

DOMINION ENERGY VIRGINIA

**CONDITIONAL USE PERMIT
APPLICATION**

**LAUREL BRANCH SOLAR
FACILITY**

MARCH 2022

Table of Contents

Laurel Branch

Utility-Scale Solar

Conditional Use Permit	TAB
Cover Letter	A
Conditional Use Permit Application Form	B
Location Map with Property Owner Information	C
Project Owner Authorizations	D
Project Narrative	E
Environmental Inventory and Impact Statement	F
Environmental Impacts Narrative	
Wildlife Impacts Narrative	
Cultural Impacts Narrative	
Preliminary Site Plan	G
Preliminary Conditional Use Permit Site Plan	
Public Information	
Landscaping and Screening Plan	
Grading Plan	
Traffic Study	H
Decommissioning and Reclamation Plan	I

TAB A
Cover Letter



600 East Canal Street, 19th Floor
Richmond, VA 23219

March 8, 2022

HAND DELIVERY

Taylor Newton
Director of Planning and Economic Development
County of Lunenburg
11413 Courthouse Road
Lunenburg, Virginia 23952

RE: Virginia Electric and Power Company (d/b/a Dominion Energy Virginia)("Dominion")
Conditional Use Permit Application Solar Facilities (and Section 15.2-2232 Review
Application).

Dear Ms. Newton:

Enclosed please find a conditional use permit application packet (the "Application") requesting approval of a large-scale solar project (the "Project") in Lunenburg County, Virginia (the "County"). Pursuant to Article 22 of the County's Zoning Ordinance, Dominion is providing ten (10) copies of the Application (see enclosed binders), which includes the documents and plans required for large-scale solar projects. In addition, two (2) over-sized copies of the Project preliminary site plan are also included separately. An electronic copy of the application documents has also been submitted. The Application fee of \$400.00 has been mailed to the Lunenburg County Treasurer.

In accordance with *Code of Virginia* § 15.2-2316.7, Dominion has provided a separate notice of its intent to locate the Project in the County, and a request to negotiate a siting agreement with the Board of Supervisors.

Should you have any questions or need additional information, please do not hesitate to contact me at 804-212-5426 or at robin.l.lucey@dominionenergy.com.

Sincerely,

A handwritten signature in black ink that reads "Robin L. Lucey". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Robin L. Lucey
Dominion Energy Virginia
Business Development Manager

cc: Frank Rennie, Esquire, County Attorney

TAB B

Conditional Use Permit
Application Form

Lunenburg Planning Office
Application for Conditional Use Permit

Case Number: _____ (Office Use Only)

Section 1

Applicant Name: Virginia Electric and Power Company (d/b/a Dominion Energy Virginia)
c/o Robin Lucey, Business Development Manager

Owner Name: See "Property Owner Information" (TAB C) in the Application Binder

Owner Signature: See "Project Owner Authorizations" (TAB D) in the Application Binder

Contact Name for Application: Robin Lucey

Physical and Mailing Address: 600 East Canal Street, 19th Floor, Richmond, VA 23219

Phone Number: 804-212-5426

Email Address: Robin.L.Lucey@dominionenergy.com

Fax Number (if applicable): N/A

Power of Attorney Name: Robin L. Lucey

Power of Attorney Signature:  (See attached POA's – TAB D)

As owner or authorized agent of this property, I certify that this application is complete and accurate to the best of my knowledge, and I authorize the Lunenburg County representative(s) entry on the property for purposes of reviewing this application.

Section 2

Property Information

Parcel Number(s): Please see the "Laurel Branch Solar – Project Parcels" listing included with "TAB C – Location Map with Property Owner Information".

Area (ac./sq. ft.): See "Property Owner Information" (TAB C) in the Application Binder.

Magisterial District: Columbian Grove

Address: See "Property Owner Information" (TAB C) in the Application Binder.

Existing Zoning: A-1 (Agricultural)

Requested Use: Public Utility, Major Use (proposed solar energy facility, large-scale)

Does this property have a historical designation? If yes, describe: A Cultural Resources Desktop Review has been conducted and is provided within the "Environmental Inventory and Impact Statement" in TAB F.

Parcel number(s), acreage, magisterial district and existing zoning can be located at:
<https://lunenburggis.timmons.com/#/mw/>. The address can be typed into the "By Parcel Address" search bar followed by selecting search. This will pull up the information pertaining to the parcel.

The application deadline is the 1st of the month proceeding the month in which the public hearing by the Planning Commission is to be held. The Planning Commission meeting is held on the 1st Thursday of the month at 7:00 p.m. Applications must be submitted in completed form prior to scheduling for public hearing by the Planning Commission. Notice of incomplete applications will be sent to the applicant at the listed address in Section 1.

The site plan must be submitted as described in the site plan requirements at the time of the application.

Application fee is \$400.00, which must be paid at the time of application submission.

****Incomplete applications will be returned to the applicant and not docketed for a public hearing****

Section 3

Certification of Adjoining Property Owners, Board of Supervisors, and Planning Commissioners

Applicants Certification:

I certify that I have notified all adjacent property owners, to the property which is the subject of this application request, that this application is being filed. Notifications were sent via first class mail.

Adjacent property includes all property touching the project parcel, across roadways, watercourses, railroads, and/or municipal boundaries.

I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Lunenburg County.

Applicant's Signature: Robin L. Lucey

State of: Virginia

County of: Henrico

Before me, Andrew Hedrick, on this 25 day of

Name of Notary Public

February, 2022, Robin L. Lucey, personally appeared, and

Applicant(s) Name

provided verification to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25th day of February, 2022.

Andrew J. Hedrick

Notary Public's Signature

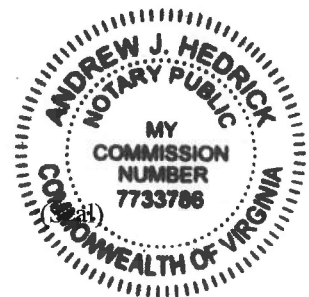
Henrico Co.

Location of Commission

Registration #: 7733786

Commission Expiration: 10-31-2025

Verification of Identity	
<input checked="" type="checkbox"/> Driver's License or Govt./State Identification Card:	
State: <u>VA</u>	Number: <u>A69143454 RLL</u>
<input type="checkbox"/> U. S. Passport:	Number: <u>T63258260 AJH</u>
<input type="checkbox"/> U. S. Military ID Card	
<input type="checkbox"/> Social Security Card	
<input type="checkbox"/> Birth Certificate	
<input type="checkbox"/> Other: _____	



Adjacent Parcel (Property) Owners	
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Parcel Number

Name(s)

Address

Please see the following page for the attached “Laurel Branch Solar – Adjacent Parcels” listing to this application. Please note the numbering of these parcels tie back to the “Adjacent Parcel Information Sheet” (CP300) of the Preliminary Site Plan (TAB G).

[illegible]

*If there are additional adjacent property owners, please include them on a separate sheet. Also, the letter that follows can be completed and mailed to adjacent property owners.

Laurel Branch Solar - Adjacent Parcels

No.	Name	APN	Address*	Zoning
100	Clemons, Lucious H. and Faye C. Johnson	046-0A-0-28	Null (owner address: 1600 Lakeside Avenue, Henrico, VA 23228)	AGRI
101	Campbell, James M. and Wanda S.	046-0A-0-40	Null (owner address: 10663 Plank Road)	RES
102	Campbell, James M. and Wanda S.	046-0A-0-39	10663 Plank Road	RES
103	Hall, Vicky J.	046-0A-0-38	10695 Plank Road	RES
104	Hall, Derrick S. or Lucy Lafoon	046-0A-0-26	11075 Plank Road	AGRI
105	Dixie Lee Farms Inc	046-0A-0-25	1121 Plank Road	RES
106	Bishop, Bernice Leonard	046-0A-0-24	Null (owner address: 716 East 6th Avenue)	AGRI
107	Bishop, Bernice Leonard	046-0A-0-23	Null (owner address: 716 East 6th Avenue)	RES
108	Wrenn, Mark E. or Robin Gunn	046-0A-0-22	11961 Plank Road	AGRI
109	Bishop, Bernice Leonard	047-04-0-15	Null (owner address: 716 East 6th Avenue)	AGRI
110	Wallace, Wiley P. or Carole F.	047-08-0-1	12640 Plank Road	AGRI
111	Mortrud, Dennis K. or Patricia J.	047-08-0-2	12690 Plank Road	AGRI
112	Yeatts, Claude W. or Terry Cummins	047-04-0-B2	Null (owner address: 9235 Mahixon Trail, Mechanicsville, VA 23116)	AGRI
113	Hawthorne, Mildred E.	047-04-0-3A	Null (owner address: 13085 Plank Road)	RES
114	Hawthorne, Mildred E.	047-04-0-3B	Null (owner address: 13085 Plank Road)	RES
115	Flat Rock LLC	047-04-0-3C	Null (owner address: 4809 Lockgreen Circle, Richmond, VA 23226)	RES
116	Flat Rock LLC	047-04-0-2A	Null (owner address: 4809 Lockgreen Circle, Richmond, VA 23226)	AGRI
117	Flat Rock LLC	047-04-0-2	13551 Plank Road	AGRI
118	Flat Rock LLC	047-04-0-1	13551 Plank Road	AGRI
119	Hazelwood, Lillian M.	047-04-0-6A	11847 Craig Mill Road	RES
120	Harris, Michael G.	047-0A-0-25	Null (owner address: 11592 Craig Mill Road)	AGRI
121	Harris, Michael G.	047-04-0-5	Null (owner address: 11592 Craig Mill Road)	AGRI
122	Dicks, Teresa L Teres (Te)	047-04-0-12	Null (owner address: 709 Pleasant Way, Chesapeake, VA 23322)	AGRI
123	Bisserup, Barbara A. and Camille and Stanley Carter	047-09-0-3	Null (owner address: 8100 Dayfield Road, Apt. 23E, Columbia, SC 29223)	RES
124	Edmonds, Robert. L and Samuel E. Rhodes	047-09-0-2	Null (owner address: 39-53 45th Street, Sunnyside, NY 11104)	RES
125	Spencer, Frank T.	047-0A-0-35 and 047-0A-0-36	Null (owner address: 3610 Ghent Drive, Chesterfield, VA 23832)	RES
126	Spencer, Clyde	047-0A-0-35B	434 Hilltop Road	RES
127	Spencer, Harol A. and Marjorie A.	047-0A-0-35A	428 Hilltop Road	RES
128	Spencer, Clyde J. or Betty S.	047-0A-0-37	441 Hilltop Road	AGRI
129	Hardell, Ruth R.H.	047-0A-0-32C	10507 Craig Mill Road	AGRI
130	Martin, Dorothy S.	059-0A-0-3	Null (owner address: 13301 Kingsmill Road, Midlothian, VA 23113)	AGRI
131	Ross, S.T.	059-0A-0-2	Null (owner address: 540 Morrison Drive)	AGRI
132	Hoye, Samuel R. or Nelda Slaughter	059-0A-0-4A	10317 Craig Mill Road	RES
133	Martin, Dorothy S.	059-0A-0-25	1976 Sneads Store Road	AGRI
134	Long, Ronald E.	058-0A-0-66C	85 Longs Road	RES
135	Long, Ronald E.	058-0A-0-66B	167 Longs Lane	RES
136	Lee, Howard D.	058-0A-0-66	1525 Sneads Store Road	RES
137	Callahan, Bessie M.	059-0A-0-26	Null (owner address: 4525 Oral Oaks Road)	AGRI
138	Light, John E.	059-0A-0-30	8923 Craig Mill Road	AGRI
139	Ortlip, Stephen A.	059-0A-0-28	8859 Craig Mill Road	AGRI
140	Bell, Haskins R.	058-0A-0-60	2449 Laurel Branch Road	AGRI

Laurel Branch Solar - Adjacent Parcels

No.	Name	APN	Address*	Zoning
141	Stupasky, Louis S. or Coral S. Love	058-0A-0-58A	Null (owner address: 1283 Laurel Branch Road)	AGRI
142	Stupasky, Louis S. or Coral S. Love	058-0A-0-56A	Null (owner address: 1283 Laurel Branch Road)	AGRI
143	Stupasky, Louis S. or Coral S. Love	058-0A-0-56	1283 Laurel Branch Road	AGRI
144	Stupasky, Sue L. and Merry Donna Emerson and Patricia L. Long	058-0A-0-56C	Null (owner address: 1101 Laurel Branch Road)	RES
145	Stupasky, Sue L. and Merry Donna Emerson and Patricia L. Long	058-0A-0-64	1101 Laurel Branch Road	RES
146	Stupasky, Louis S. or Coral S. Love	058-0A-0-55	1110 Laurel Branch Road	RES
147	Stupasky, Sue L. and Merry Donna Emerson and Patricia L. Long	058-0A-0-56D	Null (owner address: 1101 Laurel Branch Road)	RES
148	Stupasky, Louis S. or Coral S. Love	058-0A-0-54A	Null (owner address: 1283 Laurel Branch Road)	RES
149	Stupasky, Sue L. and Merry Donna Emerson and Patricia L. Long	058-0A-0-54E	Null (owner address: 1101 Laurel Branch Road)	RES
150	Stupasky, Sue L. and Merry Donna Emerson and Patricia L. Long	058-0A-0-54D	Null (owner address: 1101 Laurel Branch Road)	RES
151	Stupasky, Louis S. or Coral S. Love	058-0A-0-54C	Null (owner address: 1283 Laurel Branch Road)	RES
152	Stupasky, Louis S. or Coral S. Love	058-0A-0-54B	Null (owner address: 1283 Laurel Branch Road)	RES
153	Andrews, Dorothy H. or Evelyn H. Bodrick	058-0A-0-53	7350 Oral Oaks Road	RES
154	Tucker, Merry D.	058-0A-0-7	Null (owner address: 1101 Laurel Branch Road)	AGRI
155	Delp, Rodger C.	058-0A-0-10A	7573 Oral Oaks Road	RES
156	Delp, Rodger C.	058-0A-0-10	Null (owner address: PO Box 127, Moseley, VA 23120)	RES
157	Roseburg Resources Co	058-0A-0-8	Null (owner address: 3660 Gateway Street, Springfield, OR 97477)	AGRI
158	Barnes, Iona V.	058-01-0-1	Null (owner address: 3555 Whiskey Bottom Road, Laurel, MD 20724)	AGRI
159	Hoerauf, David S. or Teresa M. Cummings	058-0A-0-5	Null (owner address: 15200 Mt. Nebo Road, Poolesville, MD 20837)	AGRI
160	Daniel, Robert C. or Cassie E.	058-0A-0-6A	Null (owner address: 10326 Plank Road)	RES
161	Daniel, Robert C. or Cassie E.	058-0A-0-6	10326 Plank Road	RES
162	Callahan, Bessie M.	058-0A-0-70	10359 Plank Road	RES
163	Smith, Doretha J.	058-0A-0-71A	10291 Plank Road	RES
164	Macwelch, Sheila	058-0A-0-71	10241 Plank Road	RES
165	Good Hope Church	046-0A-0-37	8510 Oral Oaks Road	NG
166	Illinois Municipal Retirement Fund	046-0A-0-36	Null (owner address: PO Box 1288, Mobile, AL 36633)	RES
167	Illinois Municipal Retirement Fund	046-0A-0-33	Null (owner address: PO Box 1288, Mobile, AL 36633)	AGRI
168	Bauer, Theodore	058-0A-0-65A	1202 Sneads Store Road	RES
169	Dicks, Teresa L Teres (Te)	058-0A-0-65	1364 Sneads Store Road	AGRI
170	Spencer, Frank T.	047-04-0-B1A	Null (owner address: 3610 Ghent Drive, Chesterfield, VA 23832)	AGRI

* Unless otherwise noted, all addresses are located in Kenbridge, VA 23944.

** Zoning abbreviations: AGRI = agricultural/undeveloped; RES = single family residence (suburban); NG = non-governmental / religious

Section 4
Applicant's Report
Section 8.3(b) of Lunenburg Zoning Ordinance

Every application for a Conditional Use Permit shall be accompanied by a report from the applicant describing the proposed Conditional Use and explaining the manner which it complies with the requirements and standards of this article.

The following questions address the basic issues. The Planning Commission and/or Board of Supervisors may request additional information.

1.) What type of use is being requested?

A Conditional Use Permit is being sought for a large-scale solar energy facility. The proposed facility will generate approximately 80 MW and the preliminary design has been prepared in accordance with the 2021 Lunenburg County Ordinance for Solar Energy Facilities. Additional information regarding the project is provided in the "Project Narrative" included in TAB E.

2.) Describe how you plan to develop the property for the proposed use and any associated uses.

The development of the proposed facility will include clearing and minimal grading, construction of access roads, implementation of a security fence, and installation of solar arrays, a switchyard, and a substation. Additional project details are included in the "Project Narrative" included in TAB E.

3.) Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity?

In addition to supporting a clean and sustainable energy future in Virginia, solar projects like Laurel Branch provide many benefits to the local community. Projects often use Virginia and locally based suppliers and labor, help create clean energy jobs, and increase local tax revenues. The proposed project will provide safe, reliable, and cost-effective renewable energy to the transmission grid, diversifying the region's electrical generation. Several siting studies have been conducted to determine impacts to the area and surrounding vicinity. These studies are included in the "Environmental Inventory and Impact Statement" included in TAB F. In addition, a Siting Agreement is planned to be negotiated with the County Board of Supervisors, which will provide additional funding that could be used for items such as broadband or capital improvements.

Also, address the following:

- a. Details of Operations: Please see the "Project Narrative" (TAB E) in the Application Binder.
- b. Hours of Operation: Please see the "Project Narrative" (TAB E) in the Application Binder.
- c. Traffic: During the construction of the facility, the project is anticipated to generate approximately 486 vehicle trips (243 round trip) on a typical weekday day with 149 vehicle trips occurring during the weekday morning and weekday evening commuter peak hours. This equates to approximately two to three new vehicle trips per minute during peak commuting hours. Additionally, there are several routes connecting the site to the regional roadway system thereby reducing impacts to any single roadway segment or intersection. The adjacent roadways are anticipated to have ample capacity to accommodate the temporary increase in daily and peak hour traffic. These trip generation estimates assume 50 daily delivery trips and six delivery trips during each of the peak hours. Additional information is provided in the "Traffic Study" included under TAB H.
- d. Noise: The operation and maintenance of the solar facility will not increase noise within the area. There will be a temporary increase of noise within the area during the construction of the facility. Due to the temporary nature of the construction noise, no adverse or long-term effects are expected.
- e. Dust/Smoke: The operation and maintenance of the solar facility will not increase dust/smoke within the area. There may be a temporary increase of dust within the immediate area during construction activities. Dust control measures will be implemented during construction to minimize dust and erosion. Due to the temporary nature of the construction, no adverse or long-term effects are expected.

- f. Runoff: A Stormwater Pollution Prevention Plan (SWPPP) will be prepared in accordance with the Virginia Stormwater Management Program (VSMP), to obtain the required General VPDES Permit for discharges of stormwater from construction activities. The SWPPP outlines the steps and techniques to reduce pollutants in stormwater runoff from the construction, including water quality and quantity requirements that are consistent with the VSMP permit regulations. This will be prepared prior to construction commencement.
- g. Intensity of Use: The project will require clearing and grading throughout the limits of disturbance, approximately 720 acres of the entire 1,969-acre project site. A decommissioning plan has also been prepared for the project (TAB I), which outlines decommissioning tasks including the removal of above- and below-ground facility components, management of excess wastes and materials, and the restoration of ground surface irregularities and herbaceous vegetation.
- h. Hazardous Materials:
During Construction: The proposed solar facility will not endanger the public's health or safety. The project will require the use of fuel and lubricants for equipment and tools during construction.
During Operations: The project will also require the use of fuel and lubricants for equipment and tools during operations.
- i. Outside Storage:
During Construction: The project will store equipment, materials, and vehicles outdoors during construction. All components will be secured from public access by security fencing.
During Operations: The project will store most spare materials and equipment inside a container during operations, though some larger equipment and materials may be stored outdoors. All components will be secured from public access by security fencing.

4.) Is the use location on a floodplain, wetland area, or dam break inundation zone?

There are floodplains and wetlands located throughout the project site. There are no dam break inundation zones within the project site. The project is currently designed to avoid and minimize impacts to wetlands and streams as they are currently desktop mapped within the project area to the extent practicable. Additional information is provided in the "Environmental Inventory and Impact Statement" included in TAB F.

5.) Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire.

We are not aware of any restrictions.

6.) Has a survey of the parcel(s) been conducted to include project parcel, property boundaries, existing roadways and structures, and adjoining parcels, as well as, the parcel owner? If so, is it included in the application packet?

The parcel boundaries and owner information are based on publicly available data and the existing roadways and structure information has been compiled based on aerial photographs. This data is included with the project "Location Map with Property Owner Information" in TAB C.

7.) Has a site plan been included to note the information required on the survey, but also any new construction, parking, clearing, planting, etc.?

Preliminary site plans are included in TAB G. These include the preliminary site plans, public information, landscaping and screening plan, and the grading plan.

8.) Has a business plan been established? If so, please provide it with application submittal.

Please refer to the "Project Narrative" (TAB E) in the Application Binder.

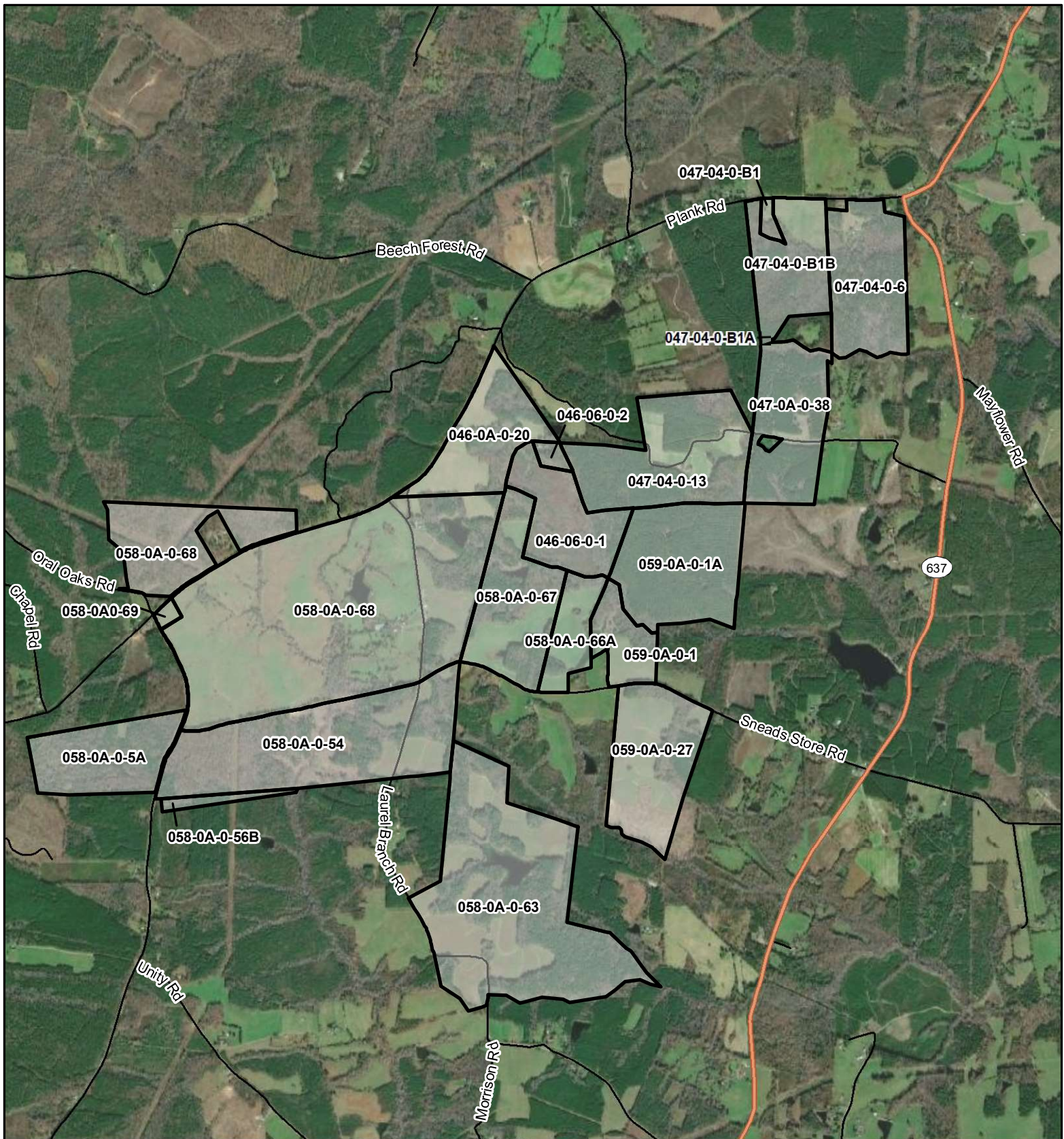
9.) Describe how the proposed project complies or refutes the goals and objectives noted in the Kenbridge-Victoria-Lunenburg Comprehensive Plan. This can be located on the Lunenburg County, Virginia website.

The Lunenburg/Kenbridge/Victoria Joint Comprehensive Plan 2019 – 2024 identifies solar facilities as an attraction to expand employment opportunities and companies interested in supporting solar development, while ensuring the safe development of the facility and minimizing impacts to the surrounding community. The project aligns with the goals and objectives outlined in the Joint Comprehensive Plan. Several siting studies have been conducted to determine impacts to the area and surrounding vicinity. These studies are included in the “Environmental Inventory and Impact Statement” included in TAB F. A decommissioning plan has also been prepared for the project as to not limit the future property development. The decommissioning plan is included in TAB I.

Requirements for telecom site plans can be found in Section 22 Article III, items 22-81 thru 22-112 of the Lunenburg County Code.

TAB C

Location Map with Property Owner Information



 Project Parcel



0 1,000 2,000
Feet

Source: ESRI/Vivid Imagery (2020)



Parcel Map

Laurel Branch Solar Project
Lunenburg County, Virginia

Laurel Branch Solar - Project Parcels

No.	Name	APN	Address*	Zoning	Acreage	SHEET LOCATION
1	Dixie Lee Farms Inc	058-0A-0-68	121 Laurel Branch Road	AGRI	83.8	CP101, CP103
2	Dixie Lee Farms Inc	058-0A-0-69	Null (owner address: 464 Laurel Branch Road)	AGRI	2.0	CP101
3	Dixie Lee Farms Inc	058-0A-0-68	464 Laurel Branch Road	AGRI	381.9	CP101, CP102, CP103, CP104
4	Campbell, James M. and Wanda S.	058-0A-0-5A	Null (owner address: 10663 Plank Road)	AGRI	80.0	CP102
5	Dixie Lee Farms Inc	058-0A-0-54	Null (owner address: 464 Laurel Branch Road)	AGRI	191.7	CP102, CP104
6	Dixie Lee Farms Inc	058-0A-0-56B	Null (owner address: 464 Laurel Branch Road)	AGRI	9.0	CP102, CP104
7	Dixie Lee Farms Inc	046-0A-0-20	Null (owner address: 464 Laurel Branch Road)	AGRI	81.5	CP103
8	Wrenn, Mark E. or Robin Gunn	046-06-0-2	11668 Plank Road	AGRI	5.0	CP107, CP108
9	Wrenn, Robin G. or Mark Edwin	046-06-0-1	Null (owner address: 121 Laurel Branch Road)	AGRI	58.7	CP103, CP104, CP106, CP107
10	Long, Johnny K.	058-0A-0-67	Null (owner address: 3502 Laurel Branch Road)	AGRI	105.0	CP103, CP104
11	Long, Ronald E.	059-0A-0-1	1663 Sneads Store Road	AGRI	35.7	CP107
12	Dixie Lee Farms Inc	058-0A-0-63	Null (owner address: 464 Laurel Branch Road)	AGRI	259.8	CP104, CP108
13	Richard, Hite T.	047-04-0-13	12052 Plank Road	AGRI	137.0	CP106
14	Lindberg, Stephen P. or Wendy A.	059-0A-0-1A	Null (owner address: PO Box 396, Chesterfield, VA 23832)	AGRI	119.2	CP106, CP107
15	Long, Johnny K.	058-0A-0-66A	Null (owner address: 3502 Laurel Branch Road)	AGRI	46.0	CP104, CP107
16	Dixie Lee Farms Inc	059-0A-0-27	Null (owner address: 464 Laurel Branch Road)	AGRI	100.0	CP107, CP108
17	Long, Johnny K.	047-04-0-B1	13194 Plank Road	AGRI	5.0	CP105
18	Long, Johnny K.	047-04-0-B1B	Null (owner address: 3502 Laurel Branch Road)	AGRI	86.3	CP105, CP106
19	Long, Johnny K.	047-0A-0-38	626 Hilltop Road	AGRI	88.6	CP105, CP106
20	Arthur, Bernard R.	047-04-0-6	13476 Plank Road	AGRI	93.4	CP105, CP106
21	Spencer, Frank T.	047-04-0-B1A	Null (owner address: 3610 Ghent Drive, Chesterfield, VA 23832)	AGRI	Easement Only	CP105, CP106

*Unless otherwise noted, all addresses are located in Kenbridge, VA 23944.



N/A

Parcel Information

Parcel ID: 046-0A-0-20	PRN/Link: 7174
Tax Map: 046	Double Circle: 0A
Block:	Lot: 20
Parcel Address 1: N/A	Parcel Address 2: N/A
Legal Description 1: SAFFORDS ROAD 81.5 AC	Deed: NONE
Legal Description 2: 47-(4)-14	Will: NONE
District: COLUMBIAN GROVE	Plat: NONE
Topology: LEVEL	Utilities: NO UTILITIES
Class: AGRICULTURAL/UNDEVELOPED (20-99 AC)	

Owner Information

Owner: DIXIE LEE FARMS INC,
Owner Address: 464 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$137,500
Current Building: N/A
Current Improvements: N/A
Current Total: \$137,500

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	PAVED SECONDARY	41.0000	\$72,734	R1: RESIDENTIAL - LOW DENSITY
2	PAVED SECONDARY	40.0000	\$50,440	R1: RESIDENTIAL - LOW DENSITY
3	TIMBER/MIXED	40.0000	\$12,000	R1: RESIDENTIAL - LOW DENSITY
4	LAKES & PONDS (100 - 2600)	0.5000	\$2,325	R1: RESIDENTIAL - LOW DENSITY

Main Structures:0

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	TOBACCO BARN	1	64	SOUND VALUE	N/A	SOUND VALUE	N/A
N/A	GREENHOUSE - RESIDENTIAL	1	115	SOUND VALUE	N/A	SOUND VALUE	N/A





N/A

Parcel Information

Parcel ID: 046-06-0-1
Tax Map: 046
Block:
Parcel Address 1: N/A
Legal Description 1: MOODY BRANCH 58.71 AC
Legal Description 2: N/A
District: COLUMBIAN GROVE
Topology: ROLLING
Class: AGRICULTURAL/UNDEVELOPED (20-99 AC)

PRN/Link: 11253
Double Circle: 06
Lot: 1
Parcel Address 2: N/A
Deed: DB-221-79
Will: NONE
Plat: NONE
Utilities: NO UTILITIES

Owner Information

Owner: WRENN ROBIN GUNN OR MARK EDWIN,
Owner Address: 121 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$84,500
Current Building: N/A
Current Improvements: N/A
Current Total: \$84,500

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	DIRT PRIVATE	58.7100	\$58,063	R1: RESIDENTIAL - LOW DENSITY
2	TIMBER/MIXED	58.7100	\$26,420	R1: RESIDENTIAL - LOW DENSITY



Main Structures:0

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
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11668 PLANK ROAD

Parcel Information

Parcel ID: 046-06-0-2	PRN/Link: 7175
Tax Map: 046	Double Circle: 06
Block:	Lot: 2
Parcel Address 1: 11668 PLANK ROAD	Parcel Address 2: N/A
Legal Description 1: MOODY BRANCH 5 AC	Deed: DB-301-546
Legal Description 2: N/A	Will: NONE
District: COLUMBIAN GROVE	Plat: NONE
Topology: LEVEL	Utilities: ELECTRICITY, SEPTIC SYSTEM, WELL
Class: SINGLE FAMILY RESIDENCE (SUBURBAN)	

Owner Information

Owner: WRENN MARK EDWIN OR ROBIN GUNN,
Owner Address: 121 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$22,200
Current Building: N/A
Current Improvements: \$1,000
Current Total: \$23,200

Sales History

Sale Date	Grantor	Sale Price	Instrument
12/22/2004	DAWSON EUGENE R	N/A	DEED BOOK-301-546
12/22/2004	BOWEN BARBARA F ET AL	\$26,000	DEED BOOK-301-548



Land Segments

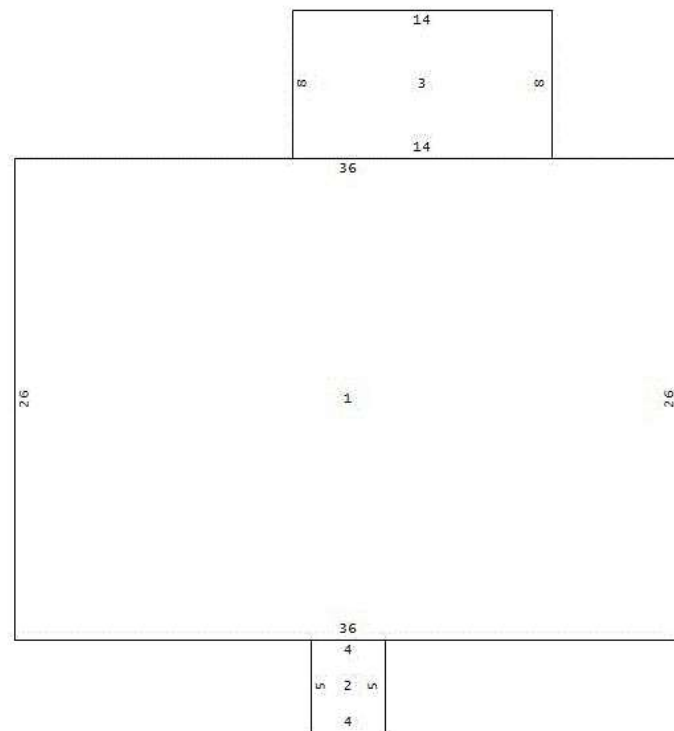
Segment	Description	Size	Value	Zoning
1	BUILDING SITE (500 -13000)	1.0000	\$6,500	R1: RESIDENTIAL - LOW DENSITY
2	BUILDING SITE (500 -13000)	1.0000	\$6,500	R1: RESIDENTIAL - LOW DENSITY
3	DIRT PRIVATE	3.0000	\$9,150	R1: RESIDENTIAL - LOW DENSITY

Main Structures:1

Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule	
N/A	CONVENTIONAL	4	2	N/A		SOUND VALUE	
Building Sections							
Section	Year Built	Effective Year	Description	Story Height	Class	Grade	Value
1	N/A	1960	SINGLE FAMILY	1.00	1	S	\$0
Building Attributes							
Attribute Type			Type	Number Of			
EXTERIOR FINISH			WOOD LAP SIDING	936.00			
FLOOR			CERAMIC TILE	936.00			
FLOOR			SOFTWOOD	936.00			
FOUNDATION			CONCRETE BLOCK	936.00			
FUEL			UNKNOWN	936.00			
HVAC			NONE	936.00			
PLUMBING			3 FIXTURE BATH	1.00			
ROOF MATERIAL			COMPOSITION SHINGLE	936.00			
ROOF TYPE			GABLE	936.00			
WALL			DRY WALL	936.00			
2	N/A	1960	OPEN MASONRY PORCH	1.00	106	S	\$0
3	N/A	1960	OPEN MASONRY PORCH	1.00	106	S	\$0

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	N/A
N/A	MH ADDITION OPEN PORCH	1	37	C	10.272	SOUND VALUE	\$493
N/A	MH ADDITION OPEN PORCH	1	37	C	10.272	SOUND VALUE	\$493





626 HILLTOP ROAD

Parcel Information

Parcel ID: 047-0A-0-38	PRN/Link: 7283
Tax Map: 047	Double Circle: 0A
Block:	Lot: 38
Parcel Address 1: 626 HILLTOP ROAD	Parcel Address 2: N/A
Legal Description 1: FLAT ROCK CREEK 88.6 AC	Deed: DB-238-120
Legal Description 2: N/A	Will: NONE
District: COLUMBIAN GROVE	Plat: NONE
Topology: ROLLING	Utilities: ELECTRICITY, SEPTIC SYSTEM, WELL
Class: AGRICULTURAL/UNDEVELOPED (20-99 AC)	

Owner Information

Owner: LONG JOHNNY K,
Owner Address: 3502 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$135,300
Current Building: \$69,800
Current Improvements: \$500
Current Total: \$205,600

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

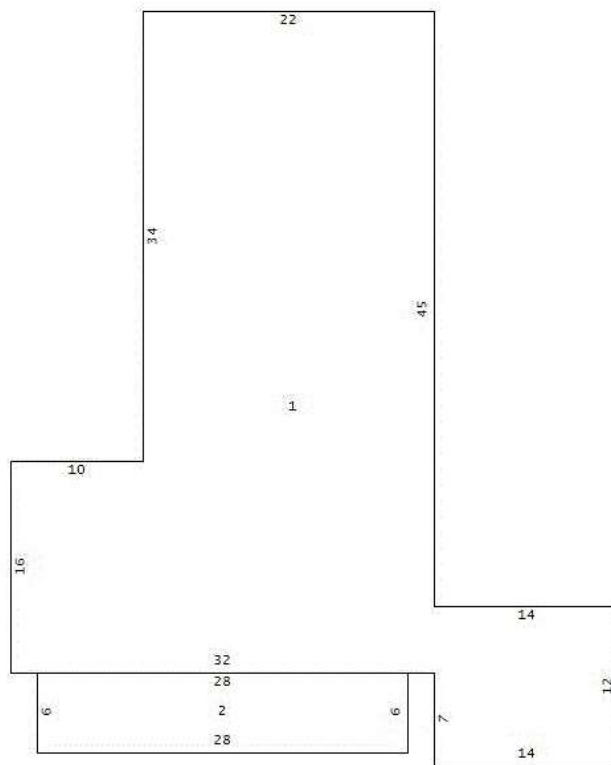
Segment	Description	Size	Value	Zoning
1	BUILDING SITE (500 -13000)	1.0000	\$9,000	R1: RESIDENTIAL - LOW DENSITY
2	GRAVEL SR ACCESS	87.3500	\$97,692	R1: RESIDENTIAL - LOW DENSITY
3	LAKES & PONDS (2700 - 70000)	0.2500	\$1,286	R1: RESIDENTIAL - LOW DENSITY
4	TIMBER/MIXED	30.0000	\$10,260	R1: RESIDENTIAL - LOW DENSITY
5	TIMBER/MIXED	57.0000	\$17,100	R1: RESIDENTIAL - LOW DENSITY

Main Structures:1

Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule	
N/A	CONVENTIONAL	8	4	43.73		RES AVG DEPR	
<u>Building Sections</u>							
Section	Year Built	Effective Year	Description	Story Height	Class	Grade	Value
1	N/A	1980	SINGLE FAMILY	1.00	1	C-10	\$68,052
<u>Building Attributes</u>							
Attribute Type			Type	Number Of			
EXTERIOR FINISH			ALUMINUM/VINYL	1428.00			
FLOOR			CARPET	1428.00			
FLOOR			SOFTWOOD	1428.00			
FLOOR			VINYL	1428.00			
FOUNDATION			CONCRETE BLOCK	1428.00			
FUEL			ELECTRIC	1428.00			
HVAC			CENTRAL AIR	1428.00			
HVAC			CENTRAL HEAT	1428.00			
PLUMBING			3 FIXTURE BATH	2.00			
ROOF MATERIAL			COMPOSITION SHINGLE	1428.00			
ROOF TYPE			GABLE	1428.00			
WALL			DRY WALL	1428.00			
2	N/A	1980	OPEN FRAME PORCH	1.00	105	C-10	\$1,747

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	\$500





13476 PLANK ROAD

Parcel Information

Parcel ID: 047-04-0-6	PRN/Link: 7319
Tax Map: 047	Double Circle: 04
Block:	Lot: 6
Parcel Address 1: 13476 PLANK ROAD	Parcel Address 2: N/A
Legal Description 1: FLAT ROCK CREEK 93.35 AC	Deed: DB-226-460
Legal Description 2: N/A	Will: NONE
District: COLUMBIAN GROVE	Plat: NONE
Topology: ROLLING	Utilities: ELECTRICITY, SEPTIC SYSTEM, WELL
Class: AGRICULTURAL/UNDEVELOPED (20-99 AC)	

Owner Information

Owner: ARTHUR BERNARD R OR BARBARA D,
Owner Address: 13476 PLANK ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$148,800
Current Building: \$35,800
Current Improvements: \$4,400
Current Total: \$189,000

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	BUILDING SITE (500 -13000)	1.0000	\$10,000	R1: RESIDENTIAL - LOW DENSITY
2	PAVED SECONDARY	5.0000	\$8,633	R1: RESIDENTIAL - LOW DENSITY
3	PAVED SECONDARY	87.3500	\$103,938	R1: RESIDENTIAL - LOW DENSITY
4	TIMBER/MIXED	87.3500	\$26,205	R1: RESIDENTIAL - LOW DENSITY

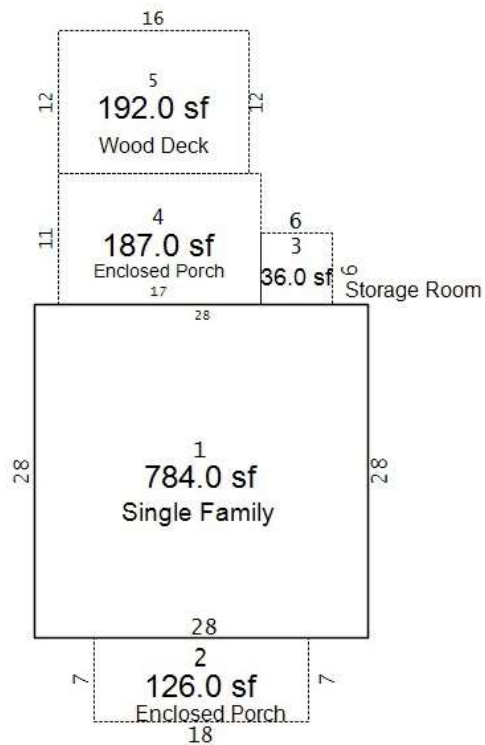
Main Structures:1

Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule	
1935	CONVENTIONAL	5	2	23.51		RES AVG DEPR	
Building Sections							
Section	Year Built	Effective Year	Description	Story Height	Class	Grade	Value
1	1935	1970	SINGLE FAMILY	1.25	1	D	\$31,064
Building Attributes							
Attribute Type			Type				Number Of
EXTERIOR FINISH			ALUMINUM/VINYL				980.00
FLOOR			CARPET				980.00
FLOOR			VINYL				980.00
FOUNDATION			CONCRETE BLOCK				784.00
FUEL			UNKNOWN				980.00
HVAC			HOT H2O/ BBD OR RADIATOR				980.00
PLUMBING			3 FIXTURE BATH				1.00
ROOF MATERIAL			METAL/TERNE PLATE				784.00
ROOF TYPE			GABLE				784.00
WALL			PANEL				980.00
2	1935	1970	ENCLOSED PORCH	1.00	107	D	\$1,370
Building Attributes							
Attribute Type			Type				Number Of
EXTERIOR FINISH			ALUMINUM/VINYL				128.00
3	1935	1970	STORAGE ROOM	1.00	113	D	\$325
Building Attributes							
Attribute Type			Type				Number Of
EXTERIOR FINISH			ALUMINUM/VINYL				36.00
4	1935	1970	ENCLOSED PORCH	1.00	107	D	\$2,087
Building Attributes							
Attribute Type			Type				Number Of
EXTERIOR FINISH			ALUMINUM/VINYL				192.00
5	1935	1970	WOOD DECK	1.00	112	D	\$910



Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
2003	CARPORT	1	5	SOUND VALUE	N/A	SOUND VALUE	\$800
N/A	STG. SHED- METAL	1	8	SOUND VALUE	N/A	SOUND VALUE	\$1,000
N/A	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	\$700
2016	CARPORT	1	5	SOUND VALUE	N/A	SOUND VALUE	\$1,880





12052 PLANK ROAD

Parcel Information

Parcel ID: 047-04-0-13	PRN/Link: 7333
Tax Map: 047	Double Circle: 04
Block:	Lot: 13
Parcel Address 1: 12052 PLANK ROAD	Parcel Address 2: N/A
Legal Description 1: FLAT ROCK CREEK 137 AC	Deed: DB-260-289
Legal Description 2: N/A	Will: NONE
District: COLUMBIAN GROVE	Plat: NONE
Topology: LEVEL	Utilities: ELECTRICITY, SEPTIC SYSTEM, WELL
Class: AGRICULTURAL/UNDEVELOPED (99+ ACRE)	

Owner Information

Owner: RICHARD T HITE OR, RICHARD T HITE JR
Owner Address: 745 E FIFTH AVENUE
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$174,400
Current Building: \$53,800
Current Improvements: \$300
Current Total: \$228,500

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	BUILDING SITE (500 -13000)	1.0000	\$8,000	R1: RESIDENTIAL - LOW DENSITY
2	DIRT PRIVATE	22.4000	\$32,066	R1: RESIDENTIAL - LOW DENSITY
3	DIRT PRIVATE	112.0000	\$101,528	R1: RESIDENTIAL - LOW DENSITY
4	TIMBER/PINE (0-950)	112.0000	\$28,000	R1: RESIDENTIAL - LOW DENSITY
5	LAKES & PONDS (100 - 2600)	1.6000	\$4,800	N/A: N/A

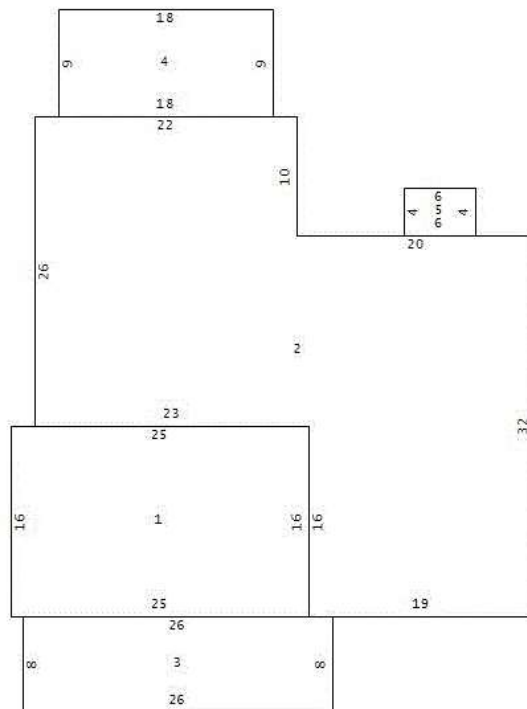
Main Structures:1

Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule	
N/A	CONVENTIONAL	9	3	22.52		RES AVG DEPR	
Building Sections							
Section	Year Built	Effective Year	Description	Story Height	Class	Grade	Value
1	N/A	1980	SINGLE FAMILY	2.00	1	D+5	\$20,502
Building Attributes							
Attribute Type			Type	Number Of			
EXTERIOR FINISH			ALUMINUM/VINYL	800.00			
EXTERIOR FINISH			WOOD LAP SIDING	800.00			
FLOOR			CARPET	800.00			
FLOOR			VINYL	800.00			
FOUNDATION			CONCRETE BLOCK	400.00			
FUEL			OIL	800.00			
HVAC			FLOOR FURNACE	800.00			
PLUMBING			3 FIXTURE BATH	1.00			
ROOF MATERIAL			METAL/TERNE PLATE	400.00			
ROOF TYPE			GABLE	400.00			
WALL			DRY WALL	800.00			
2	N/A	1980	SINGLE FAMILY	1.00	1	D+5	\$30,602
Building Attributes							
Attribute Type			Type	Number Of			
EXTERIOR FINISH			ALUMINUM/VINYL	1196.00			
EXTERIOR FINISH			WOOD LAP SIDING	1196.00			
HVAC			FLOOR FURNACE	1196.00			
3	N/A	1980	OPEN MASONRY PORCH	1.00	108	D+5	\$1,450
4	N/A	1980	FRAME SCREEN PORCH	1.00	108	D+5	\$1,129
5	N/A	1980	OPEN FRAME PORCH	1.00	105	D+5	\$151



Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	TOBACCO BARN	1	64	SOUND VALUE	N/A	SOUND VALUE	\$300
N/A	STORAGE SHED	1	9	SOUND VALUE	N/A	SOUND VALUE	N/A
N/A	-FRAME						
N/A	OLD DWELLING	1	66	SOUND VALUE	N/A	SOUND VALUE	N/A





13194 PLANK ROAD

Parcel Information

Parcel ID: 047-04-0-B1	PRN/Link: 7326
Tax Map: 047	Double Circle: 04
Block:	Lot: B1
Parcel Address 1: 13194 PLANK ROAD	Parcel Address 2: N/A
Legal Description 1: FLAT ROCK CREEK 5 AC	Deed: DB-386-971
Legal Description 2: N/A	Will: NONE
District: COLUMBIAN GROVE	Plat: NONE
Topology: ROLLING	Utilities: ELECTRICITY, SEPTIC SYSTEM, WELL
Class: SINGLE FAMILY RESIDENCE (SUBURBAN)	

Owner Information

Owner: LONG JOHNNY K,
Owner Address: 3502 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$25,600
Current Building: \$43,700
Current Improvements: \$1,400
Current Total: \$70,700

Sales History

Sale Date	Grantor	Sale Price	Instrument
03/22/2016	THARP ELLIS RAY JR,	\$46,014	DEED BOOK-386-971

Land Segments

Segment	Description	Size	Value	Zoning
1	BUILDING SITE (500 -13000)	1.0000	\$10,000	R1: RESIDENTIAL - LOW DENSITY
2	PAVED SECONDARY	4.0000	\$15,600	R1: RESIDENTIAL - LOW DENSITY

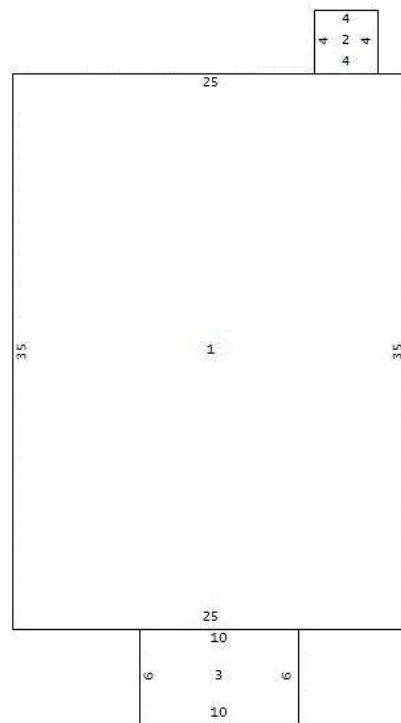


Main Structures:1

Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule	
1935	CONVENTIONAL	6	3	37.34		RES AVG DEPR	
Building Sections							
Section	Year Built	Effective Year	Description	Story Height	Class	Grade	Value
1	1935	1975	SINGLE FAMILY	1.25	1	D+5	\$43,085
Building Attributes							
Attribute Type			Type	Number Of			
BASEMENTS			WALK-OUT BASEMENT UNFINISHED	438.00			
EXTERIOR FINISH			ALUMINUM/VINYL	1094.00			
FLOOR			CARPET	1094.00			
FOUNDATION			CONCRETE BLOCK	875.00			
FUEL			ELECTRIC	1094.00			
HVAC			CENTRAL HEAT	1094.00			
PLUMBING			3 FIXTURE BATH	1.00			
ROOF MATERIAL			METAL/TERNE PLATE	875.00			
ROOF TYPE			GABLE	875.00			
WALL			DRY WALL	1094.00			
2	1935	1975	STOOP	1.00	110	D+5	\$77
3	1935	1975	OPEN FRAME PORCH	1.00	105	D+5	\$519

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	\$800
N/A	PACK HOUSE	1	65	SOUND VALUE	N/A	SOUND VALUE	\$600





N/A

Parcel Information

Parcel ID: 047-04-0-B1B
Tax Map: 047
Block:
Parcel Address 1: N/A
Legal Description 1: FLAT ROCK CREEK 86.3 AC
Legal Description 2: N/A
District: COLUMBIAN GROVE
Topology: ROLLING
Class: AGRICULTURAL/UNDEVELOPED (20-99 AC)

PRN/Link: 13329
Double Circle: 04
Lot: B1B
Parcel Address 2: N/A
Deed: DB-371-793
Will: NONE
Plat: PC-0-PC 5-64
Utilities: NO UTILITIES

Owner Information

Owner: LONG JOHNNY K,
Owner Address: 3502 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$133,600
Current Building: N/A
Current Improvements: N/A
Current Total: \$133,600

Sales History

Sale Date	Grantor	Sale Price	Instrument
10/11/2013	ELLIS RAY THARP JR	\$67,600	DEED BOOK-371-793

Land Segments

Segment	Description	Size	Value	Zoning
1	PAVED SECONDARY	80.0000	\$98,576	R1: RESIDENTIAL - LOW DENSITY
2	TIMBER/MIXED	80.0000	\$24,000	R1: RESIDENTIAL - LOW DENSITY
3	PAVED SECONDARY	6.3000	\$11,055	R1: RESIDENTIAL - LOW DENSITY



Main Structures:0

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
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N/A

Parcel Information

Parcel ID: 058-0A-0-5A
Tax Map: 058
Block:
Parcel Address 1: N/A
Legal Description 1: COX ROAD 80 AC
Legal Description 2: N/A
District: COLUMBIAN GROVE
Topology: ROLLING
Class: AGRICULTURAL/UNDEVELOPED (20-99 AC)

PRN/Link: 10419
Double Circle: 0A
Lot: 5A
Parcel Address 2: N/A
Deed: DB-271-366
Will: NONE
Plat: NONE
Utilities: NO UTILITIES

Owner Information

Owner: CAMPBELL JAMES M OR WANDA S,
Owner Address: 10663 PLANK ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$101,600
Current Building: N/A
Current Improvements: N/A
Current Total: \$101,600

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	PAVED SECONDARY	80.0000	\$101,600	R1: RESIDENTIAL - LOW DENSITY

Main Structures:0



Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
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N/A

Parcel Information

Parcel ID: 058-0A-0-54	PRN/Link: 8504
Tax Map: 058	Double Circle: 0A
Block:	Lot: 54
Parcel Address 1: N/A	Parcel Address 2: N/A
Legal Description 1: MOODY BRANCH 197.254 AC	Deed: DB-100-342
Legal Description 2: N/A	Will: NONE
District: COLUMBIAN GROVE	Plat: NONE
Topology: ROLLING	Utilities: NO UTILITIES
Class: AGRICULTURAL/UNDEVELOPED (99+ ACRE)	

Owner Information

Owner: DIXIE LEE FARMS INC,
Owner Address: 464 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$261,400
Current Building: N/A
Current Improvements: \$900
Current Total: \$262,300

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	PAVED SECONDARY	5.0000	\$8,250	R1: RESIDENTIAL - LOW DENSITY
2	PAVED SECONDARY	186.0000	\$195,293	R1: RESIDENTIAL - LOW DENSITY
3	TIMBER/MIXED	186.0000	\$55,800	R1: RESIDENTIAL - LOW DENSITY
4	LAKES & PONDS (100 - 2600)	0.6960	\$2,088	N/A: N/A

Main Structures:0

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	TOBACCO BARN	1	64	SOUND VALUE	N/A	SOUND VALUE	\$900





N/A

Parcel Information

Parcel ID: 058-0A-0-56B
Tax Map: 058
Block:
Parcel Address 1: N/A
Legal Description 1: MOODY BRANCH 9 AC
Legal Description 2: N/A
District: COLUMBIAN GROVE
Topology: ROLLING
Class: SINGLE FAMILY RESIDENCE (SUBURBAN)
PRN/Link: 12009
Double Circle: 0A
Lot: 56B
Parcel Address 2: N/A
Deed: DB-254-331
Will: NONE
Plat: NONE
Utilities: NO UTILITIES

Owner Information

Owner: DIXIE LEE FARMS INC,
Owner Address: 464 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$5,500
Current Building: N/A
Current Improvements: N/A
Current Total: \$5,500

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	NO ROAD	9.0000	\$5,468	R1: RESIDENTIAL - LOW DENSITY

Main Structures:0



Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
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N/A

Parcel Information

Parcel ID: 058-0A-0-63	PRN/Link: 8514
Tax Map: 058	Double Circle: 0A
Block:	Lot: 63
Parcel Address 1: N/A	Parcel Address 2: N/A
Legal Description 1: CROOKED CREEK 259.75 AC	Deed: NONE
Legal Description 2: N/A	Will: NONE
District: COLUMBIAN GROVE	Plat: NONE
Topology: ROLLING	Utilities: NO UTILITIES
Class: AGRICULTURAL/UNDEVELOPED (99+ ACRE)	

Owner Information

Owner: DIXIE LEE FARMS INC,
Owner Address: 464 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$382,700
Current Building: N/A
Current Improvements: \$1,100
Current Total: \$383,800

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	PAVED SECONDARY	97.0000	\$160,047	R1: RESIDENTIAL - LOW DENSITY
2	PAVED SECONDARY	159.7500	\$167,732	R1: RESIDENTIAL - LOW DENSITY
3	TIMBER/MIXED	159.7500	\$47,925	R1: RESIDENTIAL - LOW DENSITY
4	LAKES & PONDS (100 - 2600)	3.0000	\$7,026	R1: RESIDENTIAL - LOW DENSITY

Main Structures:0

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	\$100
N/A	OLD DWELLING	1	66	SOUND VALUE	N/A	SOUND VALUE	\$1,000





N/A

Parcel Information

Parcel ID: 058-0A-0-66A	PRN/Link: 10390
Tax Map: 058	Double Circle: 0A
Block:	Lot: 66A
Parcel Address 1: N/A	Parcel Address 2: N/A
Legal Description 1: MOODY BRANCH 46 AC	Deed: DB-335-735
Legal Description 2: N/A	Will: NONE
District: COLUMBIAN GROVE	Plat: NONE
Topology: ROLLING	Utilities: NO UTILITIES
Class: AGRICULTURAL/UNDEVELOPED (20-99 AC)	

Owner Information

Owner: LONG JOHNNY K,
Owner Address: 3502 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$77,000
Current Building: N/A
Current Improvements: \$300
Current Total: \$77,300

Sales History

Sale Date	Grantor	Sale Price	Instrument
04/28/2008	JOHNNY K & LUCILLE S LONG	N/A	DEED BOOK-335-735

Land Segments

Segment	Description	Size	Value	Zoning
1	PAVED SECONDARY	46.0000	\$77,027	R1: RESIDENTIAL - LOW DENSITY



Main Structures:0

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	\$300



N/A

Parcel Information

Parcel ID: 058-0A-0-67	PRN/Link: 8519
Tax Map: 058	Double Circle: 0A
Block:	Lot: 67
Parcel Address 1: N/A	Parcel Address 2: N/A
Legal Description 1: MOODY BRANCH 105 AC	Deed: DB-335-735
Legal Description 2: N/A	Will: NONE
District: COLUMBIAN GROVE	Plat: NONE
Topology: ROLLING	Utilities: ELECTRICITY, SEPTIC SYSTEM, WELL
Class: AGRICULTURAL/UNDEVELOPED (99+ ACRE)	

Owner Information

Owner: LONG JOHNNY K,
Owner Address: 3502 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$173,200
Current Building: \$500
Current Improvements: N/A
Current Total: \$173,700

Sales History

Sale Date	Grantor	Sale Price	Instrument
04/28/2008	JOHNNY K & LUCILLE S LONG	N/A	DEED BOOK-335-735



Land Segments

Segment	Description	Size	Value	Zoning
1	BUILDING SITE (500 -13000)	1.0000	\$10,000	R1: RESIDENTIAL - LOW DENSITY
2	PAVED SECONDARY	58.5000	\$97,958	R1: RESIDENTIAL - LOW DENSITY
3	PAVED SECONDARY	45.0000	\$49,455	R1: RESIDENTIAL - LOW DENSITY
4	TIMBER/MIXED	45.0000	\$13,500	R1: RESIDENTIAL - LOW DENSITY
5	LAKES & PONDS (100 - 2600)	0.5000	\$2,325	R1: RESIDENTIAL - LOW DENSITY

Main Structures:1

Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule	
N/A	CONVENTIONAL	N/A	N/A	N/A		SOUND VALUE	
<u>Building Sections</u>							
Section	Year Built	Effective Year	Description	Story Height	Class	Grade	Value
1	N/A	N/A	SINGLE FAMILY	2.00	1	S	\$500

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
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464 LAUREL BRANCH ROAD

Parcel Information

Parcel ID: 058-0A-0-68	PRN/Link: 8520
Tax Map: 058	Double Circle: 0A
Block:	Lot: 68
Parcel Address 1: 464 LAUREL BRANCH ROAD	Parcel Address 2: N/A
Legal Description 1: CROOKED CREEK 465.63 AC	Deed: NONE
Legal Description 2: N/A	Will: NONE
District: COLUMBIAN GROVE	Plat: NONE
Topology: ROLLING	Utilities: ELECTRICITY, SEPTIC SYSTEM, WELL
Class: AGRICULTURAL/UNDEVELOPED (99+ ACRE)	

Owner Information

Owner: DIXIE LEE FARMS INC,
Owner Address: 464 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$732,600
Current Building: \$230,600
Current Improvements: \$45,300
Current Total: \$1,008,500

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	BUILDING SITE (500 -13000)	2.0000	\$16,000	R1: RESIDENTIAL - LOW DENSITY
2	PAVED SECONDARY	297.0000	\$490,039	R1: RESIDENTIAL - LOW DENSITY
3	PAVED SECONDARY	165.6300	\$173,906	R1: RESIDENTIAL - LOW DENSITY
4	TIMBER/MIXED	165.6300	\$49,689	R1: RESIDENTIAL - LOW DENSITY
5	LAKES & PONDS (100 - 2600)	1.0000	\$3,000	R1: RESIDENTIAL - LOW DENSITY



Main Structures:2

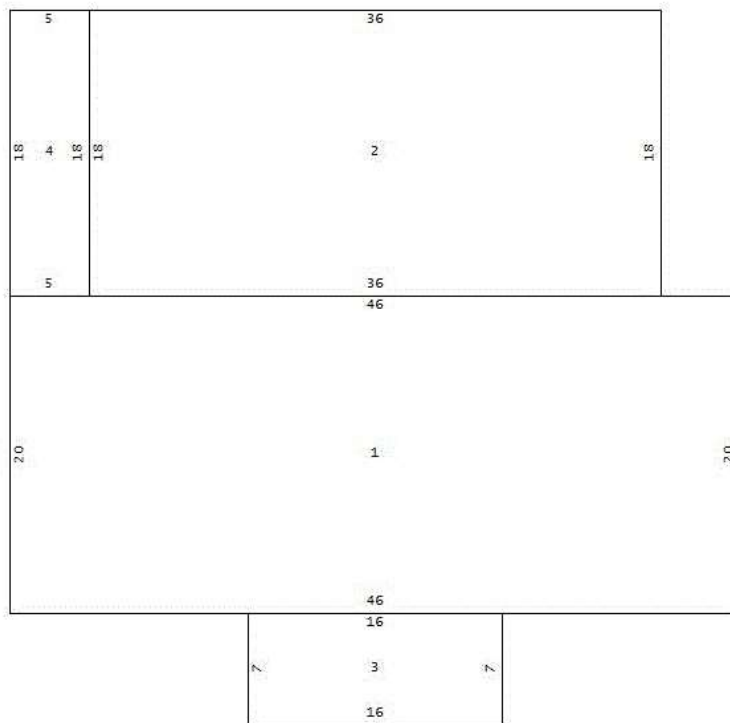
Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule	
1950	CONVENTIONAL	10	2	38.91		RES AVG DEPR	
Building Sections							
Section	Year Built	Effective Year	Description	Story Height	Class	Grade	Value
1	1950	1965	SINGLE FAMILY	2.00	1	C+10	\$76,165
Building Attributes							
Attribute Type			Type	Number Of			
CHIMNEYS			2 STORY MASONRY	1.00			
EXTERIOR FINISH			WOOD LAP SIDING	1840.00			
FLOOR			SOFTWOOD	1840.00			
FOUNDATION			BRICK	920.00			
FUEL			ELECTRIC	1840.00			
HVAC			CENTRAL AIR	1840.00			
HVAC			CENTRAL HEAT	1840.00			
OPENINGS			FIREPLACE OPENINGS	2.00			
PLUMBING			3 FIXTURE BATH	2.00			
ROOF MATERIAL			COMPOSITION SHINGLE	920.00			
ROOF TYPE			GABLE	920.00			
WALL			DRY WALL	1840.00			
2	1950	1965	SINGLE FAMILY	1.00	1	C+10	\$25,997
Building Attributes							
Attribute Type			Type	Number Of			
EXTERIOR FINISH			WOOD LAP SIDING	648.00			
HVAC			CENTRAL AIR	648.00			
HVAC			CENTRAL HEAT	648.00			
3	1950	1965	OPEN MASONRY PORCH	1.00	106	C+10	\$1,207
4	1950	1965	ENCLOSED PORCH	1.00	107	C+10	\$1,310
Building Attributes							
Attribute Type			Type	Number Of			
EXTERIOR FINISH			WOOD LAP SIDING	90.00			

Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule	
1945	CONVENTIONAL	8	3	34.79		RES AVG DEPR	
Building Sections							
Section	Year Built	Effective Year	Description	Story Height	Class	Grade	Value
1	1945	1965	SINGLE FAMILY	1.50	1	C+5	\$95,395
2	1945	1965	SINGLE FAMILY	1.00	1	C+5	\$25,186
3	1945	1965	OPEN MASONRY PORCH	1.00	106	C	\$2,193
4	1945	1965	CARPORT	1.00	104	C	\$3,116



Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	\$500
N/A	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	\$2,500
N/A	BARN	1	08	SOUND VALUE	N/A	SOUND VALUE	\$2,000
N/A	GRAIN BIN	1	54	SOUND VALUE	N/A	SOUND VALUE	\$1,000
N/A	SILO	1	58	SOUND VALUE	N/A	SOUND VALUE	\$10,000
N/A	POLE SHELTER	1	48	SOUND VALUE	N/A	SOUND VALUE	\$19,663
2005	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	\$3,154
N/A	POLE SHELTER	1	48	SOUND VALUE	N/A	SOUND VALUE	\$800
N/A	OLD DWELLING	1	66	SOUND VALUE	N/A	SOUND VALUE	\$5,000
N/A	GREENHOUSE - RESIDENTIAL	1	115	SOUND VALUE	N/A	SOUND VALUE	N/A
N/A	FENCE (WOOD)	1	16	SOUND VALUE	N/A	SOUND VALUE	\$200
N/A	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	\$500





N/A

Parcel Information

Parcel ID: 058-0A-0-69
Tax Map: 058
Block:
Parcel Address 1: N/A
Legal Description 1: ORAL OAKS OLD SCHOOL SITE 2 AC
Legal Description 2: N/A
District: COLUMBIAN GROVE
Topology: LEVEL
Class: SINGLE FAMILY RESIDENCE (SUBURBAN)
PRN/Link: 8521
Double Circle: 0A
Lot: 69
Parcel Address 2: N/A
Deed: DB-150-297
Will: NONE
Plat: NONE
Utilities: NO UTILITIES

Owner Information

Owner: DIXIE LEE FARMS INC,
Owner Address: 464 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$3,300
Current Building: N/A
Current Improvements: N/A
Current Total: \$3,300

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	PAVED SECONDARY	2.0000	\$3,300	R1: RESIDENTIAL - LOW DENSITY

Main Structures:0



Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
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1663 SNEADS STORE ROAD

Parcel Information

Parcel ID: 059-0A-0-1	PRN/Link: 8526
Tax Map: 059	Double Circle: 0A
Block:	Lot: 1
Parcel Address 1: 1663 SNEADS STORE ROAD	Parcel Address 2: N/A
Legal Description 1: MOODY BRANCH 35.71 AC	Deed: DB-207-796
Legal Description 2: N/A	Will: NONE
District: COLUMBIAN GROVE	Plat: NONE
Topology: ROLLING	Utilities: ELECTRICITY, SEPTIC SYSTEM, WELL
Class: AGRICULTURAL/UNDEVELOPED (20-99 AC)	

Owner Information

Owner: LONG RONALD E,
Owner Address: 3589 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$72,500
Current Building: \$145,400
Current Improvements: \$900
Current Total: \$218,800

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	BUILDING SITE (500 -13000)	1.0000	\$7,500	R1: RESIDENTIAL - LOW DENSITY
2	PAVED SECONDARY	34.7100	\$51,074	R1: RESIDENTIAL - LOW DENSITY
3	TIMBER/MIXED	34.7100	\$13,884	R1: RESIDENTIAL - LOW DENSITY



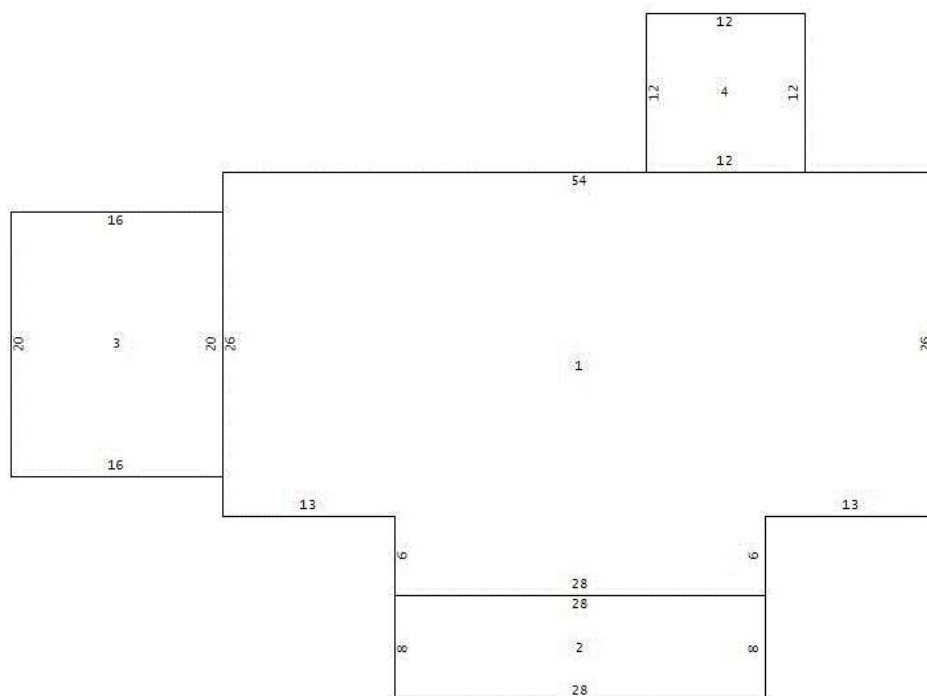
Main Structures:2

Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule	
1991	CONVENTIONAL	6	3	54.42		RES AVG DEPR	
Building Sections							
Section	Year Built	Effective Year	Description	Story Height	Class	Grade	Value
1	1991	1995	SINGLE FAMILY	1.00	1	C	\$117,424
Building Attributes							
Attribute Type			Type	Number Of			
BASEMENTS			WALK-OUT BASEMENT UNFINISHED	1572.00			
EXTERIOR FINISH			CEDAR/REDWOOD/CYPRESS	1572.00			
FLOOR			CARPET	1572.00			
FLOOR			VINYL	1572.00			
FOUNDATION			BRICK	1572.00			
FOUNDATION			CONCRETE BLOCK	1572.00			
FUEL			OIL	1572.00			
HVAC			FLOOR FURNACE	1572.00			
PLUMBING			3 FIXTURE BATH	2.00			
ROOF MATERIAL			COMPOSITION SHINGLE	1572.00			
ROOF TYPE			GABLE	1572.00			
WALL			DRY WALL	1572.00			
2	1991	1995	OPEN FRAME PORCH	1.00	105	C	\$3,182
3	1991	1995	PATIO	1.00	111	C	\$1,005
4	1991	1995	WOOD DECK	1.00	112	C	\$1,373

Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule	
1980	CONVENTIONAL	N/A	N/A	17.95		RES FAIR DEP	
Building Sections							
Section	Year Built	Effective Year	Description	Story Height	Class	Grade	Value
1	1980	1970	SINGLE FAMILY	1.00	1	D	\$20,696
2	1980	1970	OPEN MASONRY PORCH	1.00	106	D	\$1,067
3	1980	1970	WOOD DECK	1.00	112	D	\$640

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	POLE SHELTER	1	48	SOUND VALUE	N/A	SOUND VALUE	\$300
N/A	MH ADDITION	1	39	SOUND VALUE	N/A	SOUND VALUE	\$200
N/A	WOOD DECK						
N/A	MH ADDITION	1	40	SOUND VALUE	N/A	SOUND VALUE	\$400
N/A	ONE STORY BRICK						





N/A

Parcel Information

Parcel ID: 059-0A-0-1A
Tax Map: 059
Block:
Parcel Address 1: N/A
Legal Description 1: MOODY BRANCH 119.16 AC
Legal Description 2: N/A
District: COLUMBIAN GROVE
Topology: ROLLING
Class: AGRICULTURAL/UNDEVELOPED (99+ ACRE)

PRN/Link: 8527
Double Circle: 0A
Lot: 1A
Parcel Address 2: N/A
Deed: DB-261-351
Will: NONE
Plat: NONE
Utilities: NO UTILITIES

Owner Information

Owner: LINDBERG STEPHEN P OR WENDY A,
Owner Address: PO BOX 396
Owner City, ST Zip: CHESTERFIELD VA 23832

Current Valuation

Assessment Year:
Exempt:
Current Land: \$191,300
Current Building: N/A
Current Improvements: N/A
Current Total: \$191,300

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	DIRT PRIVATE	119.1600	\$109,081	R1: RESIDENTIAL - LOW DENSITY
2	TIMBER/MIXED	119.1600	\$35,748	R1: RESIDENTIAL - LOW DENSITY



Main Structures:0

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
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N/A

Parcel Information

Parcel ID: 059-0A-0-27
Tax Map: 059
Block:
Parcel Address 1: N/A
Legal Description 1: CRAWLEY ROAD 100 AC
Legal Description 2: N/A
District: COLUMBIAN GROVE
Topology: ROLLING
Class: AGRICULTURAL/UNDEVELOPED (99+ ACRE)

PRN/Link: 8577
Double Circle: 0A
Lot: 27
Parcel Address 2: N/A
Deed: NONE
Will: NONE
Plat: NONE
Utilities: NO UTILITIES

Owner Information

Owner: DIXIE LEE FARMS INC,
Owner Address: 464 LAUREL BRANCH ROAD
Owner City, ST Zip: KENBRIDGE VA 23944

Current Valuation

Assessment Year:
Exempt:
Current Land: \$157,500
Current Building: N/A
Current Improvements: \$400
Current Total: \$157,900

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	PAVED SECONDARY	50.0000	\$57,500	R1: RESIDENTIAL - LOW DENSITY
2	TIMBER/MIXED	50.0000	\$15,000	R1: RESIDENTIAL - LOW DENSITY
3	PAVED SECONDARY	50.0000	\$85,000	R1: RESIDENTIAL - LOW DENSITY



Main Structures:0

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	TOBACCO BARN	1	64	SOUND VALUE	N/A	SOUND VALUE	\$400



N/A

Parcel Information

Parcel ID: 047-04-0-B1A
Tax Map: 047
Block:
Parcel Address 1: N/A
Legal Description 1: FLAT ROCK CREEK 12.7 AC
Legal Description 2: N/A
District: COLUMBIAN GROVE
Topology: LEVEL
Class: SINGLE FAMILY RESIDENCE (SUBURBAN)

PRN/Link: 7327
Double Circle: 04
Lot: B1A
Parcel Address 2: N/A
Deed: DB-176-755
Will: NONE
Plat: NONE
Utilities: NO UTILITIES

Owner Information

Owner: SPENCER FRANK T SR & FRANK T JR,
Owner Address: 3610 GHENT DRIVE
Owner City, ST Zip: CHESTERFIELD VA 23832

Current Valuation

Assessment Year:
Exempt:
Current Land: \$15,100
Current Building: N/A
Current Improvements: N/A
Current Total: \$15,100

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value	Zoning
1	DIRT PRIVATE	12.7000	\$15,146	R1: RESIDENTIAL - LOW DENSITY

Main Structures:0



Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
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TAB D
Project Owner Authorizations

SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we, Bernard R. Arthur and Barbara D. Arthur, are the owners in fee (the "Owner") of that certain real property located in the County of Lunenburg, Virginia (the "County") identified as Tax Map No. 047-04-0-6 (the "Property"). On or about November 10, 2021, Owner executed an Option to lease agreement (the "Option Agreement"), with Virginia Electric and Power Company, a Virginia public service corporation ("VEPCO"), whereby Owner granted VEPCO the option to lease the Property upon terms and conditions set forth in the Option Agreement. VEPCO proposes to develop and operate a utility-scale solar facility (the "Solar Facility") on a portion of the Property. VEPCO is required to obtain a conditional use permit ("CUP") from the County Board of Supervisors in order to develop, construct and operate the Solar Facility, and/or related facilities on the Property.

Owner of the Property, having full right and authority to do so, do hereby makes, constitutes, and appoints Robin L. Lucey, Business Development Manager, VEPCO, and M. Ann Neil Cosby, Esq., McGuireWoods, LLP, (collectively, the "Appointees"), either of whom may act, as the true and lawful attorneys in fact for the Owner in connection with the filing and approval of the CUP. The Appointees shall have full power and authority to do and perform as may be necessary to prepare and file zoning application documents (the "Application") and such other supporting information (including but not limited to conditions of development) on behalf of the Owner, to seek and obtain approval of the CUP and to agree to any and all terms and conditions as necessary for the use of the Property as requested in the Application.

IN WITNESS WHEREOF, Owner has hereunto signed Special Limited Power of Attorney as of the date(s) set forth below.

By:

Bernard R. Arthur
Name: Bernard R. Arthur
Title: Owner

STATE OF Virginia

COUNTY OF Lunenburg, to-wit:

The foregoing instrument was acknowledged before me this 17th day of February, 2022, by Bernard R. Arthur, as owner



Courtney Brame Bender
Notary Public

My Commission Expires: 8/31/2024

Notary Registration Number: 7067613

IN WITNESS WHEREOF, Owner has hereunto signed Special Limited Power of Attorney as of the date(s) set forth below.

By:

Barbara D. Arthur
Name: Barbara D. Arthur
Title: owner

STATE OF Virginia

COUNTY OF Lunenburg, to-wit:

The foregoing instrument was acknowledged before me this 17th day of February, 2022, by Barbara D. Arthur, as owner



Courtney Brame Bender
Notary Public

My Commission Expires: 8/31/2024

Notary Registration Number: 7007613