folk	President

CONTACT NAME: (To resolve questions with this filing)

Mark A. Norby

PHONE NUMBER: (Include area code)

503-294-9370

FEES

Nonprofit
Domestic
Foreign Re
Processing F
Free copies

ROSEBURG RESOURCES CO.

VOID IF ALTERED OR ERASED

VOID WITHOUT WATERMARK OR IF ALTERED OR ERASED

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, ~~together with the certificate of acknowledgment annexed,~~ admitted to record this 20th day of February 2018, 1:54 P. M.

Teste: Clerk

0292
1091

(128) BOOK 293 PAGE 1091

State of Oregon

OFFICE OF THE SECRETARY OF STATE
Corporation Division

Certified Copy 209H890D1

I, DENNIS RICHARDSON, Secretary of State of Oregon, and Custodian of the Seal of said State, do hereby certify:

That the attached

Copy of the

Merger

for

ROSEBURG RESOURCES CO.

is a true copy of the original document(s).

In Testimony Whereof, I have hereunto set my hand and affixed hereto the Seal of the State of Oregon.

DENNIS RICHARDSON, SECRETARY OF STATE

2/8/2018

Come visit us on the internet at sos.oregon.gov/business

(885)

This instrument was prepared by:
Eversheds Sutherland (US) LLP
700 Sixth Street, NW, Suite 700
Washington, DC 20001-3980, US
Attn: Thomas Dugan, Esq., Virginia Bar License 83842

After recording return to:
Roseburg Resources Co.
3660 Gateway Street
Springfield, Oregon 97477
Attention: Scott Folk

Tax ID No. 100-A-2; 122-A-6
Consideration: $2,202,066
Tax Assessment: $820,600.00

DEED

This Deed is made as of the 28th day of September, 2017, by and between **FIATP TIMBER LLC,** a Delaware limited liability company authorized to do business in Virginia, ("**GRANTOR**") whose address is whose address is c/o Forest Investment Associates L.P., 15 Piedmont Center, Suite 250, Atlanta, Georgia 30305, Attention: Sarah Hall, to be indexed as Grantor; and **MEADOWS 163, LLC**, an Oregon limited liability company ("**GRANTEE**") whose address is c/o Roseburg Resources Co., 3660 Gateway Street, Springfield, Oregon 97477, Attention: Scott Folk, to be indexed as Grantee.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey, with Special Warranty, unto the Grantee, the following described property

When Recorded Return To: LKE
First American Title Insurance Company
National Commercial Services
4401 Waterfront Drive Suite 100
Glen Allen, VA 23060
File No: NCS-848468-WEST

located in the County of Sussex, Virginia, together with the improvements thereon, and appurtenances thereto belonging:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made subject to all matters listed as permitted exceptions on attached Schedule B, insofar as they may lawfully affect the Property hereby conveyed.

[*signatures commence on following page*]

WITNESS the following signatures and seals:

FIATP TIMBER LLC, a Delaware limited liability company authorized to do business in Virginia

By: _____ (SEAL)
Name: Marc A. Walley
Title: President

STATE OF GEORGIA
COUNTY OF FULTON; to-wit:

The foregoing instrument was acknowledged before me this 22 day of September 2017, by Marc A. Walley, President of FIATP TIMBER LLC.

My Commission Expires: Notary Public, Forsyth County, Georgia My Commission Expires May 5, 2020

KIMBERLY THORNTON NOTARY PUBLIC FORSYTH COUNTY EXPIRES GEORGIA May 5, 2020

_____
Notary Public

SCHEDULE "A"

Description

39571684 3
94160 0030436-00117
39571684 5

BOOK 291 PAGE 342

LEGAL DESCRIPTION

All of those lots or parcels of land located in Sussex County, Virginia, and more particularly described as follows:

PARCEL 27

ALL THAT certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 300 acres, more or less, and bounded (speaking as of 1878) on the north by the home tract of A.G. Mitchell, on the south by the Nottoway River; on the east by the lands of Misses Wyatt and Chas. E Cogbill; and on the west by the land of Dora J. Mitchell by virtue of Deed recorded in Deed Book 15, page 561

Being all or a portion of the property conveyed in Deed from A.F. State, Trustee to Camp Manufacturing Company, and recorded in Deed Book 15, Page 561

PARCEL 28

ALL THAT certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 175 acres, more or less, as shown on plat recorded in conjunction with the Deed from James E. Mitchell and Blanche E. Mitchell to Camp Manufacturing Company, which is recorded in Deed Book 21, page 572.

Being all or a portion of the property conveyed in Deed from James E. Mitchell et ux. to Camp Manufacturing Company, and recorded in Deed Book 21, Page 572.

PARCEL 33

ALL that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, known as "Powells" containing 512 acres, more or less, being bounded and described as follows: On the North by State Highway No. 649, on the East by the lands of Barns and Baskerville, on the South by the Nottoway River and on the West by the lands of W. T. Lewis and Claiborne G. Lewis". At the request of Union-Camp Corporation a plat of survey of the said real estate made by J. C. Davis on March 31, 1980, is recorded in Plat Book 16, page 28.

Being all or a portion of the property conveyed in Deed from Edward D. Barnes, Edward W. Taylor & James W. Renney, Special Commissioners to Union Camp Corporation, and recorded in Deed Book 94, Page 553.

SCHEDULE "B"

Permitted Exceptions

1. Restrictions on the ability of Grantee to build upon or use the Property imposed by any current or future development standards, building or zoning ordinances or any other law;

2. The rights of upper and lower riparian owners and the rights of others to navigate such river or stream; the right, if any, of neighboring riparian owners and the public or others to use any public waters, and the right, if any, of the public to use the beaches or shores for recreational purposes;

3. Any claim of lack of title to the Property formerly or presently comprising the shores or bottomland of navigable waters or as a result of the change in the boundary due to accretion or avulsion;

4. Any portion of the Property that may lie within the bounds of navigable rivers as established by law;

5. To the extent any portion of the Property is bounded or traversed by a public road, the rights of others (whether owned in fee or by easement) in and to any portion of the Property that lies within such public road;

6. Railroad tracks and related facilities, if any (whether owned in fee or by easement), and related railroad easements or railroad rights of way, if any, traversing the Property and the rights of railroad companies to any tracks, siding, ties and rails associated therewith;

7. All ad valorem property taxes not yet due and payable in respect of the Property for the tax period during which the delivery of this deed occurs and all subsequent tax periods, and all other non-delinquent assessments and other charges of any kind or nature imposed upon or levied against or on account of the Property by any federal, state, local or foreign government or any court or any administrative, regulatory or other governmental agency, commission or authority or any non-governmental self-regulatory agency, commission or authority which are not yet due and payable in respect of the Property for the assessment period during which the delivery of this deed occurs, and, any rollback taxes related to any agricultural, forest or open space exemption that is subject to recapture pursuant to any applicable rule, regulation, statute, order, ordinance, guideline, code or other legally enforceable requirement, including common law, state and federal laws and laws of foreign jurisdictions to the extent caused by a change in use by the Grantee following the date hereof, or by any action or inaction of Grantee with respect to continuation or removal of the Property after the date hereof from the present classification;

BOOK 291 PAGE 344

8. Liens for ad valorem taxes not yet due and payable;

9. Discrepancies or conflicts in boundary lines, shortages in area, vacancies, excesses, encroachments or any other facts that a current and accurate survey of the Property would disclose;

10. Rights of third parties in and to any oil, gas and other minerals or other substances of any kind or character as may have been reserved by or conveyed to others prior to August 10, 2017 and any leases concerning any of such previously reserved or conveyed oil, gas, other minerals or other substances in, on or under the Property;

11. Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under, above or across the Property;

12. Any claim of lack of access rights to any portion of the Property;

13. Rights of others under any of the contracts assumed by Grantee or the leases assigned to Grantee;

Applicable to all Parcels unless otherwise stated:

14. No Easement of right of way across insured land for the benefit of William E. Drewry, III and the rights of others in and to the use of said right of way as contained in Deed recorded January 30, 1984, in Deed Book 103, page 795;

No 15. Utility Easement granted to Virginia Electric and Power Company, recorded in Deed Book 101, page 1;

Copy Yes 16. Easement Agreement between Union Camp Corporation and RGC Mineral Sands, Inc., dated August 9, 1996, recorded August 28, 1996, in Deed Book 151, page 289;

No 17. Easements conveyed to Commonwealth of Virginia, dated June 2, 1971, recorded in Deed Book 76, page 689;

18. No Easement of right of way in favor of VEPCO, and rights of others in and to the use of said right of way as contained in document recorded February 18, 1954, in Deed Book 50, page 401;

No 19. Deed of Easement between Union Camp Corporation and Donald L. Magee and Catherine B. Magee, dated November 28, 1973, recorded November 30, 1973, in Deed Book 81, page 48;

No 20. Easement granted to Continental Telephone Company, dated July 27, 1981, recorded August 18, 1981, in Deed Book 98, page 288;

No 21. Easement granted to Continental Telephone Company, dated September 24, 1982, recorded October 28, 1982, in Deed Book 100, page 650;

No 22. Easement granted to Contel of Virginia, Inc., recorded March 22, 1989, in Deed Book 119, page 405;

No 23. Easement granted to Contel of Virginia, Inc., recorded June 20, 1989, in Deed Book 120, page 309; and

24. Plat of survey recorded in Plat Book 17, page 130, shows Eastern property runs to the centerline of Route No. 606; Exception is taken to title to that portion of the property within the bounds of Route 606 and rights of others in and to the use of the property within the bounds of Route 606. (Applicable to Tax Map #100-A-2).

Copy enclosed

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 16th day of October, 20 17 12:50 P. M.

The tax imposed by §58.1-802 of the Code has been paid in the amount of $ 2,202.50.

Teste: Clerk

Property Identification Card

Property Address

Owner Name/Address
MEADOWS 163 LLC
C/O ROSEBURG RESOURCES CO
3600 GATEWAY STREET

Map ID: 100 A 2 SPRINGFIELD OR 97477

Acct No: 5511-1

Legal Description: SLATE & MITCHELL DB167/282
2 PCLS IN TRANSFER-2017

Deed Book/Page: 291 / 338

Occupancy: VACANT

Dwelling Type:

Use/Class: AGR.- 100 AC OR MORE **Acreage:** 509.200

Year Assessed: 2022 **Year Built:** **Land Use:**

Zoning: **Year Remodeled:** **Total Mineral:** $0

District: 03 STONY CREEK **Year Effective:** **Total Land:** $1,015,500

MH/Type: **On Site Date:** 06/15/2021 **Total Improvements:** $0

Condition: **Review Date:** 06/15/2021 **Total Value:** $1,015,500

Improvement Description		
Exterior	Interior	Site
		STREET-PAVED
		TOPO-LEVEL
		UTIL-ELECTRIC

Land Valuation — TRAC: .000 LMAT: 1.35

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	9	SWAMP/WETL	J	1.0000		425.00		425
A	9	SWAMP/WETL	J	11.0000		425.00		4675
P	53	W-S-GRAVEL	G	497.2000		1179.00		585701
A	93	PINE	I	100.0000		275.00		27500
A	94	PINE	F	397.2000		1000.00		397200
Total Land Value				509.200				1015500
Total Property Value								1015500

Sec	Type	Str	Description	Area
Total Square Feet				

	Cur. Value	Prev. Value	%Inc.
Land	1015500	673500	
Improvements			
Total	1015500	673500	
Average Price Per Acre		1160	
Sale Date/Amount	10/16/2017	22202066	

0314
0424

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(1464)

This Instrument was prepared by:
Eversheds Sutherland (US) LLP
999 Peachtree Street NE, Suite 2300
Atlanta, GA 30309
Attention: Kevin Thomas, Esq.

Return to:
First American Title Insurance Co.
3455 Peachtree Road NE
Suite 675
Atlanta, GA 30326
NCS 1072435

Tax ID Nos: See Exhibit C attached hereto
Consideration: $14,227,813.71
Tax Assessment: $6,638,500

DEED

This Deed is made as of the 12 day of October, 2021, by and between **ADIRONDACK TIMBER CO., INC. I**, a Delaware corporation, authorized to do business in Virginia, ("**GRANTOR**") whose address is c/o Forest Investment Associates, 15 Piedmont Center, Suite 1250, Atlanta, Georgia 30305, to be indexed as Grantor; and **ROSEBURG RESOURCES CO.**, an Oregon corporation ("**GRANTEE**") whose address is 3660 Gateway Street, Springfield, Oregon 97477, to be indexed as Grantee.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey, with Special Warranty, unto the Grantee, the following described property located in the County of Sussex, Virginia, together with the improvements thereon, and appurtenances thereto belonging:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made subject to all matters listed as permitted exceptions on attached **Exhibit B**, attached hereto and made a part hereof, insofar as they may lawfully affect the Property hereby conveyed.

For the avoidance of doubt, Seller acknowledges that it has included the legal description for a certain parcel that is also partially located in Southampton County, Virginia in **Exhibit A** of this Deed in the event any portion of such parcel is also located in Sussex County.

[Remainder of page intentionally left blank]

[Signatures begin on the following page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed pursuant to due authority as of the day and year first above written.

GRANTOR:

ADIRONDACK TIMBER CO., INC., I, a Delaware corporation

By: _____
Name: W Bryan Blankenship
Title: Vice President

STATE OF GEORGIA

COUNTY OF Fulton

I, Kimberly Thornton, a Notary Public for the State of Georgia, do hereby certify that W Bryan Blankenship, known to me to be the Vice President of Adirondack Timber Co., Inc., I, a Delaware corporation did personally appear before me this day and acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such representative and with the full authority, executed the same voluntarily for and as the act of said company, as aforesaid.

Subscribed to and sworn to before me this 11 day of Oct, 2021.

KIMBERLY THORNTON NOTARY PUBLIC GEORGIA FORSYTH COUNTY Expires May 5, 2024

Kimberly Thornton
Notary Public for State of Georgia

My commission expires:

Notary Public, Forsyth County, Georgia
My Commission Expires May 5, 2024

0314
0426

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EXHIBIT A

Description of the Property

[SEE ATTACHED]

0314
0427

EXHIBIT "A"

REAL PROPERTY

TRACT #209-A - MASTERSON

ALL that certain tract or parcel of land situate in Henry Magisterial District, Sussex County, Virginia, containing one hundred and fifty-seven (157) acres, more or less, same being herein conveyed in gross and not by the acre, and bounded on the north by lands of R. E. Horne, east by Lands of W.G. Gray, south by lands of George Smith and on the west by lands of George Jefferson.

TRACT #209-B - WATKINS

ALL that certain tract or parcel of land containing sixty-five (65) acres, situate in Henry Magisterial District, Sussex County, Virginia, located about three-fourths of a mile northwardly from Lebanon Church and State Highway numbered 609, bounded on the north by Grigg and Tinches Mill Pond and land now or formerly belonging to (Mrs.) J.H. Velvin, on the east by land now or formerly belonging to J.H. Walton, on the south by what was formerly known as the Whitehorn Tract, and on the west by land now or formerly belonging to (Mrs.) J.H. Velvin

TRACT #209-C - WEAVER

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing one hundred and ninety-six (196) acres, more or less, and bounded as follows, to-wit: On the North and East by the Pedneau Tract and lands of McGee and Hunter Harrell; on the East and South by Griggs Mill Pond, and on the West by the Ezzel Tract and is known as the Weaver Tract

TRACT #209-D - LYON-EZELL

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia known as the Ezell Tract, containing three hundred and twenty-five (325) acres, more or less, and better described as Lot No. 3 on a plat of lands of the Emporia Manufacturing Company, made by A.I. Schisler, C.E., dated September 1914, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia in Plat Book No. 2, page 19.

ALL that certain tract, piece or parcel of land, lying and being in Henry Magisterial District, Sussex County, Virginia known as the Lyons Tract, and containing two hundred and seventy-two (272) acres, more or less, and better described as Lot No. 2 on a plat of lands of the Emporia

Manufacturing Company made by A.I. Schisler, C.E., dated September 1914, and recorded in the aforesaid Clerk's Office in Plat Book 2, page 19.

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, known as the Gilliam Tract, containing fifteen (15) acres, more or less, and bounded as follows, to-wit: On the North by Miller Farm; on the East by Miller Farm and Junius Harwell lands; on the South by Junius Harwell's lands and on the West by Pedneau and Winfield Tracts

TRACT #210-D - GRIGG

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing one hundred thirty-one and forty hundredths (131.40) acres, more or less, adjoining the lands on the East and North, formerly owned by Emporia Manufacturing Company; on the West by the property now or formerly owned by Pedneau and Lindamood, Peffer, Mason and a five acre lot, and on the South by the Champion Maclin tract, which is shown on a certain plat of survey thereof, made by Henry Weiss, Surveyor, October 13, 1919, and of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book No. 2, at page 75.

TRACT #211-A -MILLER

PARCEL 1 - Miller Lot 5 (SU-99)

ALL that certain tract or parcel of land, lying and being situate in Henry Magisterial District, County of Sussex, Virginia, and said to contain ninety-one and fifty one-hundredths (91.50) acres, more or less, and known as lot number five (5) on a plat of land known as the "Miller Tract", as surveyed by J.B. Harding, C.D., which said plat is recorded in the Clerk's Office of the Circuit County of Sussex County, Virginia, in Plat Book No. 2, at page 36.

LESS AND EXCEPT that portion conveyed therefrom to the Commonwealth of Virginia from Southern Johns-Manville Products Corporation, by deed dated July 13, 1962, and of record in the aforesaid Clerk's Office in Deed Book 63, page 568.

PARCEL II - Fischer (SU-35)

ALL that certain tract or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing 100 acres, more or less, and bounded as follows: to-wit: On the North by Jerusalem Church and others; on the East by Burn Gray and Gray Lumber Company; on the South by Virginian Railroad, and on the West by Road No. 645 of the State Highway secondary road system

PARCEL III - Miller Lots 11 and 12 (SU-43)

ALL that certain tract or parcel of land, lying and being situate near the Town of Jarratt, in Sussex County, Virginia, and containing one hundred sixty and on-half (160 ½) acres, more or less, and being shown on a plat of land, known as the Miller Farm, made by J.B. Harding, Surveyor, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book No. 2, page 36, said land being set fourth on said plat as Lots Nos. 11 and 12, and containing 68 and 92 ½ acres, respectively.

PARCEL IV - Callahan (SU-109)

THAT certain tract or parcel of land lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing one hundred and twenty five and fifteen hundredths (125.15) acres, known as a portion of lot number two (2) of the Southern Home and Farm Company, made by Henry Weiss, C.E., of record in the Clerk's Office for Sussex County, Virginia, bounded as follows: on the north by the land of C.P. Brown, on the east by the land of Emmett Hubbs, on the south by the land of Ida Blake and on the west by the land of Wash Sills and being the same and identical tract or parcel of land as conveyed to C. Watson Callahan, by deed from Carrie B. Mason, less one Hundred (100) acres heretofore conveyed to Ida Blake

PARCEL V - Keintz (SU-42)

ALL that certain tract, piece or parcel of land, lying and being situate in Sussex County, Virginia, containing 151.90 acres, more or less, said land being Tracts Nos 4, 5 and 6 on plat of larger tract of land, made by Henry Weiss, Surveyor, dated November 14, 1919, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia in Plat Book 2, page 86, and bounded and described as follows: Beginning at a point on the branch line between this property and Tract 1 on said plat, and running thence N 47° E 32.30 chs To a pine tree blown down; thence N. 49° W 3.13 chs. To a point, thence N 63 ½° W 2.15 chs To a point, thence N 57° W. 4.30 chs. To a point; thence N 57 1/2° W 7.65 chs To a point on the right-of-way of the Virginian Railway, thence N. 78° along the said right-of-way 22.28 chs To a corner pine on right-of-way thence S. 5° W 29.47 chs. To a stake on the corner of C.P. Brown's land and Tract No. 2 on said plat; thence S. 2 3/4° W 12.51 chs. To a corner red oak on branch between the tract of land hereby conveyed, and Tract No 1, and thence in a general easterly direction along said branch as it meanders to the point of beginning, reference to said plat is hereby made for a more particular description of the tract of land hereby conveyed.

ALL that certain tract, piece or parcel of land, lying and being situate in the county and state aforesaid, containing approximately 8.10 acres, lying on the South side of the Virginian Railway, right-of-way, and North of Lot No. 6, as shown on said plat; being a part of the old Walton Tract, which extended South of the Virginian Railway Company right-of-way

PARCEL VI - Miller Lots 9 and 10 (SU-67)

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing one hundred seventy-six and five tenths (176.5) acres, being a part of the Miller Farm, and comprising two smaller tracts, designated as Lots Nos. 9 and 10 on a plat of the Miller Farm, which is of record in the aforesaid Clerk's Office in Plat Book No. 2 at pages 36 and 37. Lot No. 9 contains eighty-three (83) acres, and Lot No. 10 contains ninety-three and five-tenths (93.5) acres.

LESS AND EXCEPT that certain parcel of land conveyed to Atlantic Coast Line Railroad Company by deed dated July 15, 1959, recorded in Deed Book 59, page 139. AND FURTHER LESS AND EXCEPT THAT LAND AS SET FORTH IN DEED BOOK 50, PAGE 515 WITH REFERENCE TO RECORDED PLAT IN PLAT BOOK 8, PAGE 11, AFORESAID RECORDS.

PARCEL VII - McNair (SU-72)

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, being a part of the McNair Tract, and bounded as follows: On the North by Lots No. 9, 10, 11 and 12 of the Miller Tract, on the East by public road; on the South by the remainder of the McNair Tract, and on the West by Poplar Swamp:

PARCEL VIII - Winfield (SU-44)

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing two hundred (200) acres, more or less, and bounded as follows, to-wit: On the North by County Road No. 646, on the East by the Miller Tract; on the South by Poplar Swamp, and on the West by Johns-Manville Products Corporation of Virginia, formerly Albert Kientz.

LESS AND EXCEPT 2.8 acres conveyed from Southern Johns-Manville Products Corporation to the Commonwealth of Virginia, by deed dated July 13, 1962, recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 63, page 568.

AND FURTHER LESS AND EXCEPT that certain parcel of land conveyed to Floyd A. Hall and Virginia A. Hall by deed dated February 14, 1990, in Deed Book 123, page 48.

TRACT #214-A – ELM SHADE

PARCEL I - Elm Shade (SU-203)

THAT certain tract or parcel of land containing seven hundred and ninety (790) acres, more or less, situate in Courthouse Magisterial District of Sussex County, Virginia, and bounded on the north by Hunting Quarter Swamp, east by the Taylor farm, south by Allen's Road and the Sledge Farm, southwest corner by the George Moore Estate, and on the west by David Mark's estate, which said land is subject to reservation and exceptions of two grave yards with rights of ingress and egress to and from same, and being in all respects the residue of an 850 acre tract of land

locally known as the "Howle Property" or "Elm Shade" after deducting from said 850 acre tract a portion thereof containing 60 acres heretofore conveyed to John H. Cole by deed from H.R. Carter and Mary P. Carter, his wife, dated February 13, 1946, of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 41, at page 495.

LESS AND EXCEPT those portions conveyed therefrom in the following deeds: 7 acres conveyed by Southern Johns-Manville Products Corporation to Rudolph Wachsman dated April 16, 1952, and of record in the aforesaid Clerk's Office in Deed Book 48, page 531; 2 acres conveyed by Southern Johns-Manville to George Chambliss et al, dated April 17, 1952, and of record in the aforesaid Clerk's Office in Deed Book 48, page 596; and 5.24 acres, 0.39 acre, and 2.72 acres conveyed from Southern Johns-Manville Products Corporation to the Commonwealth of Virginia by deed dated October 31, 1956, recorded in the aforesaid Clerk's Office in Deed Book 68, page 425.

AND FURTHER LESS AND EXCEPT that certain parcel of land containing 0.567 acre of land conveyed to Sharon Methodist Church by deed dated April 24, 1987, recorded in the aforesaid Clerk's Office in Deed Book 112, page 629; and that certain parcel of land containing 0.219 acre conveyed to the Commonwealth of Virginia by deed dated July 9, 1990, recorded in Deed Book 124, page 459

PARCEL II - Parsonage - Taylor (SU-264)

ALL that certain tract, piece or parcel of land, lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, containing one hundred twenty-seven and eighty hundredths (127.80) acres, and is known and designated as Tract No. 1 on a certain plat of survey thereof, made by J.B. Harding, C.E., which said plat of survey is recorded in the Clerk's Office aforesaid in Plat Book No. 2, at page 39

TRACT #215-B - DOBIE

ALL that certain tract, piece or parcel of land, with the improvements thereon, lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, heretofore conveyed as containing 419 acres, but ascertain to contain four hundred and forty-nine (449) acres, situate about three miles North of Sussex Courthouse, in Courthouse Magisterial District, Sussex County, Virginia, and bounded on the North by the lands now or formerly owned by Gray Lumber Company and Joe Dobie Estate; on the East by the Booker Tract and the lands of R.E. Jarratt; on the South by the lands of C. W. Prince and Johns-Manville Products Corporation of Virginia; and on the West by the lands of Peter burrow, C. W. Prince and others.

TRACT #215-C – WATSON FARM

PARCEL I - Watson Farm (SU-74)

ALL that certain lot, piece or parcel of land, lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, containing forty-two and six hundredths (42.06) acres, more or less, being known and designated as Parcel No. 12 on a certain map of the Watson Farm, made by James A. Clark, May 3, 1915, and of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book No. 1 at Page 55, and being all of the said parcel of land except a certain strip across the southern boundary thereof, containing 0.85 acre, which was conveyed by Charles A. Wilson and wife to the Commonwealth of Virginia by deed, recorded in Deed Book 33, page 472

LESS AND EXCEPT one acre conveyed to E.G. Parsons, by deed dated March 10, 1953, recorded in the aforesaid Clerk's Office in Deed Book 49, page 579.

PARCEL II - Burrow (SU-277)

ALL that certain tract, piece or parcel of land containing thirty-seven and one-half (37 ½) acres, more or less, with the exception of the railroad bed not to exceed 50 ft. Said land is a part of the Milby Tract in Courthouse Magisterial District, Sussex County, Virginia, and is bounded by the lands of Julia Mason on the North, the road on the West, R. Washman and others on the South, and Wilson on the East

PARCEL III - Jackson (SU-278)

ALL that certain tract, piece or parcel of land lying, and being situate in Courthouse Magisterial District, Sussex County, Virginia, containing fifty-eight (58) acres, more or less, as is shown on a certain map of the J.M. Forest Department, made by W. J. Ellis, Jr., a certified land surveyor, April 26, 1932, which said map is recorded in Plat Book 9, page 50, in the Clerk's Office, Circuit Court, Sussex County, Virginia, and is bounded as follows:

On the North by the lands now or formerly owned by Peter Burrow and Branch, on the East by Branch and J. M. Watson Tract, on the South by lands now or formerly owned by Tom Rose (Dunn), Jarratt, and Jim Sims, and on the West by lands now or formerly owned by Jim Sims, George Reeves and Annie Hall

PARCEL IV - Hall (SU-202)

ALL that certain tract, piece or parcel of land lying and being situate in Court House Magisterial District, Sussex County, Virginia, containing four (4) acres, more or less, and bounded as follows. On the North by the lands of Southern Johns-Manville Products Corporation, on the East by old railroad bed, on the South by land belonging to the Estate of George Reed, deceased, and on the West by road leading to Westhope

PARCEL V - Felix Mason (SU-395)

Those two certain adjacent tracts of land, lying and being situate in Court House Magisterial District, Sussex County, Virginia, containing 37.7 and 37 acres, whereof J. Felix Mason died, seized and possessed, and which were conveyed to him by three certain deeds, to-wit: Deed from B.J. Mason and wife, dated January 22, 1906, and recorded in the Clerk's Office, Circuit Court, Sussex County, Virginia on February 3, 1906, in Deed Book 17, page 368, which conveys a tract containing 37 acres; Deed from J.C. Clements, Trustee, dated February 1, 1922, and recorded in the aforesaid Clerk's Office on May 23, 1922, in Deed Book 28, page 32, conveying a 30 acre tract, and deed from L.L. Edwards dated October 14, 1922, and recorded in the aforesaid Clerk's Office on January 29, 1923, in Deed Book 28, page 204, conveying 7.7 acres; the said 37, 30 and 7.7 acre tracts, respectively, constitute the 37 and 37.7 acre tracts herein conveyed

TRACT #216-A - COCKE (South Portion)

ALL that certain tract, piece or parcel of land lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, containing four hundred sixty-nine and two-tenths (469.2) acres, as is more fully shown on a certain map thereof made by M.E. Trimin, C.L.S., dated June 25 and July 6, 1954, a copy of which plat is recorded in the Clerk's Office, Circuit Court Sussex County, Virginia in Plat Book 3, page 33, and being more particularly described thereon as follows:

BEGINNING at a 40" Red Gum, corner with lands of William Cocke and Richard Cocke, and running thence N 75°00' W 627' to a 14" C.L.R. Oak, thence 1082.6' to the center of State Highway Route No. 637; thence following said State Highway Route No. 637; thence following said State Highway Route No. 637 to the center of Nottoway River; thence down the said Nottoway River to the land of Richard Cocke, thence beginning again at the aforesaid 40" Red Gum, corner with lands of William Cocke and Richard Cocke, and running thence N 11°55' E 7730 feet to the center of Nottoway River, and bounded as follows: On the North by Nottoway River; on the East by the lands of Richard Cocke, on the South by the lands of William Cocke, and on the West by State Highway Route No. 637, and being in all respects a portion of a larger tract of land known as "Riverland", being North portion of that portion thereof which lies on the East side of State Highway Route No. 637

LESS AND EXCEPT 0.88 acres conveyed to the Commonwealth of Virginia by deed dated June 4, 1959, recorded in the Clerk's Office, Circuit Court, Sussex County, Virginia in Deed Book 58, page 447

LESS AND EXCEPT 318.32 acres, more or less, and being all that portion of the above described property lying north of a centerline of a woods road. The location of said woods road is more particularly described by reference to a timber type map attached hereto as Exhibit "A-2" and is shown on said map as beginning on the easterly side of State Route 637 and extends therefrom in a generally easterly direction across property of Grantor to the east boundary of

Grantor's property as shown on said map. It is the intent of the Grantor herein to convey all that portion of the above described property that lies south of the centerline of said woods road.

TRACT #225-B – STEPTOE - WINFIELD

PARCEL I - Steptoe (SU-262)

ALL that certain tract, piece or parcel of land, lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing thirty-nine (39) acres, more or less, and being shown and designated as Lot 2 on a certain plat of survey made by S. G. Keadwell, C.L.S., dated October 26, 1946, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book 5, page 82, reference to said plat being hereby invited for a more perfect description of the said tract of land.

PARCEL II - Winfield (SU-263)

ALL that certain tract or parcel of land with the improvements thereon and the appurtenances thereto belonging, lying in Stony Creek Magisterial District, Sussex County, Virginia, on State Highway No. 681,(Concord Church Road) and Sapony Creek, containing Two Hundred and Three and eight-tenths (203.8) acres, more or less, and being shown and designated on a certain survey and map thereof, made by F. D. P. Bruner, Engineer dated April 15, 1955, which was recorded along with a certain deed from S. H. Winfield and wife, conveying the said property to J.L. Baskerville and W. A. Barnes, and which said plat and deed are hereby referred to for a more perfect description of said proepnty, the said deed being recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, on May 10, 1955, in Deed Book 52, at page 208.

TRACT #225-D – POOLE - JONES

PARCEL I - Poole (SU-194)

our piece

THAT certain tract or parcel of land situate in Stony Creek Magisterial District, Sussex County, Virginia, containing three hundred and twenty-two (322) acres, more or less, and more particularly described as follows, to-wit: Bounded on the north by the lands of G.L. Parsons, east by Hardwood Run, south by the lands of M.M. Jones and west by Nottoway River, and further described on a plat of the Mill View Farm, of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book 2, at page 72, as tract number four (4) containing 96 acres, tract number five (5) containing 108 acres, and tract number six (6) containing 118 acres.

PARCEL II - Jones (SU-276)

THAT certain tract or parcel of land situate near the Town of Purdy, Virginia, and in Stony Creek Magisterial District, Sussex County, Virginia, containing thirty-six (36) acres and designated as

tract number three (3) on a plat of land formerly owned by S.M. Shoemaker and now known as part of the Mill View Farm as surveyed by J.C. Field, Surveyor, which plat is recorded in the aforesaid Clerk's Office in Plat Book 2, page 72.

TRACT #225-E – REED – RUCKER

PARCEL I - Rucker (SU-101)

THOSE two certain tracts or parcels of land situate near the Town of Stony Creek in Stony Creek Magisterial District, Sussex County, Virginia, designated and numbered, respectively, as eight (8) and nine (9), containing, respectively, thirty-four and six-tenths (34.6) acres and twenty-eight and one-tenth (28.1) acres, on plat of the land formerly owned by Pompey Smith and known as the Mabel M. Smith land, which plat is recorded in the Clerk's Office, Circuit Court, Sussex County, Virginia in Plat Book J, page 1.

PARCEL II - Reed (SU-73)

ALL that certain tract, piece or parcel of land, lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing sixty-nine (69) acres, more or less, and bounded as follows: On the North by Southwest Swamp, on the East by a branch; on the South by branch and J.G. Mayes, and on the West by Elijah Reed, together with all necessary rights of way, through, over and across the residue of the said ninety-acre tract. The said right of way is to lead from the said sixty-nine acre tract in the direction of State Route No. 648 at a point across said residue of said ninety acre tract nearest and most convenient to the lands owned by Mayes and Crowder, and connecting with a right of way across said Mayes and Crowder's land to said State Route No. 648.

TRACT #225-G – PARKER - WYNN

PARCEL I - Parker (SU-00)

ALL that certain tract, piece or parcel of land, lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, shown on the 1940 land book of Sussex County in the name of Etta Parker, to contain 173.45 acres, but by deeds shown to contain seventy-three and thirty-five hundredths (73.35) acres, and adjoining the lands of Obie Taylor, Bob Jefferson, President Taylor, Ed Massenburg, Sammie Stewart, Brooks Dillard, Arthur Blow, Mayes and Crowder, C.M. Brown Estate and Johns-Manville Products Corporation of Virginia, and being in all respects the residue of three tracts of land, containing in the aggregate 300 acres, which was conveyed unto J.W. Wynn by deed from William Winfield and others, dated December 19, 1857, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book "V", page 615, after the following parcels thereof were sold and conveyed: 50 acres by J. S. Wynn to Mancie Parham, recorded in Deed Book 24, page 121; 20 acres conveyed by Mrs. I.E. Horne to Bob Jefferson by deed recorded in Deed Book 25, page 197; 111.65 acres conveyed by Iola Elizabeth

Horne to L.L. Edwards by deed recorded in Deed Book 26, page 199; 25 acres conveyed by Iola E. Horne to Arthur Blow and Lottie Blow by deed recorded in Deed Book 26, page 542; and 50 acres conveyed by Ella Lee Parker to Obie Taylor, recorded in Deed Book 28, page 527.

PARCEL II - Wynn (SU-39)

ALL that certain tract or parcel of land lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, containing 111.65 acres, as shown by a plat of survey, made by Philip Freeman, Surveyor, dated September 1919, recorded in the Clerk's Office of Sussex Circuit Court in Plat Book 2, page 77, and bounded on the West by the lands of John A. Winfield's Estate; on the South by the lands of John A. Winfield's Estate and the lands of Malachi Mason and others, and on the North by the lands of the Estate of J.S. Wynne, deceased.

TRACT #225-1 - ELLIS-GOLDEN

1. ALL that certain tract, piece or parcel of land lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, containing 14.08 acres, being shown and designated as "Tract A" on a plat of survey surveyed July 30-31, 1984, and entitled "Map Showing Property to be Deeded to Georgia-Pacific Corporation 'Ellis-Golden Tract' Located in Courthouse District - Sussex County, Virginia" surveyed and drawn by Elbert R. Bryant and W.J. Ellis, Jr., C.L.S., which plat is recorded in Plat Book 17, page 5, in the Clerk's Office, Circuit Court, Sussex County, Virginia, and on which plat said tract is described as follows, to-wit: Beginning at an iron pipe at the Southeast corner of said tract designated as point "C" and corner with the land of Clairey R. Taylor, et als, thence S. 78°02' W. 973.0 feet to an iron pipe and corner with the land of Georgia-Pacific Corporation; thence N. 28°54' W. 259.1 feet to a point; thence N. 32°36' W. 232.25 feet to a railroad iron; thence N. 64°32' E. 297.8 feet to a point; thence N. 67°42' E. 319.4 feet to a point; thence N. 72°36' E. 222.5 feet to a point; thence N. 75°06' E. 315.10 feet to an iron pipe and corner with the land of Taylor, et als; thence S. 15° E. 206.00 feet to an iron pipe, thence S. 09°09' E. 423.5 feet to an iron pipe, the point of beginning.

2. ALL that certain tract, piece or parcel of land lying and being situate in the Courthouse Magisterial District, Sussex County, Virginia, containing 36.354 acres, being shown and designated as "Tract B" on the aforesaid plat of survey and on which plat said tract is described as follows, to-wit: Beginning at a concrete monument and corner with the land of Clairey R. Taylor, et als, thence N. 66°52' W. 220.25 feet to an iron pipe; thence N. 66°36' W. 70.8 feet to an iron pipe, thence N. 72° 51' W. 196.6 feet to an iron pipe, thence N. 75°21' W. 66.4 feet to an iron pipe; thence N. 70°13' W. 101.2 feet to an iron pipe; thence N. 66°05' W. 123.4 feet to an iron pipe and corner with Georgia-Pacific Corporation's "Parker Tract"; thence N. 30°23' E. 286.55 feet to a point; thence N. 37°15' E. 66.4 feet to an iron pipe and corner with Georgia-Pacific Corporation's "Dancey Tract"; thence S. 87°20' E. 217.2 feet to an iron pipe, thence N. 85°09' E. 211.35 feet to an iron pipe, thence N. 78°38' E. 257.10 feet to an iron pipe; thence N. 73°55' E. 364.85 feet to an iron pipe, thence N. 56°30' E. 201.2 feet to an iron pipe; thence N. 67°53' E. 189.0 feet to an iron

pipe; thence N. 66°38' E. 169.0 feet to an iron pipe; thence N. 73°06' E. 119.5 feet to an iron pipe and corner with the land of Robert Sydney Slade; thence S. 10°20' E. 156.25 feet to a concrete monument; thence S. 01°48' W. 329.6 feet to a concrete monument; thence S. 23°30' E. 149.1 feet to a concrete monument; thence S. 24°51' E. 682.8 feet to a concrete monument; thence S. 24°59' E. 318.3 feet to an iron pipe and corner with the land of Mrs. E. H. Johnson; thence S. 53°08' W. 249.85 feet to an iron pipe; thence S. 88°56' W. 554.6 feet to an iron pipe; thence N. 86°15' W. 73.5 feet to an iron pipe in a branch and corner with the land of Clairey R. Taylor, et als; thence N. 27°15' W. 94.1 feet to an iron pipe; thence N. 13°05' W. 80.35 feet to an iron pipe; thence N. 04°54' W. 48.6 feet to an iron pipe; thence N. 25°26' W. 60.55 feet to an iron pipe; thence N. 15°03' W. 86.9 feet to an iron pipe; thence N. 16° 23' W. 133.5 feet to an iron pipe; thence N. 21°12' W. 254.0 feet to a concrete monument; thence N. 26° 38' E. 290.2 feet to a concrete monument, thence N; 02°49' E. 77.6 feet to a concrete monument; thence N. 14°49' W. 67.7 feet to a concrete monument; thence S. 87°08' W. 86.5 feet to a concrete monument, thence N. 85°28' W 78.7 feet to a concrete monument; thence N. 19°53' W. 56.75 feet to a concrete monument; thence N. 71°32' W. 108.2 feet to a concrete monument; thence S. 44°27' W. 113.0 feet to a concrete monument; thence S. 42°22' W. 88.7 feet to a concrete monument; thence S. 49°56' W. 101.45 feet to an iron pipe, thence S. 61°46' W. 75.35 feet to an iron pipe, thence S. 27°04' W. 154.8 feet to an iron pipe; thence S. 10°08' W. 125.4 feet to a concrete monument, the point of beginning.

3. A perpetual easement of right of way for the purpose of ingress and egress ten (10) feet wide running from "Tract A" to the existing farm road, the East line of said easement being shown and described on the aforesaid plat of survey as follows, to-wit: Beginning at an iron pipe at the Southeast corner of "Tract A" designated as point "C" on the said plat of survey; thence S. 09° E. 314.9 feet to an iron pipe; thence S. 11° E. 233.0 feet to the existing road designated as point "B" on said plat of survey.

4. A perpetual easement of right of way for the purpose of ingress and egress ten (10) feet wide over and across the land of Clairey R. Taylor, et als, the South line of said easement being shown and described on the aforesaid plat of survey as running from a concrete monument on "Tract B" designated as point "E"; thence running in an Easterly direction 93.2 feet to the end of the existing road designated as point "A", thence continuing in an Easterly direction to an iron pipe designated as point "F" on said plat of survey.

5. A perpetual easement of right of way for the purpose of ingress and egress from State Highway Route No. 662 over and across an existing road to the right of way easements described above, the centerline of said easement being shown and described on the above described plat of survey as follows, to-wit: Beginning at a point designated as point "A" on said plat; thence S. 23°45' W. 426.7 feet to a point; thence S. 16° W. 103.3 feet to a point; thence S. 06°30' W. 93.2 feet to a point; thence S 38°40' W. 45.7 feet to a point; thence S. 89°30' W. 191.3 feet to a point; thence South 231 feet to a point; thence S. 03°30' 361.9 feet to a point; thence S. 34°40' W. 76.7 feet to a point; thence S. 51°45' W. 108.1 feet to a point; thence S. 665° W. 304 feet to a point designated on said plat as point "B", thence S.

81°15' W. 430.6 feet to a point; thence S. 25° W. 108.3 feet to a point; thence S. 00°20' W. 125.4 feet to a point; thence S. 09°50' E. 286.3 feet to a point; thence S. 06°35' E. 646.0 feet to a point; thence S. 05° W. 1174.3 feet to a point; thence S. 10°45' W. 315 feet to a point; thence S. 40°45' W. 235.4 feet to a point; thence S. 23°45' W. 172 feet to a point in the center of said Route No. 662 and designated on said plat as point "D".

TRACT #226-A – CROWDER

PARCEL 1 - Crowder (SU-84)

The following property situate in Henry Magisterial District, Sussex County, Virginia, to-wit:

THAT certain tract or parcel of land about three and one-half miles from Jarratt Depot, on the west side of the line of the Atlantic Coast Line Railroad Company, containing four hundred (400) acres, more or less, and bounded on the west by the lands formerly owned by J.H. Batte, on the north by the lands of J.D. Stith and the lands of Owen, on the east by the Atlantic Coast Line Railroad Company and on the south by lands formerly owned by Moore, Saunders and Insurance Company; it being in all respects the same and identical property as conveyed to John Hobbs Batte in the name of H.J. Batte by deed from J.T. Deal, etc. dated February 1, 1898, recorded in the Clerk's Office, Circuit Court Sussex County, Virginia in Deed Book 15, page 250, it also being the same and identical property as devised to Courtney B. Crowder by the said John Hobbs Batte, her father, in his will dated March 3, 1901, recorded in said Clerk's Office in Will Book 2, page 455, the said tract or parcel of land being described in said will as containing four hundred and twenty (420) acres, more or less; the said Courtney B. Crowder and Charles P. Crowder, her husband, subsequently having conveyed a portion thereof, namely, ninety-three one-hundredths (.93) of an acre to the Atlantic Coast Line Railroad Company adjoining the western side of said Railroad Company's right of way which said land is described on a plat thereof filed with the deed from said Courtney B. Crowder and husband to the said Railroad Company, dated August 30, 1913, and recorded in said Clerk's Office in Deed Book 22, page 246.

That certain tract or parcel of land containing sixteen and seventy-seven one-hundredths (16.77) acres; it being a portion of the said and identical tract or parcel of land as conveyed to C.P. Crowder by deed from Matthew Hill and wife, dated March 3, 1914, and recorded in the above mentioned Clerk's Office in Deed Book 23, page 138, and being all of said tract or parcel of land conveyed in the deed from Matthew Hill and wife to the said C.P. Crowder which lies on the western side of the Atlantic Coast Line Railroad Company's right of way.

AND that certain tract or parcel of land containing seventy-two (72) acres, more or less, and bounded as follows, to-wit: on the north and west by the lands of Courtney B. Crowder; on the east by the Atlantic Coast Line Railroad Company, on the south by the land of Matthew Hill known as Saunders.

LESS AND EXCEPT those parcels conveyed therefrom in the following deeds: 3.9 acres conveyed from Southern Johns-Manville Products Corporation to the Atlantic Coast Line

Railroad Company, by deed dated 15 July 1959, and of record in the Clerk's Office aforesaid in Deed Book 59, page 139, as shown in Plat Book 10, page 75, and 13.4 acres conveyed to Southern Johns-Manville Products Corporation, as Parcel 12, by deed recorded in the aforesaid Clerk's Office in Deed Book 82, page 327.

PARCEL II - INSURANCE (SU-70)

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, known as the Insurance Tract, containing three hundred thirty-three and one-third (333 1/3) acres, more or less, and bounded as follows, to-wit: On the North by lands of Mrs C.P. Crowder; on the East by Ernest Wyche and Sallie Person; on the South by S.A. Bailey lands, and on the West by lands of B.A. Bailey and J.H. Batte.

Together with that certain 20-foot wide easement or right of way granted to Johns-Manville Products Corporation of Virginia from Bessie Field Brown and others dated May 1, 1940, recorded in the Clerk's Office, Circuit Court, Sussex County, Virginia in Deed Book 37, page 421

LESS AND EXCEPT 14.6 acres conveyed from Johns-Manville Timber Corporation to Southern Johns-Manville Products Corporation as Parcel 11, by quitclaim deed dated August 19, 1974, recorded in the aforesaid Clerk's Office in Deed Book 82, page 327 and shown on plat recorded in Plat Book 15, page 39

PARCEL III - PERSONS (SU-85)

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing 137.46 acres, but charged on land books as 145 acres, and bounded as follows: On the North by Johns-Manville and Ernest Wyche; on the East and South by the Atlantic Coast Line Railroad, and on the West by the lands of C.M. Brown's Estate, known as the Pond Tract and Johns-Manville Insurance Tract.

LESS AND EXCEPT 6.5 acres conveyed from Southern Johns-Manville Products Corporation to the Atlantic Coast Line Railroad Company by deed dated December 23, 1953 and of record in the Clerk's Office, Circuit Court, Sussex County, Virginia in Deed Book 50, page 513.

TRACT #226-B - SUTTER

THAT certain tract or parcel of land situate in Henry Magisterial District, Sussex County, Virginia, about four and one-half (4 1/2) miles north of Jarratt on the Green Church Road (Rt. 645), containing four hundred eighty-four and two-thirds (484 2/3) acres, more or less, and bounded as follows: on the north by lands of C.D. Owen; on the east by lands of C.F. Owen, C.D. Owen, Sandy Turner, F.L. Mason and lands formerly owned by Priscilla Parham, deceased; on the south by lands formerly owned by Dick Epps, deceased, Adelaide Robinson, and W. G. Mitchell; and on the west by the lands of M.E. and C.D. Owen, Amos Crowder, Oney Givens,

R.D. Owen and the reservation of the Atlantic Coast Line Railroad. LESS AND EXCEPT those parcels conveyed therefrom in the following deeds: 3.6 acres conveyed from Southern Johns-Manville Products Corporation to the Atlantic Coast Line Railroad Company, by deed dated December 23, 1953, of record in the Clerk's Office, Circuit Court, Sussex County, Virginia, in Deed Book 50, page 515; and 12 acres conveyed from Southern Johns-Manville Products Corporation to the Atlantic Coast Line Railroad Company by deed dated July 15, 1969, recorded in the aforesaid Clerk's Office in Deed Book 59, page 339, and 1.983 acres conveyed to the Commonwealth of Virginia by deed dated October 17, 1994, recorded in the aforesaid Clerk's Office in Deed Book 143, page 175.

TRACT #281-E - MAYES-MYRICK

ALL that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 164.3 acres, more or less, it being the woodland area of a certain 201.3 acre tract of land being shown and described on a plat of survey entitled "Plat of Survey of Sonny Myrick Tract Made for Georgia-Pacific Corporation", made by S.G. Keedwell, C.L.S., dated December 11, 1978, which plat is attached hereto, and made a part hereof, on which plat said tract is described as follows, to-wit: Beginning at an axle in pine stump at the Southeast corner of said tract, thence S. 62° W. 1765.5 feet to an iron axle on the East side of a twenty-five (25) foot right of way easement; thence S. 60°30' W. 349.00 feet to a white oak; thence S. 60° W. 128 feet to a maple; thence S. 71°30' W. 141.0 feet to a white oak; thence S. 83° W. 125.5 feet to a cedar post; thence S. 84° W. 140.0 feet to a birch; thence S. 81° W. 177.0 feet to a red gum near fence corner; thence S. 37° W. 73.5 feet to a stake on fence; thence S. 11° E. 56 feet to a birch on swamp run; thence S. 09° E. 33.5 feet to a pine stump on fence; thence S. 06° W. 39 feet to a pine stake set in center line of old road; thence N. 80° W. 237.0 feet to a stake at pine stump; thence N. 46° W. 336.0 feet to a triple black gum; thence N. 26° W. 353.0 feet to a large black gum stump; thence S. 85° W. 349.0 feet to a stake in large red gum; thence S. 40° W. 20.0 feet to a large red gum; thence S. 66° W. 84.0 feet to a maple in branch; thence S. 61° W. 122.0 feet to a stake in branch; thence S. 43° W. 246.0 feet to a twin gum in branch; thence S. 39° W. 120.0 feet to a black gum in branch; thence S. 49° W. 94.0 feet to a corner black gum on branch; thence N. 83° W. 362.0 feet to a dead black gum corner; thence N. 02° W. 141.0 feet to a side line white oak; thence N. 12° W. 74.0 feet to a small red gum; thence N. 11° W. 88.0 feet to a center line red gum; thence No. 09° W. 69.5 feet to a center line pine; thence N. 08° W. 118.0 feet to a center line red gum; thence N. 12° W. 152.0 feet to a center line pine; thence N. 18° W. 121.0 feet to a center line red gum; thence N. 41° W. 84.0 feet to a large triple red gum, thence N. 32°30' W. 223.0 feet to a large pine corner; thence N. 71°30' E. 640.0 feet to a stake near black gum, thence N. 50° E. 123.0 feet to a center line pine, thence N. 50° E. 691.0 feet to a side line black gum, thence N. 58° 30' E. 667 feet to a large pine stump; thence N. 55° E. 944.0 feet to a stake at cedar S&P, thence N. 50° E. 958.0 feet to a corner hickory; thence N. 10° W. 144.0 feet to a large center line white oak; thence N. 12° W. 251.0 feet to a dead centerline pine; thence N. 12° W. 259.0 feet to a center line hickory; thence N. 12°30' W. 173.5 feet to a large white oak corner, thence S. 68° E. 948.0 feet to a stake in white oak; thence S. 68°

E. 948.0 feet to a stake in white oak; thence S. 11°25' E. 2326.5 feet to an axle in pine stump, five (5) feet Southeast of a maple, the point of beginning.

LESS AND EXCEPT three open land parcels conveyed to J. Gordon Lewis, et al, by deed of even dated designated on said plat as Parcel #1, containing 4.0 acres, more or less; Parcel #2, containing 17.0 acres, more or less; and Parcel #3, containing 12.7 acres, more or less, which are located within the outside boundaries of the said 20.13 acre tract, and are described as follows:

(a) That certain piece or parcel of land described and designated on the aforesaid plat of survey as Parcel #1 containing 4.0 acres, more or less, on which plat said parcel is described as follows, to-wit: Beginning at a point on the North side of State Highway Route No. 648 and designated as Point "A", thence N. 05°45' W. 155.8 feet to a point; thence N. 57°45' W. 31.6 feet to a pine; thence N. 89°30' W. 189.6 feet to a pine, thence N. 78°50' E. 321.2 feet to a pine, thence S. 41°25' E. 192.3 feet to a pine; thence N. 70°00' E. 83.4 feet to a pine, thence N. 46°10' E. 84.4 feet to a pine, thence N. 82°30' E. 90.6 feet to a pine, thence S. 55°35' E. 52.2 feet to a pine, thence S. 25°05' E. 217.0 feet to a stake on the North side of said Route No. 648, located S. 79°10' W. 131.2 feet from a Railroad spike on North side of said Route No. 648; thence S. 79°10' W. 567.2 feet along the North side of said Route No. 648 to a Point "A", the point of beginning.

(b) That certain piece of parcel of land described and designated on the aforesaid plat of survey as Parcel #2, containing 17.0 acres, more or less, on which plat said parcel is described as follows, to-wit: Beginning at a stake designated on said plat as Point "B" thence S. 69°05' W. 216.7 feet to a side line poplar, thence S. 79°35' W. 99.6 feet to a red gum; thence N. 32°35' W. 141.0 feet to a stake three (3) feet East of a side line pine, thence S. 89°25' W. 181.4 feet to a stake, thence N. 78°40' W. 259.6 feet to a birch, thence N. 05°30' W. 239.0 feet to a stake, thence S. 76°55' W. 361.2 feet to a stake; thence S. 06°35' E. 377.79 feet to a stake, thence N. 71°15' W. 324.2 feet to a stake, thence S. 05°55' E. 552.5 feet to a pine, thence S. 78°25' W. 275.9 feet to a pine, thence N. 10°00' W. 225.8 feet to a stake, thence N. 05°00' W. 446.9 feet to a pine, thence N. 47°45' E. 132.3 feet to a white oak; thence N. 68°20' E. 155.3 feet to a stake; thence N. 13°20' E. 106.9 feet to a stake on the Southside of State Highway Route No. 648, thence along the South side of said Route No. 648 N. 76°25' E. 269.9 feet to a stake; thence along the South side of said Route No. 648 N. 79°10' E. 1119.8 feet to a Railroad spike, thence S. 11°25' E. 555.4 feet to a stake designated as Point "B", the point of beginning

(c) That certain piece or parcel of land described and designated on the aforesaid plat of survey as Parcel #3, containing 12.7 acres, more or less, on which plat said parcel is described as follows, to-wit: Beginning at a stake designated as Point "C" on said plat, thence N. 20°15' E. 753.6 feet to a stake; thence S. 77°45' E. 25 feet to a stake; thence S. 77°45' E. 118.0 feet to a pine; thence S. 31°55' E. 232.4 feet to a pine; thence S. 15°40' E. 232.8 feet to a red gum; thence S. 14°35' E. 256.7 feet to a pine; thence S. 30°35' W. 108.7 feet to a black gum; thence S. 16°00' W. 297.0 feet to a red gum; thence N. 81°10' W. 278.1 feet to a birch; thence N. 84°10' W. 239.8 feet to a pine; thence N. 85°40' W

246.6 feet to a red gum; thence N. 07°25' E. 315.5 feet to a stake; thence S. 82°40' E. 206.3 feet to a stake designated as Point "C", the point of beginning.

AND LESS AND EXCEPT the area within State Highway Route No. 648 (fifty (50) foot right of way) containing 3.3 acres, more or less, the fee simple title to which is vested in the Commonwealth of Virginia.

BEING a portion of the same property conveyed to North American Timber Corp., a Delaware corporation, by deed from Georgia-Pacific Corporation, dated April 16, 1999, recorded October 26, 1999, in Deed Book 169, page 2, and by Corrective Quitclaim Deed dated July 17, 2000, recorded July 26, 2000 in Deed Book 173, page 336, in the Clerk's Office, Circuit Court, County of Sussex, Virginia.

EXHIBIT A LEGAL DESCRIPTION

SOUTHAMPTON

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATE PRINCIPALLY IN DREWRYVILLE MAGISTERIAL DISTRICT, SOUTHAMPTON COUNTY, VIRGINIA, ALTHOUGH A SMALL PORTION THEREOF LIES IN HENRY MAGISTERIAL DISTRICT, SUSSEX COUNTY, VIRGINIA, CONTAINING, BY ACTUAL SURVEY MADE BY S.V. CAMP, III AND ASSOCIATES, ENTITLED "PLAT SHOWING J.T. BARHAM ESTATE MASON TRACT," A PLAT OF WHICH IS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SOUTHAMPTON COUNTY, VIRGINIA, IN PLAT BOOK 9, PAGE 21, 191.2 ACRES, BOUNDED GENERALLY ON THE NORTH BY RACCOON SWAMP, ON THE EAST BY THE LAND OF THE HORNE AND OWEN ESTATE AND THE LAND OF RYLAND DUNN, ON THE SOUTH BY THE VIRGINIAN RAILWAY, THE LAND OF P.C. DUNN AND VIRGINIA SECONDARY HIGHWAY NO. 735, AND ON THE WEST BY THE LAND OF JACK VICK AND E.S. GRIZZARD, REFERENCE TO THE SAID PLAT BEING HEREBY MADE FOR A MORE ACCURATE DESCRIPTION BY METES AND BOUNDS OF THE SAID TRACT OR PARCEL OF LAND.

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EXHIBIT B

Permitted Encumbrances

1. Restrictions on the ability of Purchaser to build upon or use the Property imposed by any current or future development standards, building or zoning ordinances or any other Law;

2. To the extent a tract included in the Property is bounded or traversed by a river, stream, branch or lake:
   (i) the rights of upper and lower riparian owners and the rights of others to navigate such river or stream;
   (ii) the right, if any, of neighboring riparian owners and the public or others to use any public waters, and the right, if any, of the public to use the beaches or shores for recreational purposes;
   (iii) any claim of lack of title to the Property formerly or presently comprising the shores or bottomland of navigable waters or as a result of the change in the boundary due to accretion or avulsion; and
   (iv) any portion of the Property that may lie within the bounds of navigable rivers as established by Law;

3. To the extent any portion of the Property is bounded or traversed by a public road, the rights of others (whether owned in fee or by easement) in and to any portion of the Property that lies within such public road;

4. Railroad tracks and related facilities, if any (whether owned in fee or by easement), and related railroad easements or railroad rights of way, if any, traversing the Property and the rights of railroad companies to any tracks, siding, ties and rails associated therewith;

5. Ad valorem property taxes, assessments and governmental charges for 2021 and all future years, not yet due and payable in respect of the Property subject to any potential rollback taxes related to any agricultural, forest or open space exemption that is subject to recapture pursuant to applicable Law;

6. Discrepancies or conflicts in boundary lines, shortages in area, vacancies, excesses, encroachments or any other facts that a current and accurate survey of the Property would disclose;

7. Rights of third parties in and to any oil, gas and other minerals or other substances of any kind or character as may have been reserved by or conveyed to others and any leases concerning any of such previously reserved or conveyed oil, gas, other minerals or other substances in, on or under the Property;

8. Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under, above or across the Property;

9. Any matters of record applicable to the Property;

10. Any claim of lack of access rights to any portion of the Property; and

11. Rights of the counterparties under any of the following to the extent they encumber the Property:

Hunt Master License

1. Master Hunting License Agreement dated May 5, 2021 between Adirondack Timber Co., Inc. I and American Forest Management. Inc.

Hunt Sublicenses

1. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and AAA Hunting Club
2. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and B&W Hunt Club
3. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Bucks Branch Hunt Club
4. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Cemetery Ridge Hunt Club, Ltd.
5. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Doodlum Hunt Club, Inc.
6. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Hercules Sportsman Club, Inc.
7. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Hickory Hunt Club, Inc.
8. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Jarrah-Chuckatuck Hunt Club
9. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Last Chance Hunt Club
10. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Owen Hunt Club, Inc.
11. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and R&R Hunt Club
12. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Sunrise Hunt Club

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EXHIBIT C

Tax Parcel Nos.

36 A 31A
70 A 7
83 A 27.
83 A 40
84 A 16
87 A 5
87 A 9
88 A 21
88 A 50
88 A 51
88 A 53
88 A 54
103 A 33
104 A 1
107 A 1
108 A 7
108 A 11
119 A 9
119 A 10
123 A 4
137 A 1
147 A 15
148 A 12
148 A 15
148 A 16
148 A 17
149 A 17
149 A 18
149 A 22
157 A 53
157 A 69
157 A 72
158 A 26
166 A 1

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 16th day of December, 2021 at 12:48 P. M.

The tax imposed by §58.1-802 of the Code has been paid in the amount of $ 14,228.00

Teste: Gary M. Williams Clerk

46593983.3

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	67550001
Frequency:	1
Supplement No:	0
Name:	ROSEBURG RESOURCES CO
Account No:	4801
Name 2:	N/A
Map ID:	119 A 9
Address:	3660 GATEWAY ST SPRINGFIELD OR 97477
Description:	POOLE TR JRT-SU-194
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$364,700
Original Bill:	$1,750.56
Acres:	322.0000
Last Transaction Date:	12/07/2022
Payments:	$1,750.56-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 1750.56	$ 1750.56
12/07/2022	Payment	7201	$ -1750.56	$ 0.00

First Previous 1 Next Last

New Search Previous

0314
0424

BOOK 314 PAGE 0424

(1464)

This Instrument was prepared by:
Eversheds Sutherland (US) LLP
999 Peachtree Street NE, Suite 2300
Atlanta, GA 30309
Attention: Kevin Thomas, Esq.

Return to:
First American Title Insurance Co.
3455 Peachtree Road NE
Suite 675
Atlanta, GA 30326
NCS 1072435

Tax ID Nos: See Exhibit C attached hereto
Consideration: $14,227,813.71
Tax Assessment: $6,638,500

DEED

This Deed is made as of the 12 day of October, 2021, by and between ADIRONDACK TIMBER CO., INC. I, a Delaware corporation, authorized to do business in Virginia, ("GRANTOR") whose address is c/o Forest Investment Associates, 15 Piedmont Center, Suite 1250, Atlanta, Georgia 30305, to be indexed as Grantor; and ROSEBURG RESOURCES CO., an Oregon corporation ("GRANTEE") whose address is 3660 Gateway Street, Springfield, Oregon 97477, to be indexed as Grantee.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey, with Special Warranty, unto the Grantee, the following described property located in the County of Sussex, Virginia, together with the improvements thereon, and appurtenances thereto belonging:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made subject to all matters listed as permitted exceptions on attached Exhibit B, attached hereto and made a part hereof, insofar as they may lawfully affect the Property hereby conveyed.

For the avoidance of doubt, Seller acknowledges that it has included the legal description for a certain parcel that is also partially located in Southampton County, Virginia in Exhibit A of this Deed in the event any portion of such parcel is also located in Sussex County.

[Remainder of page intentionally left blank]

[Signatures begin on the following page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed pursuant to due authority as of the day and year first above written.

GRANTOR:

ADIRONDACK TIMBER CO., INC., I, a Delaware corporation

By: W Bryan Blankenship
Name: W Bryan Blankenship
Title: Vice President

STATE OF GEORGIA

COUNTY OF Fulton

I, Kimberly Thornton, a Notary Public for the State of Georgia, do hereby certify that W Bryan Blankenship, known to me to be the Vice President of Adirondack Timber Co., Inc., I, a Delaware corporation did personally appear before me this day and acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such representative and with the full authority, executed the same voluntarily for and as the act of said company, as aforesaid.

Subscribed to and sworn to before me this 11 day of Oct, 2021.

KIMBERLY THORNTON NOTARY PUBLIC GEORGIA EXPIRES May 5, 2024 FORSYTH COUNTY

Kimberly Thornton
Notary Public for State of Georgia

My commission expires:

Notary Public, Forsyth County, Georgia
My Commission Expires May 5, 2024

0314
0426

BOOK 314 PAGE 0426

EXHIBIT A

Description of the Property

[SEE ATTACHED]

EXHIBIT "A"

REAL PROPERTY

TRACT #209-A - MASTERSON

ALL that certain tract or parcel of land situate in Henry Magisterial District, Sussex County, Virginia, containing one hundred and fifty-seven (157) acres, more or less, same being herein conveyed in gross and not by the acre, and bounded on the north by lands of R. E. Home, east by Lands of W.G. Gray, south by lands of George Smith and on the west by lands of George Jefferson.

TRACT #209-B - WATKINS

ALL that certain tract or parcel of land containing sixty-five (65) acres, situate in Henry Magisterial District, Sussex County, Virginia, located about three-fourths of a mile northwardly from Lebanon Church and State Highway numbered 609, bounded on the north by Grigg and Tinches Mill Pond and land now or formerly belonging to (Mrs.) J.H. Velvin, on the east by land now or formerly belonging to J.H. Walton, on the south by what was formerly known as the Whitehorn Tract, and on the west by land now or formerly belonging to (Mrs.) J.H. Velvin.

TRACT #209-C - WEAVER

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing one hundred and ninety-six (196) acres, more or less, and bounded as follows, to-wit: On the North and East by the Pedneau Tract and lands of McGee and Hunter Harrell; on the East and South by Griggs Mill Pond, and on the West by the Ezzel Tract and is known as the Weaver Tract.

TRACT #209-D – LYON-EZELL

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia known as the Ezell Tract, containing three hundred and twenty-five (325) acres, more or less, and better described as Lot No. 3 on a plat of lands of the Emporia Manufacturing Company, made by A.I. Schisler, C.E., dated September 1914, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia in Plat Book No. 2, page 19.

ALL that certain tract, piece or parcel of land, lying and being in Henry Magisterial District, Sussex County, Virginia known as the Lyons Tract, and containing two hundred and seventy-two (272) acres, more or less, and better described as Lot No. 2 on a plat of lands of the Emporia

Manufacturing Company made by A.I. Schisler, C.E., dated September 1914, and recorded in the aforesaid Clerk's Office in Plat Book 2, page 19.

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, known as the Gilliam Tract, containing fifteen (15) acres, more or less, and bounded as follows, to-wit: On the North by Miller Farm; on the East by Miller Farm and Junius Harwell lands; on the South by Junius Harwell's lands and on the West by Pedneau and Winfield Tracts

TRACT #210-D - GRIGG

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing one hundred thirty-one and forty hundredths (131.40) acres, more or less, adjoining the lands on the East and North, formerly owned by Emporia Manufacturing Company; on the West by the property now or formerly owned by Pedneau and Lindamood, Peffer, Mason and a five acre lot, and on the South by the Champion Maclin tract, which is shown on a certain plat of survey thereof, made by Henry Weiss, Surveyor, October 13, 1919, and of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book No. 2, at page 75.

TRACT #211-A –MILLER

PARCEL 1 - Miller Lot 5 (SU-99)

ALL that certain tract or parcel of land, lying and being situate in Henry Magisterial District, County of Sussex, Virginia, and said to contain ninety-one and fifty one-hundredths (91.50) acres, more or less, and known as lot number five (5) on a plat of land known as the "Miller Tract", as surveyed by J.B. Harding, C.D., which said plat is recorded in the Clerk's Office of the Circuit County of Sussex County, Virginia, in Plat Book No. 2, at page 36.

LESS AND EXCEPT that portion conveyed therefrom to the Commonwealth of Virginia from Southern Johns-Manville Products Corporation, by deed dated July 13, 1962, and of record in the aforesaid Clerk's Office in Deed Book 63, page 568.

PARCEL 11 - Fischer (SU-25)

ALL that certain tract or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing 100 acres, more or less, and bounded as follows: to-wit: On the North by Jerusalem Church and others; on the East by Bun Gray and Gray Lumber Company; on the South by Virginian Railroad, and on the West by Road No. 645 of the State Highway secondary road system

PARCEL III - Miller Lots 11 and 12 (SU-43)

ALL that certain tract or parcel of land, lying and being situate near the Town of Jarratt, in Sussex County, Virginia, and containing one hundred sixty and on-half (160 ½) acres, more or less, and being shown on a plat of land, known as the Miller Farm, made by J.B. Harding, Surveyor, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book No. 3, page 36, said land being set fourth on said plat as Lots Nos. 11 and 12, and containing 68 and 92 ½ acres, respectively.

PARCEL IV - Callahan (SU-109)

THAT certain tract or parcel of land lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing one hundred and twenty five and fifteen hundredths (125.15) acres, known as a portion of lot number two (2) of the Southern Home and Farm Company, made by Henry Weiss, C.E., of record in the Clerk's Office for Sussex County, Virginia, bounded as follows; on the north by the land of C P. Brown, on the east by the land of Emmett Hubbs, on the south by the land of Ida Blake and on the west by the land of Wash Sills and being the same and identical tract or parcel of land as conveyed to C. Watson Callahan, by deed from Carrie B. Mason, less one Hundred (100) acres heretofore conveyed to Ida Blake

PARCEL V - Keinte (SU-42)

ALL that certain tract, piece or parcel of land, lying and being situate in Sussex County, Virginia, containing 151.90 acres, more or less, said land being Tracts Nos 4, 5 and 6 on plat of larger tract of land, made by Henry Weiss, Surveyor, dated November 14, 1919, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia in Plat Book 2, page 86, and bounded and described as follows: Beginning at a point on the branch line between this property and Tract 1 on said plat, and running thence N 4° E 32.30 chs To a pine tree blown down; thence N. 49° W 3.13 chs. To a point, thence N 63 ¼° W 2.15 chs To a point, thence N 57° W. 4.30 chs. To a point; thence N 57 1/2° W 7.65 chs To a point on the right-of-way of the Virginian Railway, thence N. 78° along the said right-of-way 22.28 chs To a corner pine on right-of-way thence S. 5° W 29.47 chs. To a stake on the corner of C.P Brown's land and Tract No. 2 on said plat; thence S. 2 3/4° W 12.51 chs To a corner red oak on branch between the tract of land hereby conveyed, and Tract No 1, and thence in a general easterly direction along said branch as it meanders to the point of beginning, reference to said plat is hereby made for a more particular description of the tract of land hereby conveyed.

ALL that certain tract, piece or parcel of land, lying and being situate in the county and state aforesaid, containing approximately 8.10 acres, lying on the South side of the Virginian Railway right-of-way, and North of Lot No. 6, as shown on said plat; being a part of the old Walton Tract, which extended South of the Virginian Railway Company right-of-way

PARCEL VI - Miller Lots 9 and 10 (SU-67)

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing one hundred seventy-six and five tenths (176.5) acres, being a part of the Miller Farm, and comprising two smaller tracts, designated as Lots Nos. 9 and 10 on a plat of the Miller Farm, which is of record in the aforesaid Clerk's Office in Plat Book No. 2 at pages 36 and 37. Lot No. 9 contains eighty-three (83) acres, and Lot No 10 contains ninety-three and five-tenths (93.5) acres.

LESS AND EXCEPT that certain parcel of land conveyed to Atlantic Coast Line Railroad Company by deed dated July 15, 1959, recorded in Deed Book 59, page 139. AND FURTHER LESS AND EXCEPT THAT LAND AS SET FORTH IN DEED BOOK 60, PAGE 515 WITH REFERENCE TO RECORDED PLAT IN PLAT BOOK 8, PAGE 11, AFORESAID RECORDS.

PARCEL VII - McNair (SU-72)

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, being a part of the McNair Tract, and bounded as follows: On the North by Lots No. 9, 10, 11 and 12 of the Miller Tract, on the East by public road; on the South by the remainder of the McNair Tract, and on the West by Poplar Swamp:

PARCEL VIII - Winfield (SU-44)

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing two hundred (200) acres, more or less, and bounded as follows, to-wit: On the North by County Road No 646; on the East by the Miller Tract; on the South by Poplar Swamp, and on the West by Johns-Manville Products Corporation of Virginia, formerly Albert Kientz.

LESS AND EXCEPT 2.8 acres conveyed from Southern Johns-Manville Products Corporation to the Commonwealth of Virginia, by deed dated July 13, 1962, recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 63, page 568.

AND FURTHER LESS AND EXCEPT that certain parcel of land conveyed to Floyd A. Hall and Virginia A. Hall by deed dated February 14, 1990, in Deed Book 123, page 48.

TRACT #214-A - ELM SHADE

PARCEL I - Elm Shade (SU-20)

THAT certain tract of parcel of land containing seven hundred and ninety (790) acres, more or less, situate in Courthouse Magisterial District of Sussex County, Virginia, and bounded on the north by Hunting Quarter Swamp, east by the Taylor farm, south by Allen's Road and the Sledge Farm, southwest corner by the George Moore Estate, and on the west by David Mark's estate, which said land is subject to reservation and exceptions of two grave yards with rights of ingress and egress to and from same, and being in all respects the residue of an 850 acre tract of land

locally known as the "Howle Property" or "Elm Shade" after deducting from said 850 acre tract a portion thereof containing 60 acres heretofore conveyed to John H. Cole by deed from H.R. Carter and Mary P. Carter, his wife, dated February 13, 1946, of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book 41, at page 495.

LESS AND EXCEPT those portions conveyed therefrom in the following deeds: 7 acres conveyed by Southern Johns-Manville Products Corporation to Rudolph Washsman dated April 16, 1952, and of record in the aforesaid Clerk's Office in Deed Book 48, page 531; 2 acres conveyed by Southern Johns-Manville to George Chambliss et al, dated April 17, 1952, and of record in the aforesaid Clerk's Office in Deed Book 48, page 596; and 5.24 acres, 0.39 acre, and 2.72 acres conveyed from Southern Johns-Manville Products Corporation to the Commonwealth of Virginia by deed dated October 31, 1966, recorded in the aforesaid Clerk's Office in Deed Book 68, page 425.

AND FURTHER LESS AND EXCEPT that certain parcel of land containing 0.567 acre of land conveyed to Sharon Methodist Church by deed dated April 24, 1987, recorded in the aforesaid Clerk's Office in Deed Book 112, page 629; and that certain parcel of land containing 0.219 acre conveyed to the Commonwealth of Virginia by deed dated July 9, 1990, recorded in Deed Book 124, page 459

PARCEL II - Parsonage - Taylor (SU-264)

ALL that certain tract, piece or parcel of land, lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, containing one hundred twenty-seven and eighty hundredths (127.80) acres, and is known and designated as Tract No. 1 on a certain plat of survey thereof, made by J.B. Harding, C.E., which said plat of survey is recorded in the Clerk's Office aforesaid in Plat Book No. 2, at page 39

TRACT #215-B - DOBIE

ALL that certain tract, piece or parcel of land, with the improvements thereon, lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, heretofore conveyed as containing 419 acres, but ascertain to contain four hundred and forty-nine (449) acres, situate about three miles North of Sussex Courthouse, in Courthouse Magisterial District, Sussex County, Virginia, and bounded on the North by the lands now or formerly owned by Gray Lumber Company and Joe Dobie Estate; on the East by the Booker Tract and the lands of R. E. Jarratt; on the South by the lands of C. W. Prince and Johns-Manville Products Corporation of Virginia; and on the West by the lands of Peter burrow, C. W. Prince and others.

TRACT #215-C – WATSON FARM

PARCEL I - Watson Farm (SU-74)

ALL that certain lot, piece or parcel of land, lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, containing forty-two and six hundredths (42.06) acres, more or less, being known and designated as Parcel No. 12 on a certain map of the Watson Farm, made by James A. Clark, May 3, 1915, and of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book No. 1 at Page 55, and being all of the said parcel of land except a certain strip across the southern boundary thereof containing 0.85 acre, which was conveyed by Charles A. Wilson and wife to the Commonwealth of Virginia by deed, recorded in Deed Book 33, page 472

LESS AND EXCEPT one acre conveyed to E.G. Parsons, by deed dated March 10, 1953, recorded in the aforesaid Clerk's Office in Deed Book 49, page 579.

PARCEL II - Burrow (SU-277)

ALL that certain tract, piece or parcel of land containing thirty-seven and one-half (37 ½) acres, more or less, with the exception of the railroad bed not to exceed 50 ft. Said land is a part of the Milby Tract in Courthouse Magisterial District, Sussex County, Virginia, and is bounded by the lands of Julia Mason on the North, the road on the West, R. Wachiman and others on the South and Wilson on the East

PARCEL III - Jackson (SU-278)

ALL that certain tract, piece or parcel of land lying, and being situate in Courthouse Magisterial District, Sussex County, Virginia, containing fifty-eight (58) acres, more or less, as is shown on a certain map of the J.M. Forest Department, made by W. J. Ellis, Jr., a certified land surveyor, April 26, 1957, which said map is recorded in Plat Book 9, page 50, in the Clerk's Office, Circuit Court, Sussex County, Virginia, and is bounded as follows:

On the North by the lands now or formerly owned by Peter Burrow and Branch, on the East by Branch and J. M. Watson Tract, on the South by lands now or formerly owned by Tom Rose (Dunn), Jarratt, and Jim Sims, and on the West by lands now or formerly owned by Jim Sims, George Reeves and Annie Hall

PARCEL IV - Hall (SU-202)

ALL that certain tract, piece or parcel of land lying and being situate in Court House Magisterial District, Sussex County, Virginia, containing four (4) acres, more or less, and bounded as follows: On the North by the lands of Southern Johns-Manville Products Corporation; on the East by old railroad bed, on the South by land belonging to the Estate of George Reed, deceased, and on the West by road leading to Westhope

PARCEL V - Felix Mason (SU-295)

Those two certain adjacent tracts of land, lying and being situate in Court House Magisterial District, Sussex County, Virginia, containing 37.7 and 37 acres, whereof J. Felix Mason died, seized and possessed, and which were conveyed to him by three certain deeds, to-wit: Deed from B.J. Mason and wife, dated January 22, 1906, and recorded in the Clerk's Office, Circuit Court, Sussex County, Virginia on February 3, 1906, in Deed Book 17, page 368, which conveys a tract containing 37 acres; Deed from J.C. Clements, Trustee, dated February 3, 1922, and recorded in the aforesaid Clerk's Office on May 23, 1922, in Deed Book 28, page 32, conveying a 30 acre tract, and deed from C.L. Edwards dated October 14, 1922, and recorded in the aforesaid Clerk's Office on January 29, 1923, in Deed Book 28, page 204, conveying 7.7 acres; the said 37, 30 and 7.7 acre tracts, respectively, constitute the 37 and 37.7 acre tracts herein conveyed

TRACT #216-A - COCKE (South Portion)

ALL that certain tract, piece or parcel of land lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, containing four hundred sixty-nine and two-tenths (469.2) acres, as is more fully shown on a certain map thereof made by M.E. Trimm, C.L.S., dated June 25 and July 6, 1954, a copy of which plat is recorded in the Clerk's Office, Circuit Court Sussex County, Virginia in Plat Book 8, page 33, and being more particularly described thereon as follows:

BEGINNING at a 30" Red Gum, corner with lands of William Cocke and Richard Cocke, and running thence N 05°00' W 627' to a 14" C.L.R. Oak, thence 1082.6' to the center of State Highway Route No. 637; thence following said State Highway Route No. 637; thence following said State Highway Route No. 637 to the center of Nottoway River; thence down the said Nottoway River to the land of Richard Cocke, thence beginning again at the aforesaid 30" Red Gum, corner with lands of William Cocke and Richard Cocke, and running thence N 11°55' E 7710 feet to the center of Nottoway River, and bounded as follows. On the North by Nottoway River; on the East by the lands of Richard Cocke, on the South by the lands of William Cocke, and on the West by State Highway Route No. 637, and being in all respects a portion of a larger tract of land known as "Riverland", being North portion of that portion thereof which lies on the East side of State Highway Route No. 637

LESS AND EXCEPT 0.88 acres conveyed to the Commonwealth of Virginia by deed dated June 4, 1959, recorded in the Clerk's Office, Circuit Court, Sussex County, Virginia in Deed Book 58, page 447

LESS AND EXCEPT 318.22 acres, more or less, and being all that portion of the above described property lying north of a centerline of a woods road. The location of said woods road is more particularly described by reference to a timber type map attached hereto as Exhibit "A-2" and is shown on said map as beginning on the easterly side of State Route 637 and extends therefrom in a generally easterly direction across property of Grantor to the east boundary of

Grantor's property as shown on said map. It is the intent of the Grantor herein to convey all that portion of the above described property that lies south of the centerline of said woods road.

TRACT #225-B – STEPTOE - WINFIELD

PARCEL I - Steptoe (SU-262)

ALL that certain tract, piece or parcel of land, lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing thirty-nine (39) acres, more or less, and being shown and designated as Lot 2 on a certain plat of survey made by S. G. Keedwell, C.L.S., dated October 26, 1946, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book 5, page 82, reference to said plat being hereby invited for a more perfect description of the said tract of land.

PARCEL II - Winfield (SU-263)

ALL that certain tract or parcel of land with the improvements thereon and the appurtenances thereto belonging, lying in Stony Creek Magisterial District, Sussex County, Virginia, on State Highway No. 681, (Concord Church Road) and Sapony Creek, containing Two Hundred and Three and eight-tenths (203.8) acres, more or less, and being shown and designated on a certain survey and map thereof, made by F. D. P. Bruner, Engineer dated April 15, 1955, which was recorded along with a certain deed from S. H. Winfield and wife, conveying the said property to J.L. Baskerville and W. A. Barnes, and which said plat and deed are hereby referred to for a more perfect description of said property, the said deed being recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, on May 10, 1955, in Deed Book 52, at page 208.

TRACT #225-D – POOLE - JONES

PARCEL I - Poole (SU-194)

Our piece

THAT certain tract or parcel of land situate in Stony Creek Magisterial District, Sussex County, Virginia, containing three hundred and twenty-two (322) acres, more or less, and more particularly described as follows, to-wit: Bounded on the north by the lands of G.L. Parsons, east by Hardwood Run, south by the lands of M.M. Jones and west by Nottoway River, and further described on a plat of the Mill View Farm, of record in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book 2, at page 72, as tract number four (4) containing 96 acres, tract number five (5) containing 108 acres, and tract number six (6) containing 118 acres.

PARCEL II - Jones (SU-276)

THAT certain tract or parcel of land situate near the Town of Purdy, Virginia, and in Stony Creek Magisterial District, Sussex County, Virginia, containing thirty-six (36) acres and designated as

tract number three (3) on a plat of land formerly owned by S.M. Shoemaker and now known as part of the Mill View Farm as surveyed by J.C. Field, Surveyor, which plat is recorded in the aforesaid Clerk's Office in Plat Book 2, page 72.

TRACT #225-E – REED – RUCKER

PARCEL I - Rucker (SU-101)

THOSE two certain tracts or parcels of land situate near the Town of Stony Creek in Stony Creek Magisterial District, Sussex County, Virginia, designated and numbered, respectively, as eight (8) and nine (9), containing, respectively, thirty-four and six-tenths (34.6) acres and twenty-eight and one-tenth (28.1) acres, on plat of the land formerly owned by Pompey Smith and known as the Mabel M. Smith land, which plat is recorded in the Clerk's Office, Circuit Court, Sussex County, Virginia in Plat Book 3, page 1.

PARCEL II - Reed (SU-73)

ALL that certain tract, piece or parcel of land, lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing sixty-nine (69) acres, more or less, and bounded as follows: On the North by Southwest Swamp, on the East by a branch; on the South by branch and J.C. Mayes, and on the West by Elijah Reed, together with all necessary rights of way, through, over and across the residue of the said ninety-acre tract. The said right of way is to lead from the said sixty-nine acre tract in the direction of State Route No. 648 at a point across said residue of said ninety acre tract nearest and most convenient to the lands owned by Mayes and Crowder, and connecting with a right of way across said Mayes and Crowder's land to said State Route No. 648.

TRACT #225-G – PARKER - WYNN

PARCEL I - Parker (SU-90)

ALL that certain tract, piece or parcel of land, lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, shown on the 1940 land book of Sussex County in the name of Etta Parker, to contain 173.45 acres, but by deeds shown to contain seventy-three and thirty-five hundredths (73.35) acres, and adjoining the lands of Obie Taylor, Bob Jefferson, President Taylor, Ed Massenburg, Sammie Stewart, Brooks Dillard, Arthur Blow, Mayes and Crowder, C.M Brown Estate and Johns-Manville Products Corporation of Virginia, and being in all respects the residue of three tracts of land, containing in the aggregate 300 acres, which was conveyed unto J.W. Wynn by deed from William Winfield and others, dated December 19, 1857, and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Deed Book "V", page 615, after the following parcels thereof were sold and conveyed: 50 acres by J. S. Wynn to Mancie Parham, recorded in Deed Book 24, page 121; 20 acres conveyed by Mrs. I.E. Horne to Bob Jefferson by deed recorded in Deed Book 25, page 197, 111.65 acres conveyed by Iola Elizabeth

Horne to L.L. Edwards by deed recorded in Deed Book 26, page 199; 25 acres conveyed by Iola E. Horne to Arthur Blow and Lottie Blow by deed recorded in Deed Book 26, page 542; and 50 acres conveyed by Etta Lee Parker to Obie Taylor, recorded in Deed Book 28, page 527.

PARCEL II - Wynn (SU-19)

ALL that certain tract or parcel of land lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, containing 111.65 acres, as shown by a plat of survey, made by Philip Freeman, Surveyor, dated September 1919, recorded in the Clerk's Office of Sussex Circuit Court in Plat Book 2, page 77, and bounded on the West by the lands of John A. Winfield's Estate; on the South by the lands of John A. Winfield's Estate and the lands of Malachi Mason and others, and on the North by the lands of the Estate of J.S. Wynne, deceased.

TRACT #225-I - ELLIS-GOLDEN

1. ALL that certain tract, piece or parcel of land lying and being situate in Courthouse Magisterial District, Sussex County, Virginia, containing 14.08 acres, being shown and designated as "Tract A" on a plat of survey surveyed July 30-31, 1984, and entitled "Map Showing Property to be Deeded to Georgia-Pacific Corporation 'Ellis-Golden Tract' Located in Courthouse District - Sussex County, Virginia" surveyed and drawn by Elbert R. Bryant and W.J. Ellis, Jr., C.L.S., which plat is recorded in Plat Book 17, page 5, in the Clerk's Office, Circuit Court, Sussex County, Virginia, and on which plat said tract is described as follows, to-wit: Beginning at an iron pipe at the Southeast corner of said tract designated as point "C" and corner with the land of Clairey R. Taylor, et als, thence S. 78°02' W. 973.0 feet to an iron pipe and corner with the land of Georgia-Pacific Corporation; thence N. 28°54' W. 259.1 feet to a point; thence N. 32°36' W. 232.25 feet to a railroad iron; thence N. 64°32' E. 297.8 feet to a point; thence N. 67°42' E. 319.4 feet to a point; thence N. 72°36' E. 222.5 feet to a point; thence N. 75°06' E. 315.10 feet to an iron pipe and corner with the land of Taylor, et als; thence S. 15° E. 206.00 feet to an iron pipe, thence S. 09°09' E. 423.5 feet to an iron pipe, the point of beginning.

2. ALL that certain tract, piece or parcel of land lying and being situate in the Courthouse Magisterial District, Sussex County, Virginia, containing 36.354 acres, being shown and designated as "Tract B" on the aforesaid plat of survey and on which plat said tract is described as follows, to-wit: Beginning at a concrete monument and corner with the land of Clairey R. Taylor, et als, thence N. 66°52' W. 220.25 feet to an iron pipe; thence N. 66°36' W. 70.8 feet to an iron pipe, thence N. 72° 51' W. 196.6 feet to an iron pipe, thence N. 75°21' W. 66.4 feet to an iron pipe; thence N. 70°13' W. 101.2 feet to an iron pipe; thence N. 66°05' W. 123.4 feet to an iron pipe and corner with Georgia-Pacific Corporation's "Parker Tract"; thence N. 30°22' E. 286.55 feet to a point; thence N. 37°15' E. 66.4 feet to an iron pipe and corner with Georgia-Pacific Corporation's "Dancey Tract"; thence S. 87°20' E. 217.2 feet to an iron pipe, thence N. 85°09' E. 211.35 feet to an iron pipe, thence N. 78°38' E. 257.10 feet to an iron pipe; thence N. 73°55' E. 364.85 feet to an iron pipe, thence N. 66°30' E. 201.2 feet to an iron pipe; thence N. 67°53' E. 189.0 feet to an iron

pipe; thence N. 66°38' E. 169.0 feet to an iron pipe; thence N. 73°06' E. 119.5 feet to an iron pipe and corner with the land of Robert Sydney Slade; thence S. 10°20' E. 156.25 feet to a concrete monument; thence S. 01°43' W. 329.6 feet to a concrete monument; thence S. 23°30' E. 149.1 feet to a concrete monument; thence S. 24°51' E. 682.8 feet to a concrete monument; thence S. 24°59' E. 318.3 feet to an iron pipe and corner with the land of Mrs. E. H. Johnson; thence S. 53°08' W. 249.85 feet to an iron pipe; thence S. 88°56' W. 554.6 feet to an iron pipe; thence N. 86°15' W. 73.5 feet to an iron pipe in a branch and corner with the land of Claircy R. Taylor, et als; thence N. 27°15' W. 94.1 feet to an iron pipe; thence N. 13°05' W. 80.35 feet to an iron pipe; thence N. 04°54' W. 48.6 feet to an iron pipe; thence N. 25°26' W. 60.55 feet to an iron pipe; thence N. 15°03' W. 86.9 feet to an iron pipe; thence N. 16° 23' W. 133.5 feet to an iron pipe, thence N. 21°12' W. 254.0 feet to a concrete monument; thence N. 26° 38' E. 290.2 feet to a concrete monument, thence N; 02°49' E. 77.6 feet to a concrete monument; thence N. 14°49' W. 67.7 feet to a concrete monument; thence S. 87°08' W. 86.5 feet to a concrete monument, thence N. 85°28' W. 78.7 feet to a concrete monument; thence N. 19°53' W. 56.75 feet to a concrete monument; thence N. 71°32' W. 108.2 feet to a concrete monument; thence S. 44°27' W. 113.0 feet to a concrete monument; thence S. 42°22' W. 88.7 feet to a concrete monument; thence S. 49°56' W. 101.45 feet to an iron pipe, thence S. 61°46' W. 75.35 feet to an iron pipe, thence S. 27°04' W. 154.8 feet to an iron pipe; thence S. 10°08' W. 125.4 feet to a concrete monument, the point of beginning.

3. A perpetual easement of right of way for the purpose of ingress and egress ten (10) feet wide running from "Tract A" to the existing farm road, the East line of said easement being shown and described on the aforesaid plat of survey as follows, to-wit: Beginning at an iron pipe at the Southeast corner of "Tract A" designated as point "C" on the said plat of survey; thence S. 00° E. 314.9 feet to an iron pipe, thence S. 11° E. 233.0 feet to the existing road designated as point "B" on said plat of survey.

4. A perpetual easement of right of way for the purpose of ingress and egress ten (10) feet wide over and across the land of Claircy R. Taylor, et als, the South line of said easement being shown and described on the aforesaid plat of survey as running from a concrete monument on "Tract B" designated as point "E"; thence running in an Easterly direction 93.2 feet to the end of the existing road designated as point "A", thence continuing in an Easterly direction to an iron pipe designated as point "F" on said plat of survey.

5. A perpetual easement of right of way for the purpose of ingress and egress from State Highway Route No. 662 over and across an existing road to the right of way easements described above, the centerline of said easement being shown and described on the above described plat of survey as follows, to-wit: Beginning at a point designated as point "A" on said plat; thence S. 23°45' W. 426.7 feet to a point; thence S. 16° W. 103.8 feet to a point; thence S. 06°30' W. 93.2 feet to a point; thence S 38°40' W. 45.7 feet to a point; thence S. 89°30' W. 191.3 feet to a point; thence South 231 feet to a point; thence S. 03°30' 361.9 feet to a point; thence S. 34°40' W. 76.7 feet to a point; thence S. 51°45' W. 108.1 feet to a point; thence S. 665° W. 304 feet to a point designated on said plat as point "B", thence S.

81°15' W. 430.6 feet to a point; thence S. 25° W. 108.3 feet to a point; thence S. 00°20' W. 125.4 feet to a point; thence S. 09°50' E. 286.3 feet to a point; thence S. 06°35' E. 646.0 feet to a point; thence S. 05° W. 1174.3 feet to a point; thence S. 10°45' W. 315 feet to a point; thence S. 40°45' W. 235.4 feet to a point; thence S. 23°45' W. 172 feet to a point in the center of said Route No. 662 and designated on said plat as point "D".

TRACT #226-A – CROWDER

PARCEL 1 - Crowder (SU-84)

The following property situate in Henry Magisterial District, Sussex County, Virginia, to-wit:

THAT certain tract or parcel of land about three and one-half miles from Jarratt Depot, on the west side of the line of the Atlantic Coast Line Railroad Company, containing four hundred (400) acres, more or less, and bounded on the west by the lands formerly owned by J.H. Battle, on the north by the lands of J.D. Slith and the lands of Owen, on the east by the Atlantic Coast Line Railroad Company and on the south by lands formerly owned by Moore, Saunders and Insurance Company; it being in all respects the same and identical property as conveyed to John Hobbs Battle in the name of H.J. Battle by deed from J.T. Deal; etc. dated February 1, 1898, recorded in the Clerk's Office, Circuit Court Sussex County, Virginia in Deed Book 15, page 250, it also being the same and identical property as devised to Courtney B. Crowder by the said John Hobbs Battle, her father, in his will dated March 3, 1901, recorded in said Clerk's Office in Will Book 2, page 455, the said tract or parcel of land being described in said will as containing four hundred and twenty (420) acres, more or less; the said Courtney B. Crowder and Charles P. Crowder, her husband, subsequently having conveyed a portion thereof, namely, ninety-three one-hundredths (.93) of an acre to the Atlantic Coast Line Railroad Company adjoining the western side of said Railroad Company's right of way which said land is described on a plat thereof filed with the deed from said Courtney B. Crowder and husband to the said Railroad Company, dated August 30, 1913, and recorded in said Clerk's Office in Deed Book 22, page 246.

That certain tract or parcel of land containing sixteen and seventy-seven one-hundredths (16.77) acres; it being a portion of the said and identical tract or parcel of land as conveyed to C.P. Crowder by deed from Matthew Hill and wife, dated March 3, 1914, and recorded in the above mentioned Clerk's Office in Deed Book 23, page 138, and being all of said tract or parcel of land conveyed in the deed from Matthew Hill and wife to the said C.P. Crowder which lies on the western side of the Atlantic Coast Line Railroad Company's right of way.

AND that certain tract or parcel of land containing seventy-two (72) acres, more or less, and bounded as follows, to-wit: on the north and west by the lands of Courtney B. Crowder; on the east by the Atlantic Coast Line Railroad Company, on the south by the land of Matthew Hill known as Saunders.

LESS AND EXCEPT those parcels conveyed therefrom in the following deeds: 3.9 acres conveyed from Southern Johns-Manville Products Corporation to the Atlantic Coast Line

Railroad Company, by deed dated 15 July 1959, and of record in the Clerk's Office aforesaid in Deed Book 59, page 139, as shown in Plat Book 10, page 75, and 13.4 acres conveyed to Southern Johns-Manville Products Corporation, as Parcel 12, by deed recorded in the aforesaid Clerk's Office in Deed Book 82, page 327.

PARCEL II - INSURANCE (SU-70)

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, known as the Insurance Tract, containing three hundred thirty-three and one-third (333 1/3) acres, more or less, and bounded as follows, to-wit: On the North by lands of Mrs C.P. Crowder; on the East by Ernest Wyche and Sallie Person; on the South by S.A. Bailey lands, and on the West by lands of B.A. Bailey and J.H. Batte.

Together with that certain 20-foot wide easement or right of way granted to Johns-Manville Products Corporation of Virginia from Bessie Field Brown and others dated May 1, 1940, recorded in the Clerk's Office, Circuit Court, Sussex County, Virginia in Deed Book 37, page 423

LESS AND EXCEPT 14.6 acres conveyed from Johns-Manville Timber Corporation to Southern Johns-Manville Products Corporation as Parcel 11, by quitclaim deed dated August 19, 1974, recorded in the aforesaid Clerk's Office in Deed Book 82, page 327 and shown on plat recorded in Plat Book 15, page 39

PARCEL III - PERSONS (SU-85)

ALL that certain tract, piece or parcel of land, lying and being situate in Henry Magisterial District, Sussex County, Virginia, containing 137.46 acres, but charged on land books as 145 acres, and bounded as follows: On the North by Johns-Manville and Ernest Wyche; on the East and South by the Atlantic Coast Line Railroad, and on the West by the lands of C.M. Brown's Estate, known as the Pond Tract and Johns-Manville Insurance Tract.

LESS AND EXCEPT 6.5 acres conveyed from Southern Johns-Manville Products Corporation to the Atlantic Coast Line Railroad Company by deed dated December 23, 1953 and of record in the Clerk's Office, Circuit Court, Sussex County, Virginia in Deed Book 50, page 513.

TRACT #226-B - SUTTER

THAT certain tract or parcel of land situate in Henry Magisterial District, Sussex County, Virginia, about four and one-half (4 ½) miles north of Jarratt on the Green Church Road (Rt. 645); containing four hundred eighty-four and two-thirds (484 2/3) acres, more or less, and bounded as follows: on the north by lands of C.D. Owen; on the east by lands of C.F. Owen, C.D. Owen, Sandy Turner, F.L. Mason and lands formerly owned by Priscilla Parham, deceased; on the south by lands formerly owned by Dick Epps, deceased, Adelaide Robinson, and W. G. Mitchell; and on the west by the lands of M.E. and C.D. Owen, Amos Crowder, Oney Givens,

R.D. Owen and the reservation of the Atlantic Coast Line Railroad. LESS AND EXCEPT those parcels conveyed therefrom in the following deeds: 3.6 acres conveyed from Southern Johns-Manville Products Corporation to the Atlantic Coast Line Railroad Company, by deed dated December 23, 1953, of record in the Clerk's Office, Circuit Court, Sussex County, Virginia, in Deed Book 50, page 515; and 12 acres conveyed from Southern Johns-Manville Products Corporation to the Atlantic Coast Line Railroad Company by deed dated July 15, 1969, recorded in the aforesaid Clerk's Office in Deed Book 59, page 139, and 1.983 acres conveyed to the Commonwealth of Virginia by deed dated October 17, 1994, recorded in the aforesaid Clerk's Office in Deed Book 140, page 175.

TRACT #281-E – MAYES-MYRICK

ALL that certain tract, piece or parcel of land lying and being situate in Stony Creek Magisterial District, Sussex County, Virginia, containing 164.3 acres, more or less, it being the woodland area of a certain 201.3 acre tract of land being shown and described on a plat of survey entitled "Plat of Survey of Sonny Myrick Tract Made for Georgia-Pacific Corporation", made by S.G. Keedwell, C.L.S., dated December 11, 1978, which plat is attached hereto and made a part hereof, on which plat said tract is described as follows, to-wit: Beginning at an axle in pine stump at the Southeast corner of said tract, thence S. 62° W. 1765.5 feet to an iron axle on the East side of a twenty-five (25) foot right of way easement; thence S. 60°30' W. 349.00 feet to a white oak; thence S. 60° W. 128 feet to a maple, thence S. 71°30' W. 141.0 feet to a white oak; thence S. 83° W. 125.5 feet to a cedar post; thence S. 84° W. 140.0 feet to a birch; thence S. 81° W. 177.0 feet to a red gum near fence corner; thence S. 37° W. 73.5 feet to a stake on fence; thence S. 11° E. 56 feet to a birch on swamp run; thence S. 09° E. 33.5 feet to a pine stump on fence; thence S. 06° W. 39 feet to a pine stake set in center line of old road; thence N. 80° W. 237.0 feet to a stake at pine stump, thence N. 46° W. 336.0 feet to a triple black gum; thence N. 26° W. 353.0 feet to a large black gum stump, thence S. 85° W. 349.0 feet to a stake in large red gum; thence S. 40° W. 20.0 feet to a large red gum; thence S. 66° W. 34.0 feet to a maple in branch; thence S. 61° W. 122.0 feet to a stake in branch; thence S. 43° W. 246.0 feet to a twin gum in branch; thence S. 39° W. 120.0 feet to a black gum in branch; thence S. 49° W. 94.0 feet to a corner black gum on branch; thence N. 83° W. 362.0 feet to a dead black gum corner; thence N. 02° W. 141.0 feet to a side line white oak; thence N. 12° W. 74.0 feet to a small red gum; thence N. 11° W. 58.0 feet to a center line red gum; thence No. 09° W. 69.5 feet to a center line pine; thence N. 08° W. 118.0 feet to a center line red gum; thence N. 12° W. 152.0 feet to a center line pine; thence N. 18° W. 121.0 feet to a center line red gum; thence N. 41° W. 84.0 feet to a large triple red gum, thence N. 32°30' W. 223.0 feet to a large pine corner; thence N. 71°30' E. 640.0 feet to a stake near black gum, thence N. 50° E. 123.0 feet to a center line pine, thence N. 50° E. 691.0 feet to a side line black gum, thence N. 58° 30' E. 667 feet to a large pine stump; thence N. 55° E. 944.0 feet to a stake at cedar S&P, thence N. 50° E. 958.0 feet to a corner hickory; thence N. 10° W. 144.0 feet to a large center line white oak; thence N. 12° W. 251.0 feet to a dead centerline pine; thence N. 12° W. 259.0 feet to a center line hickory; thence N. 12°30' W. 173.5 feet to a large white oak corner, thence S. 68° E. 948.0 feet to a stake in white oak; thence S. 68°

E. 948.0 feet to a stake in white oak; thence S. 11°25' E. 2326.5 feet to an axle in pine stump, five (5) feet Southeast of a maple, the point of beginning.

LESS AND EXCEPT three open land parcels conveyed to J. Gordon Lewis, et al, by deed of even dated designated on said plat as Parcel #1, containing 4.0 acres, more or less; Parcel #2, containing 17.0 acres, more or less; and Parcel #3, containing 12.7 acres, more or less, which are located within the outside boundaries of the said 20.13 acre tract, and are described as follows:

(a) That certain piece or parcel of land described and designated on the aforesaid plat of survey as Parcel #1 containing 4.0 acres, more or less, on which plat said parcel is described as follows, to-wit: Beginning at a point on the North side of State Highway Route No. 648 and designated as Point "A", thence N. 05°45' W. 155.8 feet to a point; thence N. 57°45' W. 31.6 feet to a pine; thence N. 89°30' W. 189.6 feet to a pine, thence N. 78°50' E. 321.2 feet to a pine, thence S. 11°25' E. 192.3 feet to a pine; thence N. 70°00' E. 83.4 feet to a pine; thence N. 46°10' E. 84.4 feet to a pine, thence N. 82°30' E. 90.6 feet to a pine, thence S. 55°35' E. 52.2 feet to a pine, thence S. 25°05' E. 217.0 feet to a stake on the North side of said Route No. 648, located S. 79°10' W. 131.2 feet from a Railroad spike on North side of said Route No. 648; thence S. 79°10' W. 567.2 feet along the North side of said Route No. 648 to a Point "A", the point of beginning.

(b) That certain piece or parcel of land described and designated on the aforesaid plat of survey as Parcel #2, containing 17.0 acres, more or less, on which plat said parcel is described as follows, to-wit: Beginning at a stake designated on said plat as Point "B" thence S. 69°05' W. 216.7 feet to a side line poplar, thence S. 79°35' W. 99.6 feet to a red gum; thence N. 32°35' W. 141.0 feet to a stake three (3) feet East of a side line pine; thence S. 89°25' W. 181.4 feet to a stake, thence N. 78°40' W. 259.6 feet to a birch, thence N. 05°30' W. 239.0 feet to a stake, thence S. 76°55' W. 361.2 feet to a stake; thence S. 06°35' E. 377.79 feet to a stake, thence N. 71°15' W. 324.2 feet to a stake, thence S. 05°55' E. 552.5 feet to a pine, thence S. 78°25' W. 275.9 feet to a pine, thence N. 10°00' W. 225.8 feet to a stake, thence N. 05°00' W. 446.9 feet to a pine, thence N. 47°45' E. 132.3 feet to a white oak; thence N. 68°20' E. 155.3 feet to a stake; thence N. 13°20' E. 106.9 feet to a stake on the Southside of State Highway Route No. 648, thence along the South side of said Route No. 648 N. 76°25' E. 269.9 feet to a stake; thence along the South side of said Route No. 648 N. 79°10' E. 1119.8 feet to a Railroad spike, thence S. 11°25' E. 555.4 feet to a stake designated as Point "B", the point of beginning.

(c) That certain piece or parcel of land described and designated on the aforesaid plat of survey as Parcel #3, containing 12.7 acres, more or less, on which plat said parcel is described as follows, to-wit: Beginning at a stake designated as Point "C" on said plat, thence N. 20°15' E. 753.6 feet to a stake; thence S. 77°45' E. 25 feet to a stake; thence S. 77°45' E. 118.0 feet to a pine; thence S. 31°55' E. 232.4 feet to a pine; thence S. 15°40' E. 232.8 feet to a red gum; thence S. 14°35' E. 256.7 feet to a pine; thence S. 30°35' W. 108.7 feet to a black gum; thence S. 16°00' W. 297.0 feet to a red gum; thence N. 81°10' W. 278.1 feet to a birch; thence N. 84°10' W. 239.8 feet to a pine; thence N. 85°40' W

246.6 feet to a red gum; thence N. 07°25' E. 315.5 feet to a stake; thence S. 82°40' E. 206.3 feet to a stake designated as Point "C", the point of beginning.

AND LESS AND EXCEPT the area within State Highway Route No. 648 (fifty (50) foot right of way) containing 3.3 acres, more or less, the fee simple title to which is vested in the Commonwealth of Virginia.

BEING a portion of the same property conveyed to North American Timber Corp., a Delaware corporation; by deed from Georgia-Pacific Corporation, dated April 16, 1999, recorded October 26, 1999, in Deed Book 169, page 2, and by Corrective Quitclaim Deed dated July 17, 2000, recorded July 26, 2000 in Deed Book 173, page 336, in the Clerk's Office, Circuit Court, County of Sussex, Virginia.

EXHIBIT A LEGAL DESCRIPTION

SOUTHAMPTON

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATE PRINCIPALLY IN DREWRYVILLE MAGISTERIAL DISTRICT, SOUTHAMPTON COUNTY, VIRGINIA, ALTHOUGH A SMALL PORTION THEREOF LIES IN HENRY MAGISTERIAL DISTRICT, SUSSEX COUNTY, VIRGINIA, CONTAINING, BY ACTUAL SURVEY MADE BY S.V. CAMP, III AND ASSOCIATES, ENTITTLED "PLAT SHOWING J.T. BARHAM ESTATE MASON TRACT," A PLAT OF WHICH IS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SOUTHAMPTON COUNTY, VIRGINIA, IN PLAT BOOK 9, PAGE 21, 191.2 ACRES, BOUNDED GENERALLY ON THE NORTH BY RACCOON SWAMP, ON THE EAST BY THE LAND OF THE HORNE AND OWEN ESTATE AND THE LAND OF RYLAND DUNN, ON THE SOUTH BY THE VIRGINIAN RAILWAY, THE LAND OF P.C. DUNN AND VIRGINIA SECONDARY HIGHWAY NO. 735, AND ON THE WEST BY THE LAND OF JACK VICK AND E.S. GRIZZARD, REFERENCE TO THE SAID PLAT BEING HEREBY MADE FOR A MORE ACCURATE DESCRIPTION BY METES AND BOUNDS OF THE SAID TRACT OR PARCEL OF LAND.

EXHIBIT B

Permitted Encumbrances

1. Restrictions on the ability of Purchaser to build upon or use the Property imposed by any current or future development standards, building or zoning ordinances or any other Law;

2. To the extent a tract included in the Property is bounded or traversed by a river, stream, branch or lake:
   (i) the rights of upper and lower riparian owners and the rights of others to navigate such river or stream;
   (ii) the right, if any, of neighboring riparian owners and the public or others to use any public waters, and the right, if any, of the public to use the beaches or shores for recreational purposes;
   (iii) any claim of lack of title to the Property formerly or presently comprising the shores or bottomland of navigable waters or as a result of the change in the boundary due to accretion or avulsion; and
   (iv) any portion of the Property that may lie within the bounds of navigable rivers as established by Law;

3. To the extent any portion of the Property is bounded or traversed by a public road, the rights of others (whether owned in fee or by easement) in and to any portion of the Property that lies within such public road;

4. Railroad tracks and related facilities, if any (whether owned in fee or by easement), and related railroad easements or railroad rights of way, if any, traversing the Property and the rights of railroad companies to any tracks, siding, ties and rails associated therewith;

5. Ad valorem property taxes, assessments and governmental charges for 2021 and all future years, not yet due and payable in respect of the Property subject to any potential rollback taxes related to any agricultural, forest or open space exemption that is subject to recapture pursuant to applicable Law;

6. Discrepancies or conflicts in boundary lines, shortages in area, vacancies, excesses, encroachments or any other facts that a current and accurate survey of the Property would disclose;

7. Rights of third parties in and to any oil, gas and other minerals or other substances of any kind or character as may have been reserved by or conveyed to others and any leases concerning any of such previously reserved or conveyed oil, gas, other minerals or other substances in, on or under the Property;

8. Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under, above or across the Property;

9. Any matters of record applicable to the Property;

10. Any claim of lack of access rights to any portion of the Property; and

11. Rights of the counterparties under any of the following to the extent they encumber the Property:

Hunt Master License

1. Master Hunting License Agreement dated May 5, 2021 between Adirondack Timber Co., Inc. I and American Forest Management, Inc.

Hunt Sublicenses

1. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and AAA Hunting Club
2. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and B&W Hunt Club
3. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Bucks Branch Hunt Club
4. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Cemetery Ridge Hunt Club, Ltd.
5. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Doodlum Hunt Club, Inc.
6. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Hercules Sportsman Club, Inc.
7. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Hickory Hunt Club, Inc.
8. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Jarrar-Chuckatuck Hunt Club
9. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Last Chance Hunt Club
10. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Owen Hunt Club, Inc.
11. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and R&R Hunt Club
12. Hunting Sublicense Agreement dated July 1, 2021 between American Forest Management, Inc. and Sunrise Hunt Club

0314
0446

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EXHIBIT C

Tax Parcel Nos.

36 A 31A
70 A 7
83 A 27.
83 A 40
84 A 16
87 A 5
87 A 9
88 A 21
88 A 50
88 A 51
88 A 53
88 A 54
103 A 33
104 A 1
107 A 1
108 A 7
108 A 11
119 A 9
119 A 10
123 A 4
137 A 1
147 A 15
148 A 12
148 A 15
148 A 16
148 A 17
149 A 17
149 A 18
149 A 22
157 A 53
157 A 69
157 A 72
158 A 26
166 A 1

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 16th day of December, 2021 at 12:48 P. M.

The tax imposed by §58.1-802 of the Code has been paid in the amount of $ 14,228.00.

Teste: Gary M. Williams Clerk

46593983.3

Sussex County, Virginia

Deste Jarratt Cox - Treasurer

e-mail Treasurer's Office (mailto:treasurer@sussexcountyva.gov)

Ticket Detail

REAL ESTATE 2022

Department:	RE2022
Ticket No:	67560001
Frequency:	1
Supplement No:	0
Name:	ROSEBURG RESOURCES CO
Account No:	4802
Name 2:	N/A
Map ID:	119 A 10
Address:	3660 GATEWAY ST SPRINGFIELD OR 97477
Description:	M M JONES TR JRT-SU-276 DB169/2
District:	03
Bill Date:	09/26/2022
Due Date:	03/06/2023
Land Value:	$40,800
Original Bill:	$195.84
Acres:	36.0000
Last Transaction Date:	12/07/2022
Payments:	$195.84-
Penalty Paid:	$0.00
Interest Paid:	$0.00
Amount Owed:	$0.00
Total Owed:	$0.00
Penalty:	$0.00
Interest:	$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
09/26/2022	Charge	0	$ 195.84	$ 195.84
12/07/2022	Payment	7201	$ -195.84	$ 0.00

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TAB Y

Cassius Blue Solar

Cassius Blue Solar Project

Attachment 7

Sussex County Conditional Use Permit Application

GEENEX SOLAR PROJECTS OPERATING IN THE SERC REGION

Project	Location	System Size (MWac)	Interconnecting Utility	Offtaker	Commercial Operation Date	Sold To
Halifax	Halifax County, NC	20	Dominion Distribution	Dominion	2014 (Sold)	Duke Energy Corp
HXNAIR	Halifax County, NC	5	Dominion Distribution	Dominion	2016 (Sold)	Duke Energy Corp
Gauss	Halifax County, NC	5	Dominion Distribution	Dominion	2018 (Sold)	Heelstone Energy Holdings
Hemlock	Northampton County, NC	5	Dominion Distribution	Dominion	2016 (Sold)	REV Renewables
Sunflower	Halifax County, NC	16	Dominion Distribution	Dominion	2017 (Sold)	REV Renewables
Cork Oak	Halifax County, NC	20	Dominion Distribution	Dominion	2017 (Sold)	REV Renewables
Cottonwood	Northampton County, NC	3	Dominion Distribution	Dominion	2018 (Sold)	ARE RP Ventures
Northern Cardinal	Halifax County, NC	2	Dominion Distribution	Dominion	2018 (Sold)	Terraform Arcadia
Pecan	Northampton County, NC	75	Dominion Transmission	Facebook (PJM)[1]	2018 (Sold)	Dominion Energy
Gutenberg	Northampton County, NC	80	Dominion Transmission	Facebook (PJM)[2]	2019 (Sold)	EDF Renewables
Chestnut Solar	Halifax County, NC	80	Dominion Transmission	Facebook (PJM)[3]	2020 (Sold)	Dominion Energy
Fern Solar	Edgecombe County, NC	100	Dominion Transmission	Multiple Corporates (PJM)[4]	2020 (Sold)	BayWa Renewable Energy

[1] Sold to Dominion Energy. See https://www.dominionenergy.com/projects-and-facilities/solar-energy-facilities-and-projects/north-carolina-solar-projects

[2] Sold to Dominion Energy. See https://www.dominionenergy.com/projects-and-facilities/solar-energy-facilities-and-projects/north-carolina-solar-projects

[3] Sold to Dominion Energy. See https://www.dominionenergy.com/projects-and-facilities/solar-energy-facilities-and-projects/north-carolina-solar-projects

[4] Corporate purchasers include Starbucks, Bloomberg, Cox Enterprises, Gap, Inc., Salesforce and Workday. https://www.renewableenergyworld.com/solar/133-6-mw-fern-solar-project-coming-to-north-carolina/#gref

Grasshopper	Mecklenburg County, VA	80	Dominion Transmission	Facebook (PJM)[5]	2020 (Sold)	BayWa Renewable Energy
Water Strider Solar	Halifax County, VA	80	Dominion Transmission	Dominion (PJM)[6]	2021 (Sold)	Con Edison Development
Altavista Solar	Campbell County, VA	80	AEP Transmission	Facebook (PJM)[7]	2021 (Sold)	APEX Clean Energy
TOTAL		651				

[5] Sold to Dominion Energy. See https://www.dominionenergy.com/projects-and-facilities/solar-energy-facilities-and-projects/virginia-solar-projects

[6] https://www.williamsmullen.com/news/virginia-approves-prudency-80-mw-solar-ppa

[7] https://www.apexcleanenergy.com/news/facebook-to-purchase-renewable-power-from-apexs-altavista-solar-project/

GEENEX SOLAR PROJECTS UNDER DEVELOPMENT IN THE SERC REGION

Project	Location	System Size (MWac)	Development Status	COD (estimated)	Sold To
Interconnected to Dominion					
Bluebird	Harrison County, KY	100	Under construction	2023 (Sold)	BayWa Renewable Energy
American Beech	Halifax County, NC	110	Local zoning permit secured; CPCN process ongoing (in abeyance); ISA executed	TBD (Sold)	BayWa Renewable Energy
Sumac Solar	Bertie County, NC	120	CPCN awarded; Interconnection studies in progress	TBD (Sold)	EDF Renewables
Sweetleaf Solar	Halifax County, NC	94	Local zoning permit secured; CPCN awarded	TBD (Sold)	EDF Renewables
Macadamia Solar	Washington County, NC	484	Local zoning permit secured; CPCN and CECPN awarded	TBD (Sold)	EDF Renewables
Perquimans Solar	Perquimans County, NC	5	Local zoning permit and CPCN secured; Interconnection Agreement executed, construction pending	2023 (Sold)	Pine Gate Renewables
Interconnected to AEP					
Firefly Solar	Pittsylvania County, VA	150	In development; Interconnection Studies in progress	TBD (Sold)	Recurrent Energy
Interconnected to EKPC					

Bluebird	Harrison County, KY	100	Under construction	2023 (Sold)	BayWa Renewable Energy
Blue Moon Solar	Harrison County, KY	70	In development; Interconnection Studies in progress	TBD (Sold)	Recurrent Energy
Hummingbird Solar	Fleming County, KY	200	In development; Interconnection Studies in progress	TBD (Sold)	Recurrent Energy
Northern Bobwhite Solar	Marion County, KY	96	State permit secured; ISA executed	2023 (Sold)	EDF Renewables
American Robin Solar	Barren County, KY	120	In development; Interconnection Studies in progress	TBD (Sold)	EDF Renewables
Gray Kingbird Solar	Clark County, KY	350	In development; Interconnection Studies in progress	TBD (Sold)	EDF Renewables
Winter Wren Solar	Madison County, KY	90	In development: Interconnection Studies in progress	TBD (Sold)	EDF Renewables
Wood Duck Solar	Barren County, KY	100	In development; Interconnection Studies in progress	TBD	
TOTAL		2089			