TOGETHER WITH A NON-EXCLUSIVE EASEMENT OF RIGHT OF WAY 20' IN WIDTH ADJOINING PROPERTY ON RT. 604 TO THE INSURED PREMISES FOR PURPOSES OF INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THE DEED FROM J. L. MINNICK TO CONTINENTAL TIMBER LAND CORP. DATED NOVEMBER 20, 1956, RECORDED IN DEED BOOK 179, AT PAGE 146."

SCHEDULE B PART II EXCEPTIONS:

ROUTE #604 AS SHOWN HEREON

L. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT SURVEY MATTERS

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NOT SURVEY** B. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF KNOWN. AS SHOWN HEREON

4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED. IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC

TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. NOT A SURVEY MATTER). RIGHTS OF OTHERS IN AND TO THE USE OF THE 20 FOOT ALONG THE EXISTING ACCESS ROAD TO

10. RESERVATION OF A RIGHT OF WAY ALONG THE PRESENT ROADBED ACROSS THE 104.02 ACRE TRACT AS CONTAINED IN DEED DATED NOVEMBER 20, 1956 BY AND BETWEEN PEARLIE WILLIAMS MINNICK AND EVELYN MINNICK, HIS WIFE AND CONTINENTAL TIMBER LANDS CORPORATION, A VIRGINIA CORPORATION AND RECORDED IN DEED BOOK 179. AT PAGE 144. **AS SHOWN HEREON**

11. EASEMENT GRANTED TO RAPPAHANNOCK ELECTRIC COOPERATIVE BY DEED RECORDED AS INSTRUMENT NUMBER 150001210. SHOWN HEREON AS AN APPROXIMATE LOCATION BASED ON THE SKETCH PROVIDED AS A PART OF INSTRUMENT NO. 150001210. ACTUAL LOCATION IS DEPENDENT ON THE LOCATION OF THE UNDERGROUND POWER LINE.

12. INGRESS/EGRESS EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY, BY DEED FROM RIVEROAK TIMBERLAND INVESTMENTS, L.P. BY INSTRUMENT RECORDED AS INSTRUMENT NUMBER 13. THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS AND THE RIGHTS OF OTHERS TO THE FREE AND

UNOBSTRUCTED FLOW OF THE WATER OF THE WITHOUT DIMINUTION OR POLLUTION. NOT A SURVEY MATTER 14. CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE CREEK, OR ANY DISPUTE ARISING OVER THE LOCATION OF THE OLD BED OF THE CREEK, OR ANY VARIANCE BETWEEN THE BOUNDARY OF SAID LAND AS ORIGINALLY CONVEYED AND THE BOUNDARY THEREOF AS NOW USED OR OCCUPIED. **NOT** A SURVEY MATTER

15. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY, REGULATORY AND LITTORAL RIGHTS AND POWERS OF THE UNITED STATES OF AMERICA, COMMONWEALTH OF VIRGINIA, THE COUNTY OF SPOTSYLVANIA, AND ANY OTHER GOVERNMENTAL ENTITY AND THE PUBLIC OVER LANDS COMPRISING THE BEDS OF OCEANS, GULFS, BAYS, RIVERS AND THEIR SHORE LANDS EXTENDING TO THE ORDINARY HIGHWATER LINE THEREOF, LANDS BEYOND THE LINE OF THE BORDER OR BULKHEAD LINES, FILLED-IN LANDS, SUBMERGED LANDS OR ARTIFICIAL LANDS. NOT A SURVEY MATTER 16. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN

17. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. PURCHASE OPTION IS NOT A SURVEY MATTER

TRACT NO. SP-052 (GAYLE-FOSTER) PARCEL ID: 29-A-2 COMMITMENT FILE NO. 16110MAIN020 DATE: JANUARY 9, 2017

"ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LABELED PARCEL "C", CONTAINING 840.676 ACRES, MORE OR LESS. SITUATE. LYING AND BEING IN LIVINGSTON MAGISTERIAL DISTRICT. SPOTSYLVANIA COUNTY, VIRGINIA NEAR NEW HOPE, SAID TRACT OF REAL ESTATE BEING MORE PARTICULARLY DESCRIBED BY A SURVEY DATED FEBRUARY 16, 1993, PREPARED BY DONALD A. KNISELEY, SURVEYOR, ATTACHED TO THE DEED RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 1198, PAGE 341, AND ALSO IN PLAT FILE 4. PAGE 58

PARCEL & INDEX NO. 52

SCHEDULE B PART II EXCEPTIONS:

DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY

EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. KNOWN EASEMENTS, IF ANY. AS SHOWN HEREON 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN

5. ANY LIEN. OR RIGHT TO A LIEN. FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED. IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY MATTER

TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR, WHICH IS A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. NOT A SURVEY MATTER 9. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY. AS ESTABLISHED. RESERVED. SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 386 AT PAGE 223 AS SHOWN HEREON 10. EASEMENT AGREEMENT DATED JUNE 29, 1990 BETWEEN BEAR ISLAND TIMBERLANDS COMPANY, L.P., A VIRGINIA LIMITED PARTNERSHIP AND RAPPAHANNOCK ELECTRIC COOPERATIVE AND RECORDED IN DEED BOOK

963. AT PAGE 500. AS SHOWN HEREON 11. TELEPHONE LINES CROSSES PROPERTY AS SHOWN ON PLAT RECORDED IN DEED BOOK 178. AT PAGE 23. DB 178 PG 23 PLAT IS ILLEGIBLE; TELEPHONE LINES NOT FOUND ON PROPERTY 2. CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE ROBERTSON RUN, OR ANY DISPUTE ARISING OVER THE LOCATION OF THE OLD BED OF ROBERTSON RUN, OR ANY VARIANCE BETWEEN THE BOUNDARY OF SAID LAND AS ORIGINALLY CONVEYED AND THE BOUNDARY THEREOF AS NOW

USED OR OCCUPIED. NOT A SURVEY MATTER 13. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY, REGULATORY AND LITTORAL RIGHTS AND POWERS OF THE UNITED STATES OF AMERICA, COMMONWEALTH OF VIRGINIA, THE COUNTY OF SPOTSYLVANIA. AND ANY OTHER GOVERNMENTAL ENTITY AND THE PUBLIC OVER LANDS COMPRISING THE BEDS OF OCEANS, GULFS, BAYS, RIVERS AND THEIR SHORE LANDS EXTENDING TO THE ORDINARY HIGHWATER LINE THEREOF, LANDS BEYOND THE LINE OF THE BORDER OR BULKHEAD LINES, FILLED-IN LANDS SUBMERGED LANDS OR ARTIFICIAL LANDS. NOT A SURVEY MATTER 14. THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS AND THE RIGHTS OF OTHERS TO THE FREE AND

UNOBSTRUCTED FLOW OF THE WATER OF THE ROBERTSON RUN EXTENDING THROUGH THE SUBJECT LAND, WITHOUT DIMINUTION OR POLLUTION. NOT A SURVEY MATTER 15. NO TITLE IS INSURED TO ANY LAND NOW OR FORMERLY LYING IN THE BED OF ROBERTSON RUN AND ITS SHORE LANDS EXTENDING TO THE ORDINARY HIGH-WATER MARK THEREOF. NOT A SURVEY MATTER

16 TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES. CREEKS AS SHOWN HEREON 17. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN

18. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. NOT A SURVEY MATTER

TRACT NO. SP-072 (H.C. COSNER) PARCEL ID: 17-A-47 PARCEL & INDEX NO. 72 COMMITMENT FILE NO. 16110MAIN024 DATE: APRIL 20, 2017

LEGAL DESCRIPTION OF RECORD

"ALL OF THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED IN CHANCELLOR DISTRICT. SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 472.275 ACRES, MORE OR LESS, TOGETHER WITH ALL RIGHTS OF WAY THEREUNTO BELONG OR IN ANY WAY APPERTAINING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A CREEK IN THE NORTHWESTERN BOUNDARY OF THE PROPERTY HEREIN CONVEYED DESIGNATED AS A POPLAR, A CORNER WITH LAND NOW OR FORMERLY OWNED BY JOHN P. SULLIVAN; THENCE ALONG THE MEANDERS OF SAID CREEK TO A POINT DESIGNATED BY A MAPLE, A CORNER WITH THE LAND NOW OR FORMERLY OWNED BY SULLIVAN; THENCE BY REVERSE BEARINGS AS SHOWN BY SAID PLAT S 5° W 943 FEET TO A POINT, S 25° 30' W 980 FT TO A POINT, S 3° W 2403 FEET TO A POINT, S 63° E 615 FT TO A POINT, S 74° E 888 FT TO A POINT; N 63° 30' E 652 FT TO A POINT; N 15° E 1253 FT TO A POINT; N 6° E 150 FT TO A POINT; N 4° 30' W 1980 FT TO A POINT IN THE CENTER OF A RIGHT OF WAY LEADING INTO THE LAND NOW OR FORMERLY OWNED BY D. R. WILTSHIRE; THENCE ALONG THE CENTERLINE OF SAID RIGHT-OF-WAY IN A NORTHEASTERLY DIRECTION TO A STAKE; THENCE BY REGULAR BEARING ACCORDING TO SAID PLAT S 78° E 2795 FT TO A STAKE; THENCE S 21° E 1363 FT TO A SMALL WHITE OAK; THENCE S 43° 45' E 3725 FEET TO A WHITE OAK; THENCE S 41° 50' W 668 FT TO A STAKE; THENCE S 63° W 988 FT TO A STAKE; THENCE N 88° 20' W 689 FT TO A STONE; THENCE 52° 50' W 895 FT TO A WHITE OAK; THENCE N 89° 30' W 916 FT TO A STAKE; THENCE S 75° 30' W 1280 FT TO A HICKORY; THENCE N 30° E 2341 FEET ALONG THE LINE OF LAND FORMERLY OWNED BY CHEWNING (NOW OR FORMERLY DICKERSON) N 0° 30' E 2341 FT TO A LARGE OAK; THENCE ALONG THE LINE OF LAND FORMERLY OWNED BY CHEWNING (NOW OR FORMERLY DICKERSON) N 4° W 4291 FT TO A BLACK GUM; THENCE N 78 1/4° E 450 FT TO THE POINT OF BEGINNING CONTAINING 472.275 ACRES. REFERENCE IS MADE TO THE DEED RECORDED IN DEED BOOK 162, PAGE 425 AND TO A PLAT AND SURVEY MADE BY H. C. BAKER, SURVEYOR, DATED NOVEMBER 12, 1952, WHICH REPRESENTS THE ENTIRE TRACT OF 576.6 ACRES ACQUIRED BY THE SAID L. L. SELF AS AFORESAID, AND ALSO REPRESENTS TWO PARCELS OF LAND (1) 61.125 ACRES AND (2) 43.2 ACRES WHICH L. L. SELF RESERVED THEREFROM.

TOGETHER WITH A 50' NON-EXCLUSIVE EASEMENT OF RIGHT OF WAY FOR ACCESS, INGRESS AND EGRESS, AS MORE PARTICULARLY DESCRIBED BY THE DEED OF EASEMENT BY AND BETWEEN GOODWIN BROTHERS LUMBER COMPANY, JAMES F. SULLIVAN AND ALICE P. SULLIVAN, ANNE P. MINTER AND BEAR ISLAND TIMBERLANDS COMPANY, L.P., DATED AUGUST 2, 1988, RECORDED AUGUST 9, 1988 IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 804, AT PAGE 514."

RECORDS. NOT A SURVEY MATTER

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF KNOWN, AS SHOWN HEREON 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC

TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. NOT A SURVEY MATTER TERMS AND CONDITIONS AND RIGHTS OF OTHERS IN AND TO THE USE OF THE 50' NON-EXCLUSIVE EASEMENT OF RIGHT OF WAY FOR ACCESS, INGRESS AND EGRESS, AS MORE PARTICULARLY DESCRIBED BY THE DEED OF EASEMENT BY AND BETWEEN GOODWIN BROTHERS LUMBER COMPANY, JAMES F. SULLIVAN AND

ALICE P. SULLIVAN. ANNE P. MINTER AND BEAR ISLAND TIMBERLANDS COMPANY, L.P., DATED AUGUST 2, 1988, RECORDED AUGUST 9, 1988 IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 804, PAGE 514. 50' NON-EXCLUSIVE EASEMENT OF RIGHT-OF-WAY AS SHOWN

10. ROAD MAINTENANCE AGREEMENT AS CONTAINED IN DEED OF EASEMENT BY AND BETWEEN GOODWIN BROTHERS LUMBER COMPANY, JAMES F. SULLIVAN AND ALICE P. SULLIVAN, ANNE P. MINTER AND BEAR ISLAND TIMBERLANDS COMPANY, L.P., DATED AUGUST 2, 1988, RECORDED AUGUST 9, 1988 IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 804, PAGE 514. 50' NON-EXCLUSIVE EASEMENT OF RIGHT-OF-WAY AS SHOWN HEREON

1. CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF SHANTY BRIDGE CREEK, OR ANY DISPUTE ARISING OVER THE LOCATION OF THE OLD BED OF THE CREEK, OR ANY VARIANCE BETWEEN THE BOUNDARY OF SAID LAND AS ORIGINALLYI CONVEYED AND THE BOUNDARY THEREOF AS NOW USED OR OCCUPIED. CURRENT LOCATION OF CREEK AS SHOWN HEREON

12. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY, REGULATORY AND LITTORAL RIGHTS AND POWERS OF THE UNITED STATES OF AMERICA, COMMONWEALTH OF VIRGINIA, THE COUNTY OF SPOTSYLVANIA. AND ANY OTHER GOVERNMENTAL ENTITY AND THE PUBLIC OVER LANDS COMPRISING THE BEDS OF OCEANS, GULFS, BAYS, RIVERS AND THEIR SHORE LANDS EXTENDING TO THE ORDINARY HIGHWATER LINE THEREOF, LANDS BEYOND THE LINE OF THE BORDER OR BULKHEAD LINES, FILLED-IN LANDS, SUBMERGED LANDS OR ARTIFICIAL LANDS. NOT A SURVEY MATTER 13. THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS AND THE RIGHTS OF OTHERS TO THE FREE AND

UNOBSTRUCTED FLOW OF THE WATER OF SHANTY BRIDGE CREEK EXTENDING THROUGH THE SUBJECT LAND,

WITHOUT DIMINUTION OR POLLUTION. NOT A SURVEY MATTER 14. NO TITLE IS INSURED TO ANY LAND NOW OR FORMERLY LYING IN THE BED OF THE CREEK AND ITS SHORE LANDS EXTENDING TO THE ORDINARY HIGH-WATER MARK THEREOF. NOT A SURVEY MATTER 15. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES. NOT A SURVEY MATTER

16. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN

17. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. PURCHASE OPTION IS NOT A SURVEY MATTER

TRACT NO. SP-003 (RIVEROAK) PARCEL & INDEX NO. 3A PARCEL ID: 29-A-2A COMMITMENT FILE NO. 16110MAIN029 DATE: JANUARY 9, 2017

LEGAL DESCRIPTION OF RECORD:

"THOSE TWO CERTAIN TRACTS OR PARCELS OF LAND, LABELED PARCEL "A" AND PARCEL "B", SITUATE, LYING AND BEING IN LIVINGSTON MAGISTERIAL DISTRICT. SPOTSYLVANIE COUNTY, VIRGINIA CONTAINING NINETY-TWO AND $rac{324}{500}$ (92.324) ACRES, MORE OR LESS, BY SURVEY, DATED FEBRUARY 16, 1993, PREPARED BY DONALD A. KNISELEY, SURVEYOR, ATTACHED TO THE DEED RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT. SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 1198, PAGE 341, AND ALSO RECORDED IN PLAT FILE 4, PAGE

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONTAINING 40.92 ACRES CONVEYED IN DEED BOOK 1198,

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONTAINING 15.08 ACRES AND KNOW AS PARCEL

SCHEDULE B PART II EXCEPTIONS:

DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY

EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF KNOWN. AS SHOWN HEREON 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER** TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC

TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR, WHICH IS A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. NOT A SURVEY MATTER 9. EASEMENT GRANTED VIRGINIA ELECTRIC COOPERATIVE, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 150, AT PAGE 3. **EASEMENT IS BLANKET IN NATURE AND IS NOT**

10. EASEMENT AGREEMENT DATED JUNE 29, 1990 BETWEEN BEAR ISLAND TIMBERLANDS COMPANY, L.P., A IRGINIA LIMITED PARTNERSHIP AND RAPPAHANNOCK ELECTRIC COOPERATIVE AND RECORDED IN DEED BOOK 963, AT PAGE 500. NOT APPLICABLE TO SUBJECT PROPERTY

11. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN HEREON 12. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. **PURCHASE OPTION IS NOT A SURVEY MATTER**

TRACT NO. SP-035 (ANNE WINFREY) PARCEL ID: 29-A-22 PARCEL & INDEX NO. 35 COMMITMENT FILE NO. 16110MAIN025 DATE: JANUARY 9, 2017

"ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING SEVEN HUNDRED AND SEVENTY-THREE ACRES (773 ACRES), BEING THE SAME MORE OR LESS, NOW OR FORMERLY KNOWN AS THE BEASLEY TRACT, A PLAT OF WHICH SAID LAND MADE BY W. H. REDD, SURVEYOR, IS RECORDED WITH A DEED IN DEED BOOK 136, PAGE 205; AND REFERENCE IS HEREBY MADE TO SAID PLAT."

SCHEDULE B PART II EXCEPTIONS

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. KNOWN EASEMENTS, IF ANY. AS SHOWN HEREON 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE

DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN 5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER

FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER** TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR A LIEN NOT YET DUE AND PAYABLE, AND

TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. NOT A SURVEY MATTER 9. SUBJECT TO EXISTING RIGHTS OF WAY AND ROAD WAYS AS CONTAINED IN DEED DATED DECEMBER 17, 1951 BY AND BETWEEN ROBERT RANDOLPH JONES AND FLORENCE ADAMS JONES. HUSBAND AND WIFE AND S. B. HENSON AND RECORDED IN DEED BOOK 158, AT PAGE 230. TELEPHONE & ROAD RIGHTS-OF-WAY AS SHOWN HEREON. HUNTING & FISHING RIGHTS EXPIRED IN 1971

10. SUBJECT TO ANY RESERVATIONS MADE IN DEEDS OF RECORD WITH REFERENCE TO GRAVE YARDS. INSOFAR AS THEY MAY LEGALLY APPLY TO THE SUBJECT PROPERTY AS CONTAINED IN DEED BOOK 158, AT PAGE 230. NOT A SURVEY MATTER 11. TERMS AND CONDITIONS AND RIGHTS OF OTHERS IN AND TO THE USE OF THE 50' NON-EXCLUSIVE

EASEMENT OF RIGHT OF WAY FOR ACCESS, INGRESS AND EGRESS, AS MORE PARTICULARLY DESCRIBED BY THE DEED OF EASEMENT BY AND BETWEEN GOODWIN BROTHERS LUMBER COMPANY, JAMES F. SULLIVAN AND ALICE P. SULLIVAN, ANNE P. MINTER AND BEAR ISLAND TIMBERLANDS COMPANY, L.P., DATED AUGUST 2, 1988, RECORDED AUGUST 9, 1988 IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 804, PAGE 514. 50' NON-EXCLUSIVE EASEMENT AS SHOWN HEREON, NOT A

12. ROAD MAINTENANCE AGREEMENT AS CONTAINED IN DEED OF EASEMENT BY AND BETWEEN GOODWIN BROTHERS LUMBER COMPANY, JAMES F. SULLIVAN AND ALICE P. SULLIVAN, ANNE P. MINTER AND BEAR ISLAND TIMBERLANDS COMPANY, L.P., DATED AUGUST 2, 1988, RECORDED AUGUST 9, 1988 IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 804, PAGE 514. NOT A SURVEY

13. EASEMENT AGREEMENT DATED JUNE 29, 1990 BETWEEN BEAR ISLAND TIMBERLANDS COMPANY, L.P., A VIRGINIA LIMITED PARTNERSHIP AND RAPPAHANNOCK ELECTRIC COOPERATIVE AND RECORDED IN DEED BOOK 963, AT PAGE 500. AS SHOWN HEREON

14. CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF SHANTY BRIDGE CREEK, ALSO KNOWN AS FOSTER RUN, PO RIVER AND ROBERTSON RUN, ALSO KNOWN AS ROBINSON'S RUN, OR ANY DISPUTE ARISING OVER THE LOCATION OF THE OLD BED OF THE CREEK, OR ANY VARIANCE BETWEEN THE BOUNDARY OF SAID LAND AS ORIGINALLY CONVEYED AND THE BOUNDARY THEREOF AS NOW USED OR OCCUPIED. NOT A SURVEY MATTER 15. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY, REGULATORY AND LITTORAL RIGHTS AND

POWERS OF THE UNITED STATES OF AMERICA, COMMONWEALTH OF VIRGINIA, THE COUNTY OF SPOTSYLVANIA, AND ANY OTHER GOVERNMENTAL ENTITY AND THE PUBLIC OVER LANDS COMPRISING THE BEDS OF OCEANS, GULFS, BAYS, RIVERS AND THEIR SHORE LANDS EXTENDING TO THE ORDINARY HIGHWATER LINE THEREOF, LANDS BEYOND THE LINE OF THE BORDER OR BULKHEAD LINES, FILLED-IN LANDS, SUBMERGED LANDS OR ARTIFICIAL LANDS. NOT A SURVEY MATTER 16. THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS AND THE RIGHTS OF OTHERS TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF SHANTY BRIDGE CREEK, ALSO KNOWN AS FOSTER RUN, PO RIVER AND ROBERTSON RUN. ALSO KNOWN AS ROBINSON'S RUN EXTENDING THROUGH THE SUBJECT LAND AND BORDERING ON THE SUBJECT LAND, WITHOUT DIMINUTION OR POLLUTION. **NOT A SURVEY MATTER** 17. NO TITLE IS INSURED TO ANY LAND NOW OR FORMERLY LYING IN THE BED OF THE CREEK, RIVER AND RUN AND ITS SHORE LANDS EXTENDING TO THE ORDINARY HIGH-WATER MARK THEREOF. **NOT A SURVEY**

18. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES. 'CREEKS AS SHOWN HEREON 19. TELEPHONE RIGHT-OF-WAY RUNNING THROUGH THE SUBJECT LAND, AS SHOWN ON PLAT RECORDED IN DEED BOOK 136, AT PAGE 205. AS SHOWN HEREON

20. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN 21. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. NOT A SURVEY MATTER

VICINITY MAP NOT TO SCALE

> **NOTE:** PLAT AND DEED REFERENCES NOTED WITH AN ASTERISK (*) CONTAIN DESCRIPTIONS THAT DO NOT CLOSE MATHEMATICALLY. CLOSURE ERRORS VARY FROM SEVERAL FEET TO HUNDREDS OF FEET. THE

> BOUNDARIES FOR THESE PARCELS WERE ESTABLISHED BY THE LOCATION OF

TESTIMONY OF LAND OWNERS AND BY ESTABLISHING THE BOUNDARIES OF

ADJACENT PARCELS.

1. PREPARED FOR SPOWER SUSTAINABLE POWER GROUP.

PROPERTY CORNERS AND OTHER EVIDENCE FOUND IN THE FIELD,

2. THIS PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA, AND ZONE A, A SPECIAL 100-YEAR FLOOD ZONE AREA, PER FIRM PANELS 5103080025C, 5103080050C, 5103080150C AND 5103080175C, EFFECTIVE DATES FEBRUARY 18, 1998.

3. HORIZONTAL CONTROL BASED ON VA STATE GRID, NORTH ZONE, NAD'83 (2011). AS ESTABLISHED BY GPS.

4. THE LOCATION OF SUB SURFACE UTILITIES AS SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATION OF SURFACE FEATURES AND ARE APPROXIMATE. OTHER SUB SURFACE UTILITIES MAY EXIST ON THIS SITE THAT ARE NOT INCLUDED IN THIS SURVEY.

5. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN VARIOUS TITLE COMMITMENT PACKAGES AS REFERENCED ON PAGES 1-4, HEREON, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS. IF ANY. REFERENCED IN SCHEDULE B - SECTION TWO. EXCEPTIONS. OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. THIS PROPERTY HAS DIRECT AND INDIRECT ACCESS TO ORANGE PLANK, CATHARPIN AND POST OAK ROADS, DEDICATED AND PUBLICLY MAINTAINED

7. THERE IS NO EVIDENCE OF RECENT CONSTRUCTION ACTIVITY ON THIS PROPERTY OTHER THAN THAT ASSOCIATED WITH TIMBER HARVESTING

8. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY 9. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP,

10. AREA COMPUTED BY COORDINATE METHOD.

11. OBSERVABLE EVIDENCE OF A CEMETERY WAS NOT FOUND ON THIS

12. THIS MAP HAS NOT BEEN PREPARED IN ACCORDANCE WITH VA CODE AND IS

13. EASEMENT CORNERS HAVE NOT BEEN SET.

SUMP OR SANITARY LANDFILL

14. THERE ARE NO KNOWN BOUNDARY GAPS, OVERLAPS OR PROJECTIONS OTHER THAN AS SHOWN HEREON. 15. THE LOCATION OF DIRT ROADS WITHIN THIS PROPERTY, AS SHOWN

HEREON, IS BASED ON FIELD SURVEY AND AERIAL IMAGERY. OTHER DIRT ROADS AND PATHWAYS MAY EXIST ON THIS PROPERTY THAT ARE NOT

ADJACENT OWNER'S PARCEL INFORMATION MAY BE FOUND ON SHEET 10 LINE AND CURVE DATA MAY BE FOUND ON SHEET 3

\$HEET 13 SHEET INDEX NOT TO SCALE

TIMMONS GROUP : ""

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE **STAUNTON OFFICE** 28 Imperial Drive | Staunton, Virginia 24401 TEL 540.885.0920 FAX 540.885.0786 www.timmons.com CHANCELLOR DISTRICT SPOTSYLVANIA COUNTY, VA Date: SEPT. 20, 2018 Scale: 1"= 300' Sheet 1 of 17 J.N.:40727.002 Drawn by: KLC Checked by: JCM

SHEET 7

LEGAL DESCRIPTION OF RECORD:

"THOSE TWO CERTAIN TRACTS OR PARCELS OF LAND, LABELED PARCEL "A" AND PARCEL "B", SITUATE, LYING AND BEING IN LIVINGSTON MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA CONTAINING NINETY-TWO AND $\frac{324}{1000}$ (92.324) ACRES, MORE OR LESS, BY SURVEY, DATED FEBRUARY 16, 1993, PREPARED BY DONALD A. KNISELEY, SURVEYOR, ATTACHED TO THE DEED RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 1198, PAGE 341, AND ALSO RECORDED IN PLAT FILE 4, PAGE

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONTAINING 40.92 ACRES CONVEYED IN DEED BOOK 1198,

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONTAINING 36.32 ACRES AND KNOW AS PARCEL

SCHEDULE B PART II EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF KNOWN. AS SHOWN HEREON

4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY MATTER

TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR, WHICH IS A LIEN NOT YET DUE AND PAYABLE AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS NOT A SURVEY MATTER 8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES. WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. NOT A SURVEY

9. EASEMENT GRANTED VIRGINIA ELECTRIC COOPERATIVE, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 150, AT PAGE 3. EASEMENT IS BLANKET IN NATURE AND IS NOT

10. EASEMENT AGREEMENT DATED JUNE 29, 1990 BETWEEN BEAR ISLAND TIMBERLANDS COMPANY, L.P., A VIRGINIA LIMITED PARTNERSHIP AND RAPPAHANNOCK ELECTRIC COOPERATIVE AND RECORDED IN DEED BOOK 963 AT PAGE 500 NOT APPLICABLE TO SUBJECT PROPERTY 11. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN

12. THIS POLICY DOES NOT INSURE AS TO COMPLIANCE WITH THE SUBDIVISION ORDINANCES OF SPOTSYLVANIA COUNTY, VIRGINIA. NOT A SURVEY MATTER

13. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. PURCHASE OPTION IS NOT A SURVEY MATTER

PARCEL ID: 29-A-24 PARCEL & INDEX NO. 33 TRACT NO. SP-033 (MASTIN) COMMITMENT FILE NO. 16110MAIN022 DATE: JANUARY 9, 2017

LEGAL DESCRIPTION OF RECORD: "ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LIVINGSTON DISTRICT, SPOTSYLVANIA COUNTY.

VIRGINIA, CONTAINING ONE HUNDRED SEVENTY ACRES (170), ACCORDING TO A PLAT MADE BY JOHN B. TRICE, SURVEYOR, DATED NOVEMBER 8TH AND 9TH, 1954, ATTACHED WITH DEED RECORDED IN DEED BOOK 170, PAGE 150."

SCHEDULE B PART II EXCEPTIONS:

DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. KNOWN EASEMENTS,

4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS NOT A SURVEY MATTER

TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR, WHICH IS A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AS OF THE FEFECTIVE DATED OF THE POLICY. NOT A SURVEY MATTER

9. EASEMENT GRANTED AT & T TELEPHONE AND TELEGRAPH COMPANY OVER THE SUBJECT PROPERTY, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 104, PAGE 327. AS SHOWN 10. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY, AS ESTABLISHED, RESERVED, SHOWN

BY INSTRUMENT RECORDED IN DEED BOOK 386, AT PAGE 223. AS SHOWN HEREON 11. EASEMENT AGREEMENT DATED JUNE 29, 1990 BETWEEN BEAR ISLAND TIMBERLANDS COMPANY, L.P., A VIRGINIA LIMITED PARTNERSHIP AND RAPPAHANNOCK ELECTRIC COOPERATIVE AND RECORDED IN DEED BOOK 963. AT PAGE 500. AS SHOWN HEREON

12. CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE ROBERTSON RUN, OR ANY DISPUTE ARISING OVER THE LOCATION OF THE OLD BED OF ROBERTSON RUN, OR ANY VARIANCE BETWEEN THE BOUNDARY OF SAID LAND AS ORIGINALLY CONVEYED AND THE BOUNDARY THEREOF AS NOW USED OR OCCUPIED. NOT A SURVEY MATTER

13. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY. REGULATORY AND LITTORAL RIGHTS AND POWERS OF THE UNITED STATES OF AMERICA, COMMONWEALTH OF VIRGINIA, THE COUNTY OF SPOTSYLVANIA. AND ANY OTHER GOVERNMENTAL ENTITY AND THE PUBLIC OVER LANDS COMPRISING THE BEDS OF OCEANS, GULFS, BAYS, RIVERS AND THEIR SHORE LANDS EXTENDING TO THE ORDINARY HIGHWATER LINE THEREOF, LANDS BEYOND THE LINE OF THE BORDER OR BULKHEAD LINES, FILLED-IN LANDS, SUBMERGED LANDS OR ARTIFICIAL LANDS. NOT A SURVEY MATTER

14. THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS AND THE RIGHTS OF OTHERS TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF THE ROBERTSON RUN EXTENDING THROUGH THE SUBJECT LAND, WITHOUT DIMINUTION OR POLLUTION. NOT A SURVEY MATTER 15. NO TITLE IS INSURED TO ANY LAND NOW OR FORMERLY LYING IN THE BED OF ROBERTSON RUN AND

ITS SHORE LANDS EXTENDING TO THE ORDINARY HIGH-WATER MARK THEREOF. NOT A SURVEY MATTER 16. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES. CREEKS, IF ANY, AS SHOWN HEREON 17. PROPERTY IS LAND LOCKED WITH NO EASEMENT FOR INGRESS OR EGRESS. **POSSIBLE ACCESS BY DIRT** ROADS AS SHOWN HEREON

18. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN

19. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, LLC, ATENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. NOT A SURVEY MATTER

TRACT NO. SP-030 (ANNE WINFREY) PARCEL ID: 28-A-77 PARCEL & INDEX NO. 30 COMMITMENT FILE NO. 16110MAIN019 DATE: JANUARY 9, 2017

LEGAL DESCRIPTION OF RECORD:

"ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND LYING AND BEING IN LIVINGSTON DISTRICT OF SPOTSYLVANIA COUNTY, VIRGINIA CONTAINING 410.5 ACRES, ACCORDING TO THAT CERTAIN PLAT OF SURVEY MADE BY J. L. COVELL DATED JAN. - FEB. 1947, ATTACHED TO THE DEED .RECORDED IN DEED BOOK 16G, PAGE 435 AND ON SAID PLAT MORE PARTICULARLY DESCRIBED AS FOLLOWS: ·

BEGINNING AT THE NORTHERN-MOST CORNER OF THE WITHIN CONVEYED LAND WHICH POINT IS MARKED ON SAID PLAT BY THE LETTER "K", THENCE S. 68° 30' E. 223 FEET TO A POINT MARKED AS "L", THENCE DOWN A RUN THE FOLLOWING COURSES AND DISTANCES S. 30° E. 168 FEET, THENCE S. 20° E, 252 FEET, THENCE S. 26° E. 285 FEET. THENCE S. 55° E. 171 FEET. THENCE S. 32° E. 252 FEET. THENCE S. 3° E. 438 FEET. THENCE S 16° W 216 FEET. THENCE S. 23° W. 216 FEET. THENCE S. 3° W 204 FEET. THENCE S. 8° W 189 FEET. THENCE S. 5° 30' E. 204 FEET. THENCE S. 9° 30' W. 177 FEET. THENCE S. 51° E. 102 FEET TO A POINT MARKED AS "M". THENCE S. 65° E. 225 FEET TO A POINT MARKED "N", THENCE S. 9° 30' E. 2852 FEET TO A POINT MARKED "0"; THENCE S. 74° 30' W. 429 FEET TO A POINT MARKED "P", THENCE N. 37° 30' W 957 FEET TO A POINT MARKED "0", THENCE N.71° 30' W 1287 FEET TO A POINT MARKED "R", THENCE S. 26° W 264 FEET TO A POINT MARKED "S", THENCE S. 77° 30' 378 FEET TO A POINT MARKED "T", THENCE S. 35° W 1191 FEET TO A POINT MARKED "U", THENCE N. 25° 45' W 2387 FEET TO A POINT MARKED "V", THENCE N. 71° 30' W. 348 FEET TO A POINT MARKED "A". THENCE N. 7° 30' W. 82 FEET TO A POINT MARKED "B". THENCE N. 73° W 966 FEET TO A POINT MARKED "C". THENCE N. 20° E. 2148 FEET TO A POINT MARKED "D". THENCE N. 7° 30' W. 47 FEET TO A POINT MARKED "E", THENCE N. 8° 30' E. 282 FEET TO A POINT MARKED "F", THENCE S. 74°30' E. 693 FEET TO A POINT MARKED "G", THENCE S. 87° E. 822 FEET TO A POINT MARKED "H", THENCE S. 0° 30' W. 336 FEET TO A POINT MARKED "1", THENCE DOWN A RUN TO FOLLOWING COURSES AND DISTANCES; S. 61° 30' E. 221 FEET, THENCE S. 52° 30' E. 348 FEET THENCE S. 23° E. 191 FEET. THENCE S. 40° 45' E. 195 FEET. THENCE S. 38° 45' E. 153 FEET, THENCE S. 53° E. 255 FEET, THENCE S. 77° E. 159 FEET, THENCE S. 57° 30' E. 153 FEET, THENCE S. 53° E. 255 FEET, THENCE S. 77° E. 159 FEET, THENCE S. 57 ° 30' E. 135 FEET, THENCE S. S3° E. 126 FEET, THENCE S. 38° 30' E. 165 FEET TO A POINT MARKED "J", THENCE N. 7° E. 3636 FEET TO A POINT MARKED "K" BEING THE POINT OF BEGINNING.

SCHEDULE B PART II EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. KNOWN EASEMENTS,

IF ANY. AS SHOWN HEREON 4. ENCROACHMENTS. OVERLAPS. BOUNDARY LINE DISPUTES. OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS NOT A SURVEY MATTER 6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC

TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR, WHICH IS A LIEN NOT YET DUE AND PAYABLE. AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. NOT A SURVEY MATTER EASEMENT GRANTED THE LOUISA TELEPHONE COMPANY OVER THE SUBJECT PROPERTY, AS ESTABLISHED. RESERVED, SHOWN BY INSTRUMENT RECORDED IN DEED BOOK AM, AT PAGE 123. EASEMENT IS BLANKET IN NATURE AND NOT DEPICTABLE

10. RESERVATION AND RELEASE OF EASEMENT RECORDED IN DEED BOOK 104, AT PAGE 336 FROM AMERICAN TELEPHONE AND TELEGRAPH DATED DECEMBER 31, 1930 AND RECORDED IN DEED BOOK 106, PAGE 62. AS SHOWN HEREON 11. EASEMENT AGREEMENT DATED JUNE 29, 1990 BETWEEN BEAR ISLAND TIMBERLANDS COMPANY, L.P., A

VIRGINIA LIMITED PARTNERSHIP AND RAPPAHANNOCK ELECTRIC COOPERATIVE AND RECORDED IN DEED BOOK 12. CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE MCCRACKEN CREEK, OR

ANY DISPUTE ARISING OVER THE LOCATION OF THE OLD BED OF THE CREEK, OR ANY VARIANCE BETWEEN THE BOUNDARY OF SAID LAND AS ORIGINALLY CONVEYED AND THE BOUNDARY THEREOF AS NOW USED OR

13. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY, REGULATORY AND LITTORAL RIGHTS AND POWERS OF THE UNITED STATES OF AMERICA. COMMONWEALTH OF VIRGINIA. THE COUNTY OF SPOTSYLVANIA, AND ANY OTHER GOVERNMENTAL ENTITY AND THE PUBLIC OVER LANDS COMPRISING THE BEDS OF OCEANS, GULFS, BAYS, RIVERS AND THEIR SHORE LANDS EXTENDING TO THE ORDINARY HIGHWATER LINE THEREOF, LANDS BEYOND THE LINE OF THE BORDER OR BULKHEAD LINES, FILLED-IN LANDS, SUBMERGED LANDS OR ARTIFICIAL LANDS. NOT A SURVEY MATTER 14. THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS AND THE RIGHTS OF OTHERS TO THE FREE AND

UNOBSTRUCTED FLOW OF THE WATER OF THE ROBERTSON RUN EXTENDING THROUGH THE SUBJECT LAND, WITHOUT DIMINUTION OR POLITITION NOT A SURVEY MATTER 15. NO TITLE IS INSURED TO ANY LAND NOW OR FORMERLY LYING IN THE BED OF ROBERTSON RUN AND ITS SHORE LANDS EXTENDING TO THE ORDINARY HIGH-WATER MARK THEREOF. CREEKS LOCATED AS SHOWN

16. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES. NOT A SURVEY MATTER

PROPERTY IS LAND LOCKED WITH NO EASEMENT FOR INGRESS OR EGRESS. POSSIBLE ACCESS BY DIRT ROADS AS SHOWN HEREON

18. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN

19. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. PURCHASE OPTION IS NOT A SURVEY MATTER

TRACT NO SP-039 (PATES-TYLER) PARCEL ID: 29-A-25 PARCEL & INDEX NO. 39 COMMITMENT FILE NO. 16110MAIN021 DATE: MARCH 6, 2017

LEGAL DESCRIPTION OF RECORD:

"ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING, BEING AND SITUATE IN LIVINGSTON MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, CONTAINING FIFTY-EIGHT AND FORTY-NINE HUNDREDTHS (58.49) ACRES AND DESCRIBED BY METES AND BOUNDS ON A CERTAIN PLAT THEREOF MADE BY J. D. RUSSELL, C.S., DATED OCTOBER 20, 1955, ATTACHED TO THE DEED RECORDED IN DEED BOOK 174, PAGE 95.

BEGINNING AT A CEDAR POST AT THE SOUTHEAST CORNER OF THE PROPERTY HEREBY CONVEYED, CORNER OF LAND NOW OR FORMERLY OWNED BY C. W. RIGSBY AND CONTINENTAL CAN COMPANY, INC., N. 89° 10' W. 3464 FEET TO AN OAK STUMP 4 FEET WEST OF A PIPE; THENCE N. 33° 30' W. 243.5 FEET TO A STAKE, THENCE N. 72° 55' E. 3435 FEET TO A 30 INCH MARKED POST OAK IN A FENCE; THENCE S. 13° 50' E. ALONG THE LINE OF LAND NOW OR FORMERLY OWNED BY C. W. RIGSBY 1286 FEET TO THE POINT OF BEGINNING."

SCHEDULE B PART II EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. KNOWN EASEMENTS,

4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED. IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY MATTER

TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR, WHICH IS A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8 PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER. WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. NOT A SURVEY MATTER

PROPERTY IS LAND LOCKED WITH NO EASEMENT FOR INGRESS OR EGRESS. THE ONLY VEHICULAR ACCESS FOR THIS PROPERTY IS VIA A POWER LINE UTILITY ROAD AS SHOWN HEREON 10. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER MEMORANDUM OF REAL ESTATE PURCHASE ACREAGE AS SHOWN HEREON 1. OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROAK TIMBERLAND

INVESTMENTS. LLC. A TENNESSEE LIABILITY COMPANY. (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. NOT A SURVEY MATTER

TRACT NO. SP-007 (JERNIGAL-BROWN) PARCEL ID: 29-A-28 COMMITMENT FILE NO. 16110MAIN027 DATE: JANUARY 9, 2017

ALL THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN LIVINGSTON MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY,= VIRGINIA, CONTAINING THREE HUNDRED TWO AND ONE/TENTH (302.1) ACRES, BE THE SAME MORE OR LESS, AS SHOWN ON A PLAT AND SURVEY THEREOF MADE BY H.C. BAKER, SURVEYOR, WHICH PLAT IS ATTACHED TO AND MADE A PART OF THE CERTAIN DEED RECORDED IN THE CLERK'S OFFICE CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 162, AT PAGE 247 (ERRONEOUSLY REFERRED TO AS BEING RECORDED IN DEED BOOK 163, PAGE 455) AND KNOWN AS THE "JOHN H. CARTER" PLACE, ADJOINING THE LAND NOW OR FORMERLY KNOWN AS "BEASLEY", "CLARK", "ANDERSON" AND "LANE"

PARCEL & INDEX NO. 7

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY BEING OVER THE "WHITE HALL" TRACT THENCE OVER THE "BEASLEY" TRACT ALONG THE PRESENT ROAD BEING CURRENTLY USE BY THOSE LIVING ON THE CARTER PLACE, THE COURSES OF WHICH ARE SHOWN ON THE AFORESAID PLAT.

SCHEDULE B PART II EXCEPTIONS:

LEGAL DESCRIPTION OF RECORD:

DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER

RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY 3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. KNOWN EASEMENTS,

4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED. IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY MATTER

TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR, WHICH IS A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER. WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY NOT A SURVEY MATTER 9. EASEMENT GRANTED AMERICAN TELEPHONE AND TELEGRAPH COMPANY OVER THE SUBJECT PROPERTY AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 104, PAGE 369. EASEMENT IS BLANKET IN NATURE AND IS NOT DEPICTABLE

10. EASEMENT GRANTED AMERICAN TELEPHONE AND TELEGRAPH COMPANY OVER THE SUBJECT PROPERTY. AS ESTABLISHED. RESERVED. SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 104. PAGE 370. EASEMENT IS BLANKET IN NATURE AND IS NOT DEPICTABLE 1. EASEMENT AGREEMENT DATED JUNE 29, 1990 BETWEEN BEAR ISLAND TIMBERLANDS COMPANY, L.P., A

VIRGINIA LIMITED PARTNERSHIP AND RAPPAHANNOCK ELECTRIC COOPERATIVE AND RECORDED IN DEED BOOK 963. AT PAGE 500. AS SHOWN HEREON 12. CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF SHANTY BRIDGE CREEK OR ANY DISPUTE ARISING OVER THE LOCATION OF THE CREEK. OR ANY VARIANCE BETWEEN THE BOUNDARY OF SAID LAND AS ORIGINALLY CONVEYED AND THE BOUNDARY THEREOF AS NOW USED OR OCCUPIED. CREEK WITHIN PARCEL KNOWN AS "NORTON PRONG" AS SHOWN HEREON

13. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY, REGULATORY AND LITTORAL RIGHTS AND POWERS OF THE UNITED STATES OF AMERICA, COMMONWEALTH OF VIRGINIA, THE COUNTY OF SPOTSYLVANIA, AND ANY OTHER GOVERNMENTAL ENTITY AND THE PUBLIC OVER LANDS COMPRISING THE BEDS OF OCEANS, GULFS, BAYS, RIVERS AND THEIR SHORE LANDS EXTENDING TO THE ORDINARY HIGHWATER LINE THEREOF, LANDS BEYOND THE LINE OF THE BORDER OR BULKHEAD LINES, FILLED-IN LANDS, SUBMERGED LANDS OR ARTIFICIAL LANDS. NOT A SURVEY MATTER 14. THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS AND THE RIGHTS OF OTHERS TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF THE CREEK EXTENDING THROUGH THE SUBJECT LAND, WITHOUT

DIMINUTION OR POLLUTION. NOT A SURVEY MATTER 15. NO TITLE IS INSURED TO ANY LAND NOW OR FORMERLY LYING IN THE BED OF THE CREEK AND ITS SHORE LANDS EXTENDING TO THE ORDINARY HIGH-WATER MARK THEREOF. **CREEKS, IF ANY, LOCATED AS** 16. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN

RIGHTS INCIDENT TO THE INSURED PREMISES. NOT A SURVEY MATTER 17. PROPERTY IS LAND LOCKED WITH NO EASEMENT FOR INGRESS OR EGRESS. * THIS POLICY DOES NOT INSURE THE NON-EXCLUSIVE RIGHT-OF-WAY AS DESCRIBED IN THE CURRENT SOURCE DEED. EASEMENT RECORDED IN DEED BOOK 163. AT PAGE 455 WAS NOT JOINED IN BY THE OWNERS OF PROPERTY "N/F WHITE HALL TRACT" OR BY THE OWNERS OF PROPERTY "N/F BEASLEY TRACT" AND NO PLAT WAS ATTACHED TO SAID DEED AND THE PLATS RECORDED IN DEED BOOK 162, AT PAGE 247 AND DEED BOOK 162, AT PAGE 234,

DOES NOT SHOW A RIGHT-OF-WAY EASEMENT FOR INGRESS/EGRESS OR ANY METES AND BOUNDS DESCRIPTION OF SAID RIGHT-OF-WAY EASEMENT. DIRT ROAD AS SHOWN HEREON 18. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN

19. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS. LLC. A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. NOT A SURVEY MATTER 20. THIS POLICY DOES NOT INSURE THE 25 ACRES (TM 29-A-27) AS BEING A PART OF THE 302 ACRES (TM

29-A-28). THE CHAIN OF TITLE BACK TO COMMON OWNERSHIP IN THE NAME OF JOHN H. CARTER SHOWS A 50 ACRE TRACT (DEED BOOK 101, AT PAGE 189) AND A 250 ACRE (DEED BOOK AU, AT PAGE 129). JOHN H. CARTER CONVEYED OUT 25 ACRES IN DEED BOOK 88, AT PAGE 363 AND IS NOW BEING ASSESSED BY SPOTSYLVANIA COUNTY AS 14 ACRES (TM 29-A-27).

TM 29-A-27: THE LEGAL DESCRIPTION IS INVALID FOR CONFIGURING THE PROPERTY LIMITS. THE PROPERTY

IS SHOWN HEREON AS A RESIDUAL PARCEL BETWEEN ADJACENT PARCELS.

TRACT NO. SP-073 (W.C. JOHNSON) PARCEL ID: 29-A-26 PARCEL & INDEX NO. 73 COMMITMENT FILE NO. 16110MAIN023 DATE: JANUARY 9, 2017

LEGAL DESCRIPTION OF RECORD:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING, BEING AND SITUATE IN LIVINGTON DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 67.2 ACRES, AS SHOWN ON A PLAT MADE BY ALAN G. TAYLOE, C. L. S., DATED APRIL, 1966, ENTITLED "CONTINENTAL CAN COMPANY, INC., W. C. JOHNSON TRACT NO. 549-84, 67.2 ACRES, LIVINGSTON DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA", AND MORE PARTICULARLY DESCRIBED ON SAID PLAT AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SUBJECT TRACT, WHICH CORNER IS MARKED BY A WHITE OAK. STONES AND PIPE: THENCE S. 4° 30' W. 16.98 CHAINS TO A RED OAK: THENCE S. 61° 00' W. 7.62 CHAINS TO A GUM; THENCE S. 48° 15' W. 14.00 CHAINS TO A RED OAK; THENCE N. 88° 30' W. 12.45 CHAINS TO A CEDAR. STAKE AND PIPE: THENCE N. 13° 00' W. 19.50 CHAINS TO A LARGE RED OAK: THENCE N. 73° 15' E. 36.78 CHAINS TO A WHITE OAK, STONES AND PIPE, THE POINT OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS WHITE HALL GOLD MINE TRACT TO ROUTE 608, FOR PURPOSE OF INGRESS AND EGRESS REFERRED TO IN DEED FROM PAUL D. MASHBURN DATED AUGUST 17, 1963, RECORDED IN DEED BOOK 207, PAGE 293, AND CONVEYED TO CONTINENTAL

SCHEDULE B PART II EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. KNOWN EASEMENTS, IF ANY. AS SHOWN HEREON 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC

RECORDS. NOT A SURVEY MATTER TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES. WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. **NOT A SURVEY MATTER** RIGHTS OF OTHERS IN AND TO THE USE OF THE NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS TO ROUTE #608 AS GRANTED IN DEED RECORDED IN DEED BOOK 207, AT PAGE 293. DIRT ROAD AS SHOWN

10. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN

11. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. NOT A SURVEY MATTER

TRACT NO. SP-031 (JERNIGAL-BROWN) PARCEL ID: 29-A-27 PARCEL & INDEX NO. 31 COMMITMENT FILE NO. 16110MAIN030 DATE: JANUARY 9, 2017

LEGAL DESCRIPTION OF RECORD:

"ALL THAT TRACT OF LAND IN CHANCELLOR DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, SAID LAND BEING DESCRIBED AND ADJOINING THE NOW OR FORMERLY REMAINING LANDS OF THE SAID CARTER AND LANDS NOW OR FORMERLY OWNED BY J. S. BARNES (FORMERLY FENDERSON AND PRIOR THERETO STEPHEN P. LANE LAND) ON THE WEST, THE LANDS NOW OR FORMERLY OWNED BY BEAZLEY ON THE EAST; LANDS NOW OR FORMERLY OWNED BY WYATT CLARKE ON THE NORTH; AND THE LANDS NOW OR FORMERLY OWNED BY BEAZLEY ON THE SOUTH CONTAINING TWENTY-FIVE (25) ACRES, MORE OR LESS.

SUCH PROPERTY BEING FURTHER DESCRIBED AS 13.61 ACRES BY A PLAT OF SURVEY DATED DECEMBER 16, 1954, BY JOHN C. RUSSELL, CS, ENTITLED "PLAT OF SURVEY A TRACT IN LIVINGSTON DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, THE PROPERTY OF JOHN A. JERNIGAN, FORMERLY KNOWN AS THE BROWN PLACE" AND RECORDED WITH THE DEED AT DEED BOOK 170, PAGE 69. IN THE CIRCUIT COURT CLERK'S OFFICE, SPOTSYLVANIA COUNTY, VIRGINIA. THE PLAT IS INCORPORATED HEREIN TO FURTHER AID IN THE DESCRIPTION OF THE ABOVE PROPERTY."

SURVEYOR'S NOTE: THIS DESCRIPTION IS INVALID FOR CONFIGURING THE PROPERTY LIMITS. PROPERTY IS SHOWN HEREON AS A RESIDUAL PARCEL BETWEEN ADJACENT PARCELS.

SCHEDULE B PART II EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO MORTGAGE THEREON COVERED BY THIS COMMITMENT NOT A SURVEY MATTER

RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY . EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. KNOWN EASEMENTS, IF ANY, AS SHOWN HEREON

4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED. IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC

RECORDS NOT A SURVEY MATTER TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR, WHICH IS A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER

8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES. WHICH MAY BE ASSESSED NOW OR HEREAFTER. WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. NOT A SURVEY MATTER PROPERTY IS LAND LOCKED WITH NO EASEMENT FOR INGRESS OR EGRESS. VEHICULAR ACCESS IS POSSIBLE VIA A DIRT ROAD AS SHOWN HEREON

11. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY

10. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN

AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. NOT A SURVEY MATTER

TIMMONS GROUP : ": " .- "

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE STAUNTON OFFICE 28 Imperial Drive | Staunton, Virginia 24401 TEL 540.885.0920 FAX 540.885.0786 www.timmons.com CHANCELLOR DISTRICT SPOTSYLVANIA COUNTY, VA Date: SEPT. 20, 2018 Scale: 1"= 300' Sheet 2 of 17 J.N.:40727.002 Drawn by: KLC Checked by: JCM

LEGAL DESCRIPTION OF RECORD:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN CHANCELLOR DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MIDDLE OF A CREEK AND IN THE CENTER LINE OF A WOODS ROAD. COMER WITH LAND NOW OR FORMERLY CONTINENTAL CAN COMPANY; THENCE ALONG THE CENTERLINE OF SAID WOODS ROAD NORTH 49 DEG. 30' EAST 345 FEET TO A POINT ON SAME; THENCE SOUTH 4 DEG. 30' EAST 1980 FEET TO A POINT; THENCE SOUTH 6 DEG. WEST 150 FEET TO A POINT; THENCE SOUTH 15 DEG. WEST 1253 FEET TO A POINT; THENCE SOUTH 63 DEG. 30' WEST 652 FEET TO A POINT; THENCE NORTH 74 DEG. WEST 888 FEET TO A POINT THENCE NORTH 63 DEG. WEST 615 FEET TO A POINT; THENCE NORTH 3 DEG. EAST 2403 FEET TO A POINT; THENCE NORTH 25 DEG. 30' EAST 980 FEET TO A POINT; THENCE NORTH 5 DEG. E. 943 FEET MORE OR LESS, TO A POINT IN THE CENTERLINE OF THE AFORESAID CREEK; THENCE ALONG THE MEANDERS OF SAID CREEK IN AN EASTERLY DIRECTION TO A POINT COMER TO LAND NOW OR FORMERLY SULLIVAN AND A 61.125 ACRE TRACT OF CONTINENTAL CAN COMPANY; THENCE SOUTH 68 1/2 DEG. EAST 375 FEET TO A POINT; THENCE NORTH 75 DEG. EAST 218 FEET TO A POINT; THENCE SOUTH 31 DEG. EAST 804 FEET TO A POINT; THENCE SOUTH 8 DEG. WEST 310 FEET TO A POINT; THENCE SOUTH 3 DEG. EAST 206 FEET TO THE POINT OF BEGINNING, AND CONTAINING 205 ACRES, MORE OR LESS, AS SHOWN ON PLAT MADE BY H. C. BAKER, DATED NOVEMBER 12, 1952, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 163, AT PAGE 28; AND THERE IS CONVEYED HEREBY AN EASEMENT OF INGRESS AND EGRESS FROM THE PROPERTY HEREIN CONVEYED TO STATE ROUTE 611, OVER A WOODS ROAD AS NOW EXISTS, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED DATED APRIL 25, 1970, RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 256, PAGE 409.

THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS, BEING TWENTY (20) FEET IN WIDTH AND TEN (10) FEET ON EITHER SIDE OF A

CENTER LINE. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF STATE ROUTE 621, SAID POINT BEING 430 FEET MORE OR LESS IN A WESTERLY DIRECTION FROM THE SIGN NOW MARKING THE COUNTY LINE BETWEEN ORANGE AND SPOTSYLVANIA COUNTIES; THENCE SOUTH 04 DEG. 40' 00" EAST 91.54 FEET TO A POINT; THENCE SOUTH 22 DEG. 231 50" EAST 80.02 FEET TO A POINT; THENCE SOUTH 32 DEG. 41' 47" EAST 62.85 FEET TO A POINT: THENCE SOUTH 20 DEG: 35' 30" FAST 42 32 FEET TO A POINT: THENCE SOUTH 01 DEG: 22' 00" FAST 105 49 FEET TO A POINT: THENCE SOUTH 27 DEG. 13' 30" WEST 159.14 FEET TO A POINT: THENCE SOUTH 47 DEG. 14' 10" WEST 114.65 FEET TO A POINT: THENCE SOUTH 23 DEG. 511 40" WEST 68.85 FEET TO A POINT: THENCE SOUTH 01 DEG. 13' 30" WEST 54.56 FEET TO A POINT: THENCE SOUTH 14 DEG. 32' 30" WEST 59.11 FEET TO A POINT: THENCE SOUTH 22 DEG. 10' 45" WEST 56.61 FEET TO A POINT: THENCE SOUTH 10 DEG. 00' 30" WEST 235.22 FEET TO A POINT; THENCE SOUTH 02 DEG. 28' 10" WEST 136.88 FEET TO A POINT; THENCE SOUTH 28 DEG. 41' 10" WEST 28.80 FEET TO A POINT; THENCE SOUTH 34 DEG. 14' 2511 WEST 36.90 FEET TO A POINT; THENCE SOUTH 20 DEG. 14' 25" WEST 30 FEET TO THE CENTER OF THE ABANDONED RAILROAD BED AS SHOWN ON PLAT OF E.W. KNISELEY DATED MARCH 1970, RECORDED WITH AND MADE A PART OF THAT CERTAIN DEED DATED MARCH 20, 1970.

PARCEL NO. 3 - TAX MAP 17-A-3

THAT CERTAIN LOT OR PARCEL OF LAND LOCATED IN CHANCELLOR DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, AS SHOWN AS PARCEL 3 ON PLAT ENTITLED "PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP 17 (A) 3 AND TAX MAP 17 (A) 7 AND 40' PRIVATE INGRESS/EGRESS EASEMENT ACROSS TAX MAPS 17 (A) 4, 17 (A) 3, 17 (A) 3A AND 17 (5) 19 CHANCELLOR DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA" DATED SEPTEMBER 26, 2013, PREPARED BY KENNETH M. HART & ASSOCIATES, SAID PLAT IS ATTACHED TO DEED OF BOUNDARY SETTLEMENT AND EASEMENT RECORDED AS INSTRUMENT NO. 150010473, AMONG THE LAND RECORDS OF SPOTSYLVANIA

THAT CERTAIN LOT OR PARCEL OF LAND LOCATED IN CHANCELLOR DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, ESTIMATED TO CONTAIN A LITTLE LESS THAN ONE AND ONE-HALF (1 1/2) ACRE CONSISTING OF A STRIP OF LAND BELIEVED TO BE 80' IN WIDTH AND APPROXIMATELY 784' LONG, COMMENCING AT A DEVELOPMENT KNOWN AS "CHANCELLOR MEADOWS", AND RUNNING WESTWARDLY APPROXIMATELY 784' TO THE EASTERN MARGIN OF VEPCO'S RIGHT OF WAY, WHICH WILL BE THE NEW LINE BETWEEN THE PARTIES DESCRIBED IN THE DEED DATED FEBRUARY 17. 1979: THE SAID LOT OR PARCEL OF LAND ADJOINS THE LANDS NOW OR FORMERLY BELONGING TO STUBBLEFIELD TRACT ON THE EAST, TRAPPERS DEN SUBDIVISION ON THE NORTH, THE PARTIES OF THE SECOND PART ON THE SOUTH AND THE PARTIES OF THE FIRST PART ON THE WEST (SAID PARTIES BEING MORE FULLY SET OUT IN THE AFORESAID DEED OF FEBRUARY 17, 1979).

ALL THAT CERTAIN OR PARCEL OF LAND SITUATE IN CHANCELLOR DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, BEING DESCRIBED AS LOT 19 OF TRAPPERS DEN, CONTAINING 11.211 ACRES AS SHOWN ON PLAT E.W. KNISELEY SURVEYS, DATED NOVEMBER 13, 1978, A COPY OF WHICH IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN PLAT BOOK 14 PAGE 24; AND BEING THE SAME PROPERTY CONVEYED UNTO VICTOR NOEL MEADOWS, BENNAN J. MEADOWS, MERLIN G. MEADOWS, WILLIAM J. MEADOWS, FREDERICK L. MEADOWS, DAVID L. MEADOW, VICTOR NOEL MEADOW, II, AND LEWIS T. TURNER BY DEED DATED FEBRUARY 21, 1979, FROM SILVER & BURNETT LAND DEVELOPMENT, INC., A VIRGINIA CORPORATION, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 471, PAGE 425.

THAT CERTAIN TRACT OR PARCEL OF REAL ESTATE, TOGETHER WITH ALL RIGHTS AND PRIVILEGES THERETO APPURTENANT, SITUATE, LYING AND BEING IN CHANCELLOR MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT A MARKED HICKORY AND SPANISH OAK COMER TO W.T. WOOLFREY AND JAMES SEETON; THENCE C. 76 1/2 DEG. E. 78 POLES TO A STONE NEAR A SMALL HICKORY IN MOSES STUBBLEFIELD'S LINE, A NEW CORNER TO A. CHEWNING; THENCE S. 5 DEG. E. 400 POLES TO A STONE BY A SMALL HICKORY, ANEW COMER TO A. CHEWNING; THENCE S. 81 DEG. W. 13 3/5 POLES TO A HICKORY AND DOWN SAID OAK COMER TO A. CHEWNING AND J.S. BARNES: THENCE N. 19 DEG. 35 MINUTES W. 2.254 FEET: THENCE N. 6 DEG. 00 MINUTES E. 1,412 FEET TO A CHERRY STUMP; THENCE N. 32 1/4 DEG. W. 18 POLES TO A WILD CHERRY TREE ON THE SOUTH BANK OF BRANCH IN J.S. BARNES' LINE, COMER TO W.T. WOOLFREY; THENCE S. 85 DEG. E. 12 3/5 POLES TO CENTER OF BRANCH A ROCK POINTER ON NORTH SIDE COMER TO W.W. WOOLFREY; THENCE N. 19 1/2 DEG. W. 200 POLES TO THE BEGINNING; BEING INTENDED TO DESCRIBE A TRACT OF LAND CONTAINING 113.34 ACRES, AS MORE PARTICULARLY SET OUT BY METES, BOUNDS, COURSES AND DISTANCES UPON PLAT OF JOHN C. RUSSELL, C.S., FREDERICKSBURG, VIRGINIA, DATED JUNE 2, 1958, WHICH PLAT IS OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA. AND BEING THE SAME PROPERTY BEING CONVEYED FROM LEWIS T. TURNER AND PATRICIA A. GIBBS TURNER TO VICTOR NOEL MEADOWS, BERMAN JAMES MEADOWS, MERLIN GILVEN MEADOWS, FREDERICK LEE MEADOWS, DAVID LAWRENCE MEADOWS, WILLIAM JACKSON MEADOWS AND VICTOR NOEL MEADOWS, II, PARTNERS BY DEED DATED AUGUST 28. 1990. RECORDED IN DEED BOOK 936 AT PAGE 382 AND DEED FROM VICTOR NOEL MEADOWS TO BERMAN JAMES MEADOWS, MERLIN GILVEN MEADOWS, FREDERICK LEE MEADOWS, DAVID LAWRENCE MEADOWS, WILLIAM JACKSON MEADOWS AND VICTOR NOEL MEADOWS, II, PARTNERS, BY DEED DATED AUGUST 28, 1990, RECORDED IN DEED BOOK 946 AT PAGE 632. SAID MERLIN GILVEN MEADOWS HAVING DIED AUGUST 24. 2005 DEVISING RESIDUARY ESTATE TO MERLIN GILVEN MEADOWS REVOCABLE TRUST DATED AUGUST 24, 2005 PURSUANT TO LAST WILL OF MERLIN GILVEN MEADOWS FILED BY INSTRUMENT NO. 201300000432. AND BEING THE SAME PROPERTY CONVEYED FROM VICTOR N. MEADOWS, II TRUSTEE, SUCCESSOR IN TRUST TO MERLIN GILVEN MEADOWS TO BERMAN JAMES MEADOWS, FREDERICK LEE MEADOWS, DAVID LAWRENCE MEADOWS, WILLIAM JACKSON MEADOWS AND VICTOR NOEL MEADOWS, II, PARTNERS BY DEED DATED OCTOBER 29, 2014 AND RECORDED AS INSTRUMENT NO. 140016677. AND A PORTION OF PARCEL 3 FROM MWD PROPERTIES 2009, LLC SURVIVOR BY MERGER WITH DFRE INVESTMENT, LLC TO MERLIN GILVEN MEADOWS TO BERMAN JAMES MEADOWS. FREDERICK LEE MEADOWS. DAVID LAWRENCE MEADOWS. WILLIAM JACKSON MEADOWS AND VICTOR NOEL MEADOWS, II, PARTNERS BY BOUNDARY SETTLEMENT AND EASEMENT DATED JUNE 18, 2015 AND RECORDED AS INSTRUMENT NO. 150010473. SAID WILLIAM J. MEADOWS HAVING DIED FEBRUARY 28, 2017 DEVISING PROPETY TO TRUSTEES SERVING UNDER THE AMENDMENT AND RESTATEMENT OF THE WILLIAM J. MEADOWS REVOCABLE TRUST AGREEMENT DATED NOVEMBER 13, 2012 WITH HIS

SCHEDULE B PART II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. NOT SURVEY MATTERS

WIFE AND HIMSELF AS INITIAL TRUSTEES, PURSUANT TO THE WILL OF WILLIAM J. MEADOWS RECORDED AS INSTRUMENT NO 170000741.

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY MATTERS 3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF ANY, AS SHOWN HEREON 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN HEREON

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS NOT A SURVEY MATTER

6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 7. TAXES SUBSEQUENT TO JUNE 30, 2017. TAXES FOR THE SECOND HALF OF 2017 ARE A LIEN, NOT YET DUE AND PAYABLE. SUBJECT TO

8. ANY ADDITIONAL TAXES FOR ANY PAST, PRESENT OR FUTURE TAX YEAR WHICH MAY BECOME DUE UNDER THE LAND USE ORDINANCES OF SPOTSYLVANIA COUNTY VIRGINIA, BUT WHICH ARE NOT PRESENTLY PAYABLE BECAUSE OF THE EXISTING CLASSIFICATIONS AND USE OF LAND. NOT A SURVEY MATTER

9. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIE PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 466 AT PAGE 60, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSON.

30' & 15' UTILITY EASEMENTS AROUIND PARCEL 17-5-19. AS SHOWN HEREON 10. EASEMENTS AND RIGHT OF WAYS SET FORTH IN DEED 256 AT PAGE 409.

50' INGRESS/EGRESS EASEMENT, PARCEL 17-5-19, AS SHOWN HEREON

1-ACRE PARCEL AND INGRESS/EGRESS EASEMENTS CONVEYED BACK TO MEADOWS BY DB 300 PG 338 11. TITLE TO THAT PART OF THE INSURED PREMISES LYING IN OR BEING USED FOR ROAD AND RIGHTS OF OTHERS IN AND TO THE

DIRT ROADS BOTH SURVEYED AND DIGITIZED FROM AERIAL PHOTOGRAPHY (NOT SURVEYED), AS SHOWN HEREON

12. RIGHTS-OF-WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, ON AND ACROSS THE LAND. ABANDONED RAILROAD R/W, PARCEL 17-A-3A, AS SHOWN HEREON

13. BOUNDARY SETTLEMENT AND EASEMENT RECORDED AS INSTRUMENT NO. 150010473. AS SHOWN HEREON

14. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 324 AT PAGE 154. AS SHOWN HEREON

15. RESERVATION OF EASEMENTS SET FORTH IN DEED RECORDED IN DEED BOOK 471 AT PAGE 114. EASEMENT FOR THE "FLOW OF SURFACE WATER" BELIEVED TO BE THE CREEK CROSSING THE PROPERTY, AS SHOWN HEREON

16. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 451 AT PAGE 521. VEPCO EASEMENT CROSSING ABANDONED RAILROAD R/W, DOES NOT PERTAIN TO SUBJECT PROPERTIES 17. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 411 AT PAGE 427.

VEPCO EASEMENT ACROSS PARCEL 17-A-7, AS SHOWN HEREON 18. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT RECORDED AS INSTRUMENT NO. 170010854. PURCHASE OPTION NOT A SURVEY MATTER 19. ITEMS SHOWN ON PLAT RECORDED IN DEED BOOK 119 AT PAGE 181. DIRT ROAD ACCESS FROM NE, AS SHOWN HEREON 20. DEED OF RIGHT OF WAY RECORDED IN DEED BOOK 485 AT PAGE 235. DESCRIPTION BELIEVED TO BE DESCRIBING LAKE NAN WAY,

NOT APPLICABLE TO SUBJECT PROPERTIES 21. ITEMS SHOWN ON PLAT RECORDED IN DEED BOOK 162 AT PAGE 425. NORTON PRONG (CREEK) AND ROAD FROM PARCEL 17-A-48 RUNNING NE TO BUCKLAND ROAD, AS SHOWN HEREON 22. ITEMS SHOWN ON PLAT RECORDED IN PLAT BOOK 14 AT PAGES 25 AND 25A. UTILITY EASEMENTS AND VEPCO R/W, AS SHOWN

23. ITEMS SHOWN ON PLAT RECORDED IN DEED BOOK 200 AT PAGE 43. BOUNDARY SURVEY MATTERS, AS SHOWN HEREON

24. ITEMS SHOWN ON PLAT RECORDED IN DEED BOOK 256 AT PAGE 358. INGRESS/EGRESS EASEMENT NOT APPLICABLE TO SUBJECT 25. STEAM AS PER PLATS OF RECORD- EXCEPTION IS HEREBY TAKEN TO POSSIBLE RIGHTS OF OTHERS IN AND TO THE CONTINUED

USE AND FLOW OF SAID WATERCOURSE, TITLE TO THAT PORTION OF SUBJECT PROPERTY LYING BELOW MEAN HIGH WATER MARK, AND TO RIPARIAN RIGHTS INCIDENT TO THE PREMISES. NOT A SURVEY MATTER 26. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGES AS SHOWN HEREON.

TRACT NO. 3 (MWD PROPERTIES) PARCEL ID: 17-A-7 PARCEL & INDEX NO. 3 COMMITMENT FILE NO. 1711043 DATE: OCTOBER 25, 2017

LEGAL DESCRIPTION OF RECORD:

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND. SITUATED IN SPOTSYLVANIA COUNTY, VIRGINIA, TOGETHER WITH ANY AND ALL BUILDINGS AND IMPROVEMENTS THEREON AND ALL RIGHTS AND PRIVILEGES THERETO APPURTENANT, CONTAINING 422 ACRES, BE THE SAME MORE OR LESS, AND BEING A PORTION OF THE TRACT OF LAND FORMERLY CONVEYED TO ADOLPHUS CHEWNING BY DEED FROM WYATT A. CLARK AND WIFE DATED MARCH 21, 1907 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY IN DEED BOOK A-W PAGE 198; IT BEING ALL OF THE ORIGINAL TRACT OF 578.5 ACRES CONVEYED IN SAID DEED FROM WYATT A. CLARK AND WIFE TO ADOLPHUS CHEWNING, LESS 50 ACRES CONVEYED BY ADOLPHUS CHEWNING TO W. T. WOLFREY BY DEED OF MARCH 30TH 1907, OF RECORD IN SAID CLERK'S OFFICE IN DEED BOOK A-W AT PAGE 196, AND 100 ACRES THEREOF CONVEYED TO LUCY J. MASON BY DEED DATED JUNE 5TH. 1913 AND OF RECORD IN DEED BOOK 82. PAGE 213 IN SAID CLERK'S OFFICE: A PLOT OF WHICH SAID LAND MADE BY E. J. WOODVILLE, SURVEYOR SHOWING THE SAID TRACTS CONVEYED WAS DULY RECORDED OCTOBER 22, 1925 IN DEED BOOK 99, PAGE 14, IN SAID CLERK'S OFFICE; (FROM WHICH SAID RECORDS AND PLOT THE AREA OF SAID LAND WOULD APPARENTLY BE 428 1/2 ACRES).

LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO BERMAN JAMES MEADOWS. FREDERICK LEE MEADOWS. DAVID LAWRENCE MEADOWS, WILLIAM JACKSON MEADOWS, AND VICTOR NOEL MEADOWS, II PARTNERS, T/A MEADOWS FARMS BY DEED OF BOUNDARY SETTLEMENT AND EASEMENT RECORDED AS INSTRUMENT NUMBER 150010473.

IT BEING THE SAME PROPERTY CONVEYED TO DFRE INVESTMENTS, LLC BY DEED FROM V. EARL DICKINSON, JR., MARTHA D. DUMAS AND HOWARD W. DICKENSON, AS CO-TRUSTEES UNDER THE V. EARL DICKENSON REVOCABLE TRUST AGREEMENT DATED AS OF AUGUST 1, 1998 DATED APRIL 5, 2007 AND DULY RECORDED APRIL 11, 2007 IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NUMBER 200700011033. (AS TO 422 ACRES, MORE OR LESS)

IT BEING THE SAME PROPERTY CONVEYED TO MWD PROPERTIES 2009, LLC SURVIVOR BY MERGER WITH DFRE INVESTMENTS, LLC BY DEED FROM BERMAN JAMES MEADOWS, FREDERICK LEE MEADOWS, DAVID LAWRENCE MEADOWS, WILLIAM JACKSON MEADOWS, AND VICTOR NOEL MEADOWS, II PARTNERS, T/A MEADOWS FARMS DATED JUNE 18, 2015 AND DULY RECORDED JUNE 29, 2015 IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NUMBER 150010473. (AS TO PROPERTY LYING ON THE SOUTH SIDE OF BOUNDARY LINE - SEE PLAT)

SCHEDULE B PART II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. NOT SURVEY MATTERS 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY MATTERS 3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF ANY, AS SHOWN

4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN HEREON 5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED,

6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A 7. TAXES FOR THE SECOND HALF CALENDAR YEAR AND ANY/ALL STORMWATER FEES. WHICH ARE LIENS NOT YET DUE AND PAYARI E AND TAXES AND STORMWATER FEES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER

IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER

8. SUBJECT TO ANY POSSIBLE ROLL BACK TAXES WHICH MAY BE ASSESSED NOW OR HEREAFTER. WHICH ARE NOT POSTED AT THE EFFECTIVE DATE HEREOF, ON PROPERTY IDENTIFIED AS # 17-A-7. NOT A SURVEY MATTER 9. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN HEREON 10. LACK OF RIGHT OF ACCESS TO AND FROM A PHYSICALLY OPENED PUBLIC STREET. PROPERTY IS LANDLOCKED AND

DOES NOT HAVE ACCESS TO AND FROM A PHYSICALLY OPENED PUBLIC STREET. VEHICULAR ACCESS AVAILABLE VIA DIRT ROADS AS SHOWN HEREON; RIGHTS TO ACCESS UNKOWN 11. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY OVERLAPPING OF IMPROVEMENTS WHICH A CORRECT SURVEY WOULD SHOW. SURVEY MATTERS, IF ANY, AS SHOWN

12. THAT PORTION OF THE PROPERTY WITHIN ANY HIGHWAYS, STREETS, ROADS, OR RIGHTS OF WAY AND THE RIGHTS OF OTHERS IN AND TO THE USE THEREOF. DIRTS ROADS, DIGITIZED FROM AERIAL PHOTOGRAPHY AND NOT SURVEYED, AS SHOWN HEDREON. RIGHTS OF OTHERS IN THE USE THEREOF IS NOT A SURVEY MATTER.

13 RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES. NOT A SURVEY MATTER 14. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND THE RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN SAME. DRAINS AND DITCHES NOT INCLUDED IN THE SURVEY; RIGHTS OF OTHER IN THE USE THEREOF NOT A SURVEY MATTER.

15. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES. NOT A SURVEY MATTER 16. RIGHTS OF THE UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER OF THE * EXTENDING THROUGH THE SUBJECT LAND, WITHOUT DIMINUTION OR POLLUTION. NOT A SURVEY MATTER 17. THE CONSEQUENCE OF ANY CHANGE IN LOCATION OF THE CREEK WHICH FORMS ANY BOUNDARY OF THE SUBJECT

PROPERTY. **NOT A SURVEY MATTER** 18. NO TITLE IS INSURED TO ANY LAND NOW OR FORMERLY LYING IN THE BED OF THE CREEK AND ITS SHORE LANDS EXTENDING TO THE ORDINARY HIGH-WATER MARK THEREOF. THE CREEK, DIGITIZED FROM AERIAL PHOTOGRAPHY AND NOT SURVEYED. AS SHOWN HEREON

19. AGREEMENTS, EASEMENTS, RESERVATIONS CONTAINED IN DEED OF BOUNDARY SETTLEMENT AND EASEMENT DATED JUNE 18, 2015 BY AND BETWEEN BERMAN JAMES MEADOWS, FREDERICK LEE MEADOWS, DAVID LAWRENCE MEADOWS, WILLIAM JACKSON MEADOWS AND VICTOR NOEL MEADOWS, II, PARTNERS, T/A MEADOWS FARMS, RECORDED AS INSTRUMENT NUMBER 150010473 AND ALL MATTERS SHOWN AND CONTAINED ON PLAT ATTACHED. PRIVATE 40' INGRESS/EGRESS EASEMNET AS SHOWN HEREON

(CBPA)/OVERLAY DISTRICT AND IS SUBJECT TO THE PROVISIONS OF THE CHESAPEAKE BAY PRESERVATION AREA 21. ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED IN THE RESERVOIR OVERLAY DISTRICT AND RESOURCE PROTECTION AREA AND SUBJECT TO THE PROVISIONS OF THE ORDINANCES. THE RPA IS A 100' WIDE BUFFER AREA THAT SHALL REMAIN UNDISTURBED AND VEGETATED IN ACCORDANCE WITH SPOTSYLVANIA COUNTY CODE CHAPTER 6A

20. ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED IN THE CHESAPEAKE BAY PRESERVATION AREA

TRACT NO. SP-074 (CHARLES S. PATES) PARCEL ID: 43-A-3 PARCEL & INDEX NO. 74 COMMITMENT FILE NO. 1711043 DATE: OCTOBER 25, 2017

LEGAL DESCRIPTION OF RECORD:

CHESAPEAKE BAY PRESERVATION.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING, BEING AND SITUATE IN LIVINGSTON DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 45.6 ACRES, MORE OR LESS, AS SHOWN ON A PLAT MADE BY ALAN G. TAYLOE, C.L.S., DATED MAY 1966, ATTACHED TO THE DEED RECORDED IN DEED BOOK 224, PAGE 426, ENTITLED "CONTINENTAL CAN COMPANY, INC., CARL S. PATES TRACT NO. 549-88, 45.6 ACRES, LIVINGSTON DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA", AND MORE PARTICULARLY DESCRIBED ON SAID PLAT AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF AN OLD ROAD. WHICH POINT MARKS THE SOUTHWEST CORNER OF THE SUBJECT TRACT, SAID POINT BEING OPPOSITE A RED OAK ON THE NORTH SIDE OF SAID OLD ROAD MARKING THE PROPERTY LINE BETWEEN THE SUBJECT TRACT AND PROPERTY NOW OR FORMERLY OWNED BY CONTINENTAL CAN COMPANY, INC.; THENCE NORTHWESTWARDLY ALONG THE PROPERTY NOW OR FORMERLY OWNED BY SAID CONTINENTAL CAN COMPANY N. 30° 03' W. 31.31 CHAINS TO A POINT; THENCE N. 56° 54' E. 8.77 CHAINS TO A PIPE; THENCE S. 51° 30' E. 32.37 CHAINS TO A POINT IN THE CENTER OF AN OLD ROAD, WHICH POINT IS OPPOSITE A ROCK ON THE NORTH SIDE OF SAID OLD ROAD; THENCE ALONG THE CENTER OF SAID OLD ROAD IN A SOUTHWESTWARDLY DIRECTION IN THE FOLLOWING COURSES AND DISTANCES: S. 69° 45' W. 4.00 CHAINS, S. 54° 30' W. 1.62 CHAINS; S. 29° 00' W. 1.00 CHAINS, S. 58° 00' W. 4.00 CHAINS; S. 46° 00' W. 4.75 CHAINS; S. 67° 00' W. 2.68 CHAINS; S. 45° 00' W. 3.37 CHAINS TO A POINT IN THE CENTER OF SAID ROAD, BEING THE POINT OF BEGINNING.

IT BEING A PART OF THE SAME PROPERTY CONVEYED TO RIVEROAK TIMBERLAND INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP BY DEED FROM VIRGINIA FOREST INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 7, 2000 AND DULY RECORDED JANUARY 11, 2000 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK

SCHEDULE B PART II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. NOT SURVEY MATTERS 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY MATTERS 3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF ANY, AS SHOWN

4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN HEREON 5. ANY LIEN. OR RIGHT TO A LIEN. FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED,

IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A

7. TAXES FOR THE SECOND HALF OF THE 2017 CALENDAR YEAR, WHICH IS A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER,

WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. NOT A SURVEY MATTER. 9. TITLE TO PORTION OF THE OLD ROAD, AS CONTAINED IN THE LEGAL DESCRIPTION HEREOF. OLD ROAD AS SHOWN 10. PROPERTY IS LAND LOCKED WITH NO EASEMENT FOR INGRESS OR EGRESS. VEHICULAR ACCESS AVAILABLE VIA

CHEWING PLACE (DIRT ROAD), RIGHTS TO ACCESS UNKOWN; AS SHOWN HEREON 11. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN HEREON RIGHTS AND CLAIMS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES. NOT SURVEY MATTERS 13. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR

ANY OVERLAPPING OF IMPROVEMENTS WHICH A CORRECT SURVEY WOULD SHOW. SURVEY MATTERS, IF ANY, AS

TRACT NO. 92 (COLEMAN) PARCEL ID: 29-A-1 PARCEL & INDEX NO. 92 COMMITMENT FILE NO. 17090045 DATE: SEPTEMBER 27, 2017

LEGAL DESCRIPTION OF RECORD:

ALL OF THE INTEREST OF THE GRANTORS IN THAT CERTAIN PIECE, TRACE OR PARCEL OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING AND BEING IN LIVINGSTON DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 97 1/2 ACRES. MORE OR LESS. KNOWN AS DOBBINS AND BEING THE SAME PROPERTY THAT WAS CONVEYED TO A. T. CRAWFORD BY C. GOOLRICK, ET ALS, BY DEED DATED JULY 16, 1927, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 101, PAGE 479, TO WHICH DEED SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE INTEREST IN THE LAND HEREBY CONVEYED.

IT BEING THE SAME PROPERTY CONVEYED TO ROBERT S. COLEMAN JR BY DEED FROM MICHAEL BRADLEY FAULCONER, CHARLOTTE JUNE COLEMAN FAULCONER AND ROBERT ERIC FAULCONER DATED MAY 30, 2007 AND DULY RECORDED JUNE 1, 2007 IN THE AFORESAID

IT BEING THE SAME PROPERTY CONVEYED TO ROBERT S. COLEMAN JR BY DEED FROM ROBERT S. COLEMAN SR DATED JUNE 25, 1991 AND DULY RECORDED JULY 23, 1991 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 983 PAGE 240. (AS TO 60% REMAINING INTEREST)

IT BEING THE SAME PROPERTY CONVEYED TO ROBERT S. COLEMAN JR BY DEED FROM ROBERT S. COLEMAN SR DATED JUNE 25, 1991 AND DULY RECORDED JULY 23, 1991 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 958 PAGE 93. (AS TO 20% INTEREST)

IT BEING THE SAME PROPERTY CONVEYED TO ROBERT S. COLEMAN JR BY DEED FROM ROBERT S. COLEMAN SR DATED JUNE 25, 1991 AND DULY RECORDED JULY 23, 1991 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 948 PAGE 95. (AS TO 20% INTEREST) DOROTHY H. COLEMAN DEPARTED THIS LIFE ON JUNE 1, 1990 - WILL IS RECORDED IN ORANGE COUNTY IN WILL BOOK 51, PAGE 562.

IT BEING THE SAME PROPERTY CONVEYED TO ROBERT E. COLEMAN AND DOROTHY H. COLEMAN, HIS WIFE BY DEED FROM A. T. CRAWFORD AND MEDA R. CRAWFORD DATED MARCH 19, 1948 AND DULY RECORDED MARCH 19, 1948 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 143 PAGE 159.

SCHEDULE B PART II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B. PART I - REQUIREMENTS ARE MET. NOT SURVEY MATTERS 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NOT SURVEY MATTERS**

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF ANY, AS SHOWN HEREON 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN HEREON 5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND

NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 7. TAXES FOR THE SECOND HALF CALENDAR YEAR AND ANY/ALL STORMWATER FEES. WHICH ARE LIENS NOT YET DUE AND PAYABLE. AND

TAXES AND STORMWATER FEES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. SUBJECT TO ANY POSSIBLE ROLL BACK TAXES WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AT THE EFFECTIVE DATE HEREOF, ON PROPERTY IDENTIFIED AS # 29-A-1. NOT A SURVEY MATTER 9. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN HEREON

10. LACK OF RIGHT OF ACCESS TO AND FROM A PHYSICALLY OPENED PUBLIC STREET. PROPERTY IS LANDLOCKED AND DOES NOT HAVE ACCESS TO AND FROM A PHYSICALLY OPENED PUBLIC STREET. NOT A SURVEY MATTER 11. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY OVERLAPPING OF IMPROVEMENTS WHICH A CORRECT SURVEY WOULD SHOW. SURVEY MATTERS, IF ANY, AS SHOWN HEREON

12. THAT PORTION OF THE PROPERTY WITHIN ANY HIGHWAYS, STREETS, ROADS, OR RIGHTS OF WAY AND THE RIGHTS OF OTHERS IN AND TO THE USE THEREOF. NO APPARENT RIGHTS-OF-WAY ON THE SUBJECT PROPERTY

13. RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES. NOT A SURVEY MATTER 14. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND THE RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN SAME. NOT A SURVEY MATTER

TRACT NO. SP-004 (CRISMOND-HURCAMP) PARCEL ID: 28-A-58 PARCEL & INDEX NO. 4 COMMITMENT FILE NO. 17100133 DATE: OCTOBER 25, 2017

LEGAL DESCRIPTION OF RECORD:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING THE RESIDUE OF A CERTAIN TRACT KNOWN AS "HURCAMP" OR "ADIE" OF THREE HUNDRED AND FORTY-NINE (349) ACRES WHICH WAS CONVEYED BY GRANVILLE R. AND LILLIAN R. SWIFT AND C. O'CONNOR GOOLRICK AND NANNIE F. GOOLRICK UNTO W. CARY CRISMOND AND JANET TRENIS CRISMOND, HIS WIFE, BY DEED DATED THE 5TH DAY OF AUGUST, 1947, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 141, PAGE 230. REFERENCE TO WHICH DEED. DEEDS AND PLAT THEREIN REFERRED TO IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN CONVEYED. THE ACREAGE HEREIN CONVEYED IN THIS DEED IS 255.35 ACRES, AND DESIGNATED TRACT 1 CONTAINING 14.7 ACRES, TRACT 2 CONTAINING 42.6 ACRES AND TRACT 3 CONTAINING 198.05 ACRES, AS SHOWN ON PLAT OF SURVEY MADE BY JOHN C. RUSSELL, C.S., (BASED ON SURVEY AND MAP BY E. H. RANDALL, C.S., OF DECEMBER 11, 1917) DATED MARCH 28, 1949. ATTACHED TO AND MADE A PART OF THAT CERTAIN DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 163, PAGE 202.

IT BEING A PART OF THE SAME PROPERTY CONVEYED TO RIVEROAK TIMBERLAND INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP BY DEED FROM VIRGINIA FOREST INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 7, 2000 AND DULY RECORDED JANUARY 11, 2000 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1775 PAGE 648.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, - REQUIREMENTS ARE MET. NOT SURVEY MATTERS

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY MATTERS 3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF ANY, AS SHOWN HEREON 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN HEREON

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER

6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

7. TAXES FOR THE SECOND HALF OF THE 2017 CALENDAR YEAR, WHICH IS A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER

8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. NOT A SURVEY MATTER

9. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN NOT APPLICABLE TO SUBJECT PROPERTY

10. THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS AND THE RIGHTS OF OTHERS TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF THE WITHOUT DIMINUTION OR POLLUTION.

11. CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE PLENTIFUL CREEK, OR ANY DISPUTE ARISING OVER THE LOCATION OF THE OLD BED OF THE CREEK, OR ANY VARIANCE BETWEEN THE BOUNDARY OF SAID LAND AS ORIGINALLY CONVEYED AND THE BOUNDARY THEREOF AS NOW USED OR OCCUPIED. PLENTIFUL CREEK SHOWN HEREON AS DIGITIZED FROM AERIAL PHOTOGRAPHY AND NOT SURVEYED

12. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY, REGULATORY AND LITTORAL RIGHTS AND POWERS OF THE UNITED STATES OF AMERICA, COMMONWEALTH OF VIRGINIA, THE COUNTY OF SPOTSYLVANIA, AND ANY OTHER GOVERNMENTAL ENTITY AND THE PUBLIC OVER LANDS COMPRISING THE BEDS OF OCEANS, GULFS, BAYS, RIVERS AND THEIR SHORE LANDS EXTENDING TO THE ORDINARY HIGHWATER LINE THEREOF, LANDS BEYOND THE LINE OF THE BORDER OR BULKHEAD LINES, FILLED-IN LANDS, SUBMERGED LANDS OR ARTIFICIAL LANDS. NOT A SURVEY MATTER

13. NO TITLE IS INSURED TO ANY LAND NOW OR FORMERLY LYING IN THE BED OF PLENTIFUL CREEK AND ITS SHORE LANDS EXTENDING TO THE ORDINARY HIGH-WATER MARK THEREOF. PLENTIFUL CREEK SHOWN HEREON AS DIGITIZED FROM AERIAL PHOTOGRAPHY AND NOT SURVEYED

14. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES. NOT A SURVEY MATTER

15. PROPERTY IS LAND LOCKED WITH NO EASEMENT FOR INGRESS OR EGRESS. LEGAL ACCESS VIA A +/- 16' STRIP AS SHOWN HEREON; VEHICULAR ACCESS IS AVAILABLE VIA A DIRT ROAD AS SHOWN HEREON, RIGHTS TO ACCESS UNKOWN

16. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER ACREAGE AS SHOWN HEREON

17. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES. NOT A SURVEY MATTER

18. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY OVERLAPPING OF IMPROVEMENTS WHICH A CORRECT SURVEY WOULD SHOW. SURVEY MATTERS, IF ANY, AS SHOWN HEREON

TRACT NO. SP-053 (HARVEY-CHEWNING) PARCEL ID: 29-A-7 PARCEL & INDEX NO. 53 COMMITMENT FILE NO. 1711040 DATE: OCTOBER 25, 2017

LEGAL DESCRIPTION OF RECORD:

TRACT 1: SP-053 (HARVEY CHEWNING)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LIVINGSTON MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, ADJOINING THE LANDS NOW OR FORMERLY OWNED BY GRADY, SELF, WALLER, BINNS, AND OTHERS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A STOB ON THE NORTH SIDE OF PUBLIC ROAD NO. 606, CORNER WITH LANDS NOW OR FORMERLY OWNED BY LEATCH. THENCE WITH SAID ROAD N. 47° 37' W. 631'. N. 35° 6' W. 989.3', N. 19° 35' W. 749.7' TO A STAKE IN THE MARGIN OF SAID ROAD CORNER TO LANDS NOW OR FORMERLY OWNED BY CHEWING; THENCE N. 32° 18 1/3' E. 2640.42' TO AN ASH; THENCE N. 68° 19' E. 3228.99' TO A STONE AND IRON; THENCE N. 24° 33' W. 2503.05' TO A ROCK AND IRON; THENCE S. 60° 4' 48" W. 2655.1' TO A WHITE OAK; THENCE S. 36° 39' W. 439.83' TO A ROCK; THENCE N. 35° 51' 20" W. 2015.18' TO A ROCK AND IRON; THENCE N. 72° 22' E 3416.03' TO A STAKE; THENCE S. 22° 52' 10" E. 1121.92' TO A ROCK AND IRON; THENCE N. 59° 15' E. 2705.9' TO AN IRON AT THE MARGIN OF PUBLIC ROAD NO. 608; THENCE ACROSS SAID ROAD N. 55° 21' E. 830.02' TO A WHITE OAK; THENCE S. 37° E. 1132.16' AND ACROSS PUBLIC ROAD NO. 608 TO A STAKE; THENCE S. 32° 16' 45" W. 3003.43' TO A ROCK; THENCE S. 80° 51' E. 2218.51' TO A STAKE; THENCE S. 52° 1' W. 862.94' TO A STONE: THENCE S. 25° 21' 20" E. 641.07' TO A WHITE OAK; THENCE S. 57° 29' 30" W 660.2' TO A STOB; THENCE S. 28° 59' 10" E. 1793.97' TO A STAKE AND STONES; THENCE N. 70° 11' W. 1458.83' TO A POST; THENCE S. 2° 45' W. 448.34' TO A STOB; THENCE S. 77° 14' W. 973.81' TO AN IRON; THENCE N. 21° 52' W. 2755.32' TO A STAKE; THENCE S 35° 25' 30" W. 4347.53' TO A ROCK; THENCE S. 33° 2' W. 1556.7' TO A STOB IN THE MARGIN OF PUBLIC ROAD NO. 606 AND THE POINT OF BEGINNING, AND CONTAINING BY SURVEY 730.7 ACRES, ALL OF WHICH IS SHOWN ON THE PLAT OF SURVEY BY WILLIAM HUGH REDD, CLS, DATED JULY 1956 ATTACHED TO THE DEED, RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 178, PAGE 105.

SUCH PROPERTY BEING FURTHER DESCRIBED AS A PORTION OF THE PLAT OF SURVEY EQUAL TO 707.9 ACRES DATED MAY, 1962, PREPARED BY ALAN S. TAYLOR, C.L.S., ENTITLED "CONTINENTAL CAN COMPANY, INC., HARVEY CHEWNING TRACT NO. 112-214 CRISMOND FERGUSON TRACT NO. 8924 RUFFIN A. BRANTLEY TRACT NO. 34-36 971.1 ACRES, LIVINGSTON DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA".

TOGETHER WITH A 50' EASEMENT FOR ACCESS, INGRESS, EGRESS AND UTILITY LINES, THE LOCATION OF WHICH IS SHOWN ON A PLAT OF SURVEY BY KNISELEY & ASSOCIATED. P.C. DATED DECEMBER 31, 1992. ENTITLED "PLAT OF SUBDIVISION CHEWNING ESTATES", A COPY OF WHICH IS RECORDED IN PLAT FILE 4, PAGE 80, AND AS MORE PARTICULARLY DESCRIBED IN THE DEED BY AND BETWEEN BEAR ISLAND TIMBERLANDS COMPANY, L.P. AND CLAMAR CORPORATION, DATED MARCH 25, 1993, AND RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 1110, TOGETHER WITH A NON-EXCLUSIVE 50' EASEMENT OF RIGHT-OF-WAY OFF OF STATE ROUTE 606, RUNNING ALONG THE

WESTERLY SIDE OF LOT 1, PAYTEWOOD ESTATES, MORE PARTICULARLY DESCRIBED IN THE DEED OF EASEMENT BY AND BETWEEN CASCADE LAND COMPANY AND BEAR ISLAND TIMBERLANDS COMPANY, L.P., DATED AUGUST 4, 1992, RECORDED AUGUST 28. 1992 IN THE THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 1058.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONTAINING 60.023 ACRES CONVEYED IN DEED BOOK 1018, PAGE 758. LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONTAINING 32.753 ACRES CONVEYED IN DEED BOOK 1110, PAGE 501.

TRACT 2: SP - 070 (RUFFIN A. BRANTLEY)

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND LYING, BEING AND SITUATE IN LIVINGSTON MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 167.99 ACRES, MORE OR LESS, DESCRIBED ON PLAT MADE BY W. H. REDD, C.L.S.. DATED JANUARY 29, 1959, ENTITLED "CONTINENTAL CAN CO., INC., RUFFIN A. BRANTLEY TRACT" #34-36. STATE: VIRGINIA, COUNTY: SPOTSYLVANIA, DISTRICT: LIVINGSTON, A COPY OF WHICH PLAT IS ATTACHED TO DEED RECORDED IN

BEGINNING AT A ROCK ON THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, THENCE IN A SOUTHEASTERLY DIRECTION S. 24° 33' E. 2,503.05 FEET TO AN EARTH FAST STONE; THENCE SOUTHWESTWARDLY S. 68° 19' W. 3,228.99 FEET TO A PIPE AND AN ASH; THENCE NORTHWESTWARDLY N. 51° 24' W. 482.70 FEET TO A STAKE IN SWAMP "FOUND", THENCE NORTHWESTWARDLY N. 8° 35' 49" W. 1508.05 FEET TO A STONE; THENCE NORTHEASTWARDLY N. 36° 39' E. 439.83 FEET TO A WHITE OAK; THENCE NORTHEASTWARDLY N. 60° 04' 48" E. 2655.10 FEET TO THE ROCK AND POINT OF BEGINNING.

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND LYING, BEING AND SITUATE IN LIVINGSTON MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 8.61 ACRES, MORE OR LESS, DESCRIBED ON A PLAT MADE BY W. H. REDD, C.L.S., DATED JANUARY 29, 1959, ENTITLED "CONTINENTAL CAN CO., INC., RUFFIN A. BRANTLEY TRACT" #34-36, STATE: VIRGINIA, COUNTY: SPOTSYLVANIA, DISTRICT: LIVINGSTON, A COPY OF WHICH PLAT IS ATTACHED TO DEED RECORDED IN

DEED BOOK 188. PAGE 199. BEGINNING AT AN IRON 2,469.40 FEET S. 21° 52' EAST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION FROM SAID IRON S. 21° 52' E. 883.30 FEET TO A POINT; THENCE SOUTHWESTWARDLY S. 85° 54' 10" W. 891.84 FEET TO A PIPE "FOUND"; THENCE NORTHEASTWARDLY N. 31° 38' 45" E. 1045.16 FEET TO AN IRON, BEING THE POINT OF BEGINNING.

ALL THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN LIVINGSTON MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING A TOTAL ACRES OF EIGHTY SIX AND 65/100 (86-65/100) ACRES, BEING THE SAME, MORE OR LESS, AS SHOWN ON A PLAT AND SURVEY THEREOF, MADE BY JOHN TRICE, SURVEYOR OF LOUISA COUNTY, VIRGINIA, DATED THE 16TH AND 17TH DAY OF JANUARY, 1953, WHICH SAID PLAT IS ATTACHED TO AND MADE A PART OF THAT CERTAIN DEED FROM W. CARY CRISMOND AND JANET TRENIS CRISMOND, HIS WIFE, TO CONTINENTAL CAN COMPANY, INC. RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 163, PAGE 459.

TOGETHER WITH THE NON-EXCLUSIVE USE OF A SIXTEEN (16) FOOT RIGHT-OF-WAY ACROSS THE LANDS OF THE RONEY TRACT FROM THE FERGUSON TRACT TO THE PUBLIC ROAD (RT. 606) LEADING FROM PAYTES TO POST OAK, SAID RIGHT-OF-WAY TO BE A PERPETUAL FASEMENT AS A RIGHT OF INGRESS AND EGRESS FROM THE SAID ROAD TO THE FERGUSON TRACT. THE SAID RIGHT OF WAY WAS CONVEYED BY THE CHESAPEAKE CORPORATION OF VIRGINIA BY AN AGREEMENT DATED THE 21ST DAY OF JANUARY, 1953, AND RECORDED IN DEED BOOK 163, PAGE 262 AND IS SHOWN ON THE ABOVE REFERENCED PLAT. IT BEING A PART OF THE SAME PROPERTY CONVEYED TO RIVEROAK TIMBERLAND INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP BY DEED FROM VIRGINIA FOREST INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 7, 2000 AND DULY RECORDED JANUARY 11, 2000 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1775 PAGE 648.

SCHEDULE B PART II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. NOT SURVEY MATTERS 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY MATTERS

4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN HEREON 5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED,

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF ANY, AS SHOWN

IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. **NOT A**

7. TAXES FOR THE SECOND HALF OF THE 2017 CALENDAR YEAR, WHICH IS A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. NOT A SURVEY MATTER

9. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY, AS ESTABLISHED, RESERVED. SHOWN BY INSTRUMENT RECORDED IN DEEDBOOK 219, PAGE 141. DESCRIPTION NOT BELIEVED TO BE A PART OF SUBJECT PROPERTY 10. TIMBER DEED DATED JUNE 22, 2000 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, L.P. AND JOHNSON & SON LUMBER COMPANY AND RECORDED IN DEED BOOK 1829, AT PAGE 474. NOT A SURVEY MATTER

11. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED OCTOBER 2, 2017 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (FORMERLY KNOWN AS RIVEROAK TIMBERLAND INVESTMENTS, L.P.) AND SUSTAINABLE PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RECORDED AS INSTRUMENT NUMBER 170020698. OPTION AREEMENT NOT A SURVEY MATTER 12. THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS AND THE RIGHTS OF OTHERS TO THE FREE AND

UNOBSTRUCTED FLOW OF THE WATER OF THE WITHOUT DIMINUTION OR POLLUTION. NOT SURVEY MATTERS 13. CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE CATHARPIN RUN, OR ANY DISPUTE ARISING OVER THE LOCATION OF THE OLD BED OF THE CREEK, OR ANY VARIANCE BETWEEN THE BOUNDARY OF SAID LAND AS ORIGINALLY CONVEYED AND THE BOUNDARY THEREOF AS NOW USED OR OCCUPIED. NOT A SURVEY MATTER 14. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY, REGULATORY AND LITTORAL RIGHTS AND POWERS OF THE UNITED STATES OF AMERICA, COMMONWEALTH OF VIRGINIA, THE COUNTY OF SPOTSYLVANIA, AND ANY OTHER GOVERNMENTAL ENTITY AND THE PUBLIC OVER LANDS COMPRISING THE BEDS OF OCEANS, GULFS, BAYS, RIVERS AND THEIR SHORE LANDS EXTENDING TO THE ORDINARY HIGHWATER LINE THEREOF, LANDS BEYOND THE LINE OF THE BORDER OR BULKHEAD LINES. FILLED-IN LANDS. SUBMERGED LANDS OR ARTIFICIAL LANDS. NOT A SURVEY MATTER 15. NO TITLE IS INSURED TO ANY LAND NOW OR FORMERLY LYING IN THE BED OF CATHARPIN RUN AND ITS SHORE LANDS EXTENDING TO THE ORDINARY HIGH-WATER MARK THEREOF. CATHARPIN RUN SHOWN HEREON AS DIGITIZED

FROM AN AERIAL PHOTO, NOT INCLUDED IN SURVEY 16. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES. NOT A SURVEY MATTER

17. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDE. ACREAGE AS SHOWN HEREON RIGHTS AND CLAIMS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES. NOT A SURVEY MATTER 19. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY OVERLAPPING OF IMPROVEMENTS WHICH A CORRECT SURVEY WOULD SHOW. SURVEY MATTERS, IF ANY, AS SHOWN

20. NOTE: PORTION OF THE PROPERTY LIES ALONG THE NORTHERN LINE OF W. CATHARPIN ROAD AND ALONG THE SOUTHERN LOT LINES OF LOTS 1 THROUGH 6A PLAT OF CHEWNING ESTATES. AS SHOWN HEREON

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE STAUNTON OFFICE 28 Imperial Drive | Staunton, Virginia 24401 TEL 540.885.0920 FAX 540.885.0786 www.timmons.com CHANCELLOR DISTRICT SPOTSYLVANIA COUNTY, VA Date: SEPT. 28, 2018 Scale: 1"= 300' J.N.:40727.002 Sheet 3 of 17 Drawn by: KLC Checked by: JCM

TRACT NO. SP-006 (CHRISMOND-MEADOWBANK) PARCEL ID: 18-A-15 PARCEL & INDEX NO. 06 COMMITMENT FILE NO. 16110MAIN026 DATE: APRIL 20, 2017

LEGAL DESCRIPTION OF RECORD:

ALL THAT CERTAIN TRACT AND PARCEL OF LAND. LYING AND BEING IN CHANCELLOR DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, ADJOINING THE LANDS NOW OR FORMERLY KNOWN AS "WASHINGTON" TRACT. CONTAINING ONE HUNDRED SIXTY FIVE AND 1/10 (165.1) ACRES, MORE OR LESS, AS SHOWN ON PLAT OF SURVEY MADE BY JOHN C. RUSSELL, SURVEYOR, DATED FEBRUARY 23 1953 AND ATTACHED TO AND MADE A PART OF THAT CERTAIN DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 163, PAGE 457. THIS TRACT IS KNOWN AS "MEADOWHILL".

TOGETHER WITH NON-EXCLUSIVE ACCESS ALONG THE OLD WHITE HALL ROAD, AS SHOWN BY METES AND BOUNDS ON THE AFORESAID PLAT FROM THE SAID "MEADOW HILL" TRACT TO THE ROAD LEADING TO L. L. MASON'S GATE.

TOGETHER WITH A 50' NON-EXCLUSIVE EASEMENT OF RIGHT OF WAY FOR ACCESS, INGRESS AND EGRESS, AS MORE PARTICULARLY DESCRIBED BY THE DEED OF EASEMENT BY AND BETWEEN GOODWIN BROTHERS LUMBER COMPANY, JAMES F. SULLIVAN AND ALICE P. SULLIVAN, ANNE P. MINTER AND BEAR ISLAND TIMBERLANDS COMPANY, L.P., DATED AUGUST 2, 1988. RECORDED AUGUST 9, 1988 IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 804, PAGE

TOGETHER WITH A PERMANENT 50' NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS AND OVER THE GOODWIN PROPERTY AS GRANTED AND DESCRIBED BY THE RELOCATION OF FASEMENT DATED MAY 28, 2010 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS. L.P., A TENNESSEE LIMITED PARTNERSHIP AND GOODWIN BROTHERS LUMBER COMPANY, A VIRGINIA GENERAL PARTNERSHIP, NTS/VIRGINIA DEVELOPMENT COMPANY, ET ALS AND RECORDED AUGUST 12, 2010 AS INSTRUMENT NUMBER 201000013709.

IT BEING A PART OF THE SAME PROPERTY CONVEYED TO RIVEROAK TIMBERLAND INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP BY DEED FROM VIRGINIA FOREST INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 7, 2000 AND DULY RECORDED JANUARY 11, 2000 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1775 PAGE 648.

SCHEDULE B PART II EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT SURVEY

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY MATTERS 3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF KNOWN, AS SHOWN HEREO N 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN HEREON

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER

6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY

7. TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR, WHICH IS A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. NOT A SURVEY MATTER

9. RIGHTS OF OTHERS IN AND TO THE ACCESS ALONG OLD WHITE HALL ROAD. AS SHOWN ON PLAT RECORDED IN DEED BOOK 163, AT PAGE 457. LOCATION OF "WHITEHALL ROAD" AS SHOWN HEREON 10. TERMS AND CONDITIONS AND RIGHTS OF OTHERS IN AND TO THE USE OF THE 50' NON-EXCLUSIVE EASEMENT OF RIGHT OF

GOODWIN BROTHERS LUMBER COMPANY, JAMES F. SULLIVAN AND ALICE P. SULLIVAN, ANNE P. MINTER AND BEAR ISLAND TIMBERLANDS COMPANY, L.P., DATED AUGUST 2, 1988, RECORDED AUGUST 9, 1988 IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 804, PAGE 514. AS SHOWN HEREON 11. ROAD MAINTENANCE AGREEMENT AS CONTAINED IN DEED OF EASEMENT BY AND BETWEEN GOODWIN BROTHERS LUMBER COMPANY, JAMES F. SULLIVAN AND ALICE P. SULLIVAN, ANNE P. MINTER AND BEAR ISLAND TIMBERLANDS COMPANY, L.P., DATED

WAY FOR ACCESS, INGRESS AND EGRESS, AS MORE PARTICULARLY DESCRIBED BY THE DEED OF EASEMENT BY AND BETWEEN

AUGUST 2, 1988, RECORDED AUGUST 9, 1988 IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 804, PAGE 514. BELIEVED TO BE THE ABANDONED 50' EASEMENT AS SHOWN HEREON 12. TERMS AND CONDITIONS AND RIGHTS OF OTHERS IN AND TO THE USE OF THE 50' NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS AND OVER THE GOODWIN PROPERTY, AS GRANTED TO RELOCATION OF EASEMENT DATED MAY 28, 2010 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP AND GOODWIN BROTHERS

LUMBER COMPANY, A VIRGINIA GENERAL PARTNERSHIP, ET ALS AND RECORDED AUGUST 12, 2010 AS INSTRUMENT NUMBER 201000013709 AS SHOWN HEREON

13. EASEMENT AGREEMENT DATED APRIL 6, 1992 BY AND BETWEEN BEAR ISLAND TIMBERLAND COMPANY, L.P., A VIRGINIA LIMITED

PARTNERSHIP AND RAPPAHANNOCK ELECTRIC COOPERATIVE AND RECORDED IN DEED BOOK 1036, AT PAGE 617. SHOWN HEREON AS AN "EASEMENT OF RIGHT-OF-WAY" PER DB 1036, PG 617 14. CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE WHITEHALL CREEK OR HEMP GROUND SWAMP,

OR ANY DISPUTE ARISING OVER THE LOCATION OF THE OLD BED OF THE CREEK, OR ANY VARIANCE BETWEEN THE BOUNDARY OF SAID LAND AS ORIGINALLY CONVEYED AND THE BOUNDARY THEREOF AS NOW USED OR OCCUPIED. NOT A SURVEY MATTER 15. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY, REGULATORY AND LITTORAL RIGHTS AND POWERS OF THE UNITED STATES OF AMERICA, COMMONWEALTH OF VIRGINIA, THE COUNTY OF SPOTSYLVANIA, AND ANY OTHER GOVERNMENTAL ENTITY AND THE PUBLIC OVER LANDS COMPRISING THE BEDS OF OCEANS, GULFS, BAYS, RIVERS AND THEIR SHORE LANDS EXTENDING TO THE ORDINARY HIGHWATER LINE THEREOF, LANDS BEYOND THE LINE OF THE BORDER OR BULKHEAD LINES, FILLED-IN LANDS, SUBMERGED LANDS OR ARTIFICIAL LANDS. NOT A SURVEY MATTER

16. THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS AND THE RIGHTS OF OTHERS TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF THE WHITEHALL CREEK OR HEMP GROUND SWAMP EXTENDING THROUGH THE SUBJECT LAND, WITHOUT DIMINUTION OR POLLUTION. NOT SURVEY MATTERS

17. NO TITLE IS INSURED TO ANY LAND NOW OR FORMERLY LYING IN THE BED OF WHITEHALL CREEK OR HEMP GROUND SWAMP AND ITS SHORE LANDS EXTENDING TO THE ORDINARY HIGH-WATER MARK THEREOF.

18. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES. NOT A SURVEY MATTER

19. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACRAGE AS SHOWN HEREON 20. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS. LLC. A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. PURCHASE OPTION IS NOT A SURVEY MATTER

TRACT NO. 1 (CHRISMOND-MEADOWBANK) PARCEL IDS: 18-A-16 & 30-A-1 PARCEL & INDEX NO. 102 COMMITMENT FILE NO. 1700058 DATE: JULY 24, 2017

LEGAL DESCRIPTION OF RECORD:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CHANCELLOR MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 500 ACRES, MORE OR LESS, BEING THE SAME REAL ESTATE CONVEYED TO RICHARD T. GOODWIN AND W.T. GOODWIN, PARTNERS, TRADING AS GOODWIN BROTHERS, BY DEED FROM MERCANTILE BANKING AND TRUST COMPANY OF MOUNDSVILLE. WEST VIRGINIA. EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF RUTH H. MCCONNELL. DECEASED, DATED DECEMBER 12, 1959, RECORDED DECEMBER 30, 1959, IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 191, PAGE 31 AND BEING CARRIED ON THE LAND BOOKS OF SPOTSYLVANIA COUNTY AS T.M. NO. 18-A-16. LESS AND EXCEPT SO MUCH OF THE AFORESAID LAND SOLD AND CONVEYED FROM GOODWIN BROTHERS LUMBER COMPANY, A VIRGINIA GENERAL PARTNERSHIP, TO NTS/VIRGINIA DEVELOPMENT COMPANY BY DEED DATED MAY 28, 2010, RECORDED AS INSTRUMENT NUMBER 201000013 710.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CHANCELLOR MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY VIRGINIA, CONTAINING 13.29 ACRES, MORE OR LESS, BEING THE SAME PROPERTY ACQUIRED BY RICHARD T. GOODWIN AND W.T. GOODWIN BY DEED DATED JUNE 14, 1963, FROM MYRTLE ELIZABETH SULLIVAN, WIDOW, RECORDED IN DEED BOOK 206 AT PAGE 246, BEING HELD BY THEM AS PARTNERS, TRADING AS GOODWIN BROTHERS LUMBER COMPANY AND CARRIED ON THE LAND BOOKS OF SPOTSYLVANIA COUNTY AS T.M. 30-A-1. IT BEING A PART OF THE SAME PROPERTY ACQUIRED AS PARCELS 4 AND 5 IN A DEED DATED MAY 19, 2017, FROM STEPHEN TEEL GOODWIN, MARY KATHERINE GREENLAW AND CAREY LOUISE GOODWIN LOUTHAN. TRADING AS GOODWIN BROTHERS LUMBER COMPANY. A VIRGINIA GENERAL PARTNERSHIP TO GOODWIN BROTHERS LUMBER COMPANY, LLC, RECORDED MAY 31, 2017, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA AS INSTRUMENT NUMBER 170009541.

SCHEDULE B PART II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. NOT A SURVEY MATTER

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY MATTERS 3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF KNOWN, AS SHOWN HEREON 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN HEREON

5. ANY LIEN. OR RIGHT TO A LIEN. FOR SERVICES. LABOR. OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED. IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEYT MATTER

6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

7. TAXES FOR THE SECOND HALF OF THE 2017 CALENDAR YEAR, WHICH ARE LIENS NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER

8. SUBJECT TO ANY POSSIBLE ROLL BACK TAXES WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AT THE EFFECTIVE DATE HEREOF, ON PROPERTY IDENTIFIED AS TAX MAP # 18-A-16 AND 30-A-1. NOT A SURVEY MATTER 9. RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES. NOT A SURVEY MATTER

10. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN HEREON 11. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND THE RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN SAME. NOT A SURVEY MATTER 12. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY

OVERLAPPING OF IMPROVEMENTS WHICH A CORRECT SURVEY WOULD SHOW. SURVEY MATTERS. IF ANY. AS SHOWN HEREON 13. THAT PORTION OF THE PROPERTY WITHIN ANY HIGHWAYS, STREETS, ROADS, OR RIGHTS OF WAY AND THE RIGHTS OF OTHERS IN AND TO THE USE THEREOF. PAVED AND UNPAVED ROADWAYS, IF KNOWN, AS SHOWN HEREON

14. A SWAMP RUNS THRU PROPERTY AS SHOWN ON A PLAT KNOWN AS RANDOLPH GOLD MINE PROPERTY RECORDED IN DEED BOOK AT, AT PAGE 389. SWAMP AS SHOWN HEREON DIGITIZED FROM AERIAL PHOTOGRAPH, NOT SURVEYED THIS DATE 15. RIGHTS OF THE UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER

EXTENDING THROUGH THE SUBJECT LAND, WITHOUT DIMINUTION OR POLLUTION. NOT SURVEY MATTERS 16. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY AND REGULATORY RIGHTS AND POWERS OF THE UNITED STATES, THE COMMONWEALTH OF VIRGINIA, AND THE PUBLIC, OVER THE ______ AND ITS SHORE LANDS EXTENDING TO THE ORDINARY

HIGHWATER MARK THEREOF AND WHICH MAY BE EXERCISED WITHOUT OBLIGATION FOR COMPENSATION TO THE RIPARIAN OWNERS THEREOF. NOT A SURVEY MATTER 17. THE CONSEQUENCE OF ANY CHANGE IN LOCATION OF THE WATER WHICH FORMS ANY BOUNDARY OF THE SUBJECT

PROPERTY. NOT A SURVEY MATTER 18. EASEMENT GRANTED AMERICAN TELEPHONE AND TELEGRAPH COMPANY OVER THE SUBJECT PROPERTY, AS ESTABLISHED,

RESERVED, SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 104, PAGE 328. EASEMENT BLANKET IN NATURE AND CANNOT BE DEPICTED. RIGHT TO CLEAR VEGETATION NOT A SURVEY MATTER

19. EASEMENT GRANTED RAPPAHANNOCK ELECTRIC COOPERATIVE, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 875, PAGE 193. AS SHOWN HEREON

20. EASEMENT GRANTED RAPPAHANNOCK ELECTRIC COOPERATIVE, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 1025, PAGE 516. AS SHOWN HEREON 21. TERMS, COVENANTS AND AGREEMENTS CONTAINED IN DEED OF EASEMENT DATED AUGUST 2, 1988, BY AND BETWEEN

GOODWIN BROTHERS LUMBER CO., JAMES F. SULLIVAN AND ALICE P. SULLIVAN, ANNE P. MINTER AND BEAR ISLAND

THE ABANDONED 50' EASEMENT AS SHOWN HEREON 22. RELOCATION OF EASEMENT AGREEMENT DATED MAY 28, 2010, BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, L.P., GOODWIN BROTHERS LUMBER COMPANY, NTS/VIRGINIA DEVELOPMENT COMPANY, SUNTRUST BANK, BROOKS HOCK AND MATTHEW E. CHEEK, RECORDED AUGUST 12, 2010, AS INSTRUMENT NUMBER 201000013709. AS SHOWN HEREON

TIMBERLANDS COMPANY, L.P., FOR ACCESS, RECORDED AUGUST 8, 1988 IN DEED BOOK 804, AT PAGE 514. BELIEVED TO BE

TRACT NO. SP-045 (DILLARD-PLEASANTS) PARCEL ID: 18-A-20 PARCEL & INDEX NO. 45 COMMITMENT FILE NO. 16110MAIN031 DATE: MARCH 31, 2017

LEGAL DESCRIPTION OF RECORD:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH ALL RIGHTS AND PRIVILEGES THERETO APPURTENANT, LYING AND BEING SITUATED IN CHANCELLOR DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONSISTING OF 191.25 ACRES AND LYING ABOUT THREE MILES NORTH OF SHADY GROVE CHURCH AND FULLY DESCRIBED ON A PLAT OF SURVEY MADE BY J. C. RUSSELL, C.S., WHICH PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 154, AT

TOGETHER WITH A 50' NON-EXCLUSIVE EASEMENT OF RIGHT-OF-WAY FOR ACCESS, INGRESS AND EGRESS, AS MORE PARTICULARLY DESCRIBED BY THE DEED OF EASEMENT BY AND BETWEEN GOODWIN BROTHERS LUMBER COMPANY, JAMES F. SULLIVAN AND ALICE P. SULLIVAN, ANNE P. MINTER AND BEAR ISLAND TIMBERLANDS COMPANY, L.P., DATED AUGUST 2, 1988, RECORDED AUGUST 9, 1988 IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 804, PAGE 514

TERMS AND CONDITIONS AND RIGHTS OF OTHERS IN AND TO THE USE OF THE 50' NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS AND OVER THE GOODWIN PROPERTY, AS GRANTED TO RELOCATION OF EASEMENT DATED MAY 28, 2010 BY AND BETWEEN RIVEROAK TIMBERI AND INVESTMENTS L.P. A TENNESSEE LIMITED PARTNERSHIP AND GOODWIN BROTHERS LUMBER COMPANY, A VIRGINIA GENERAL PARTNERSHIP, ET ALS AND RECORDED AUGUST 12, 2010 AS INSTRUMENT NUMBER 201000013709.

IT BEING A PART OF THE SAME PROPERTY CONVEYED TO RIVEROAK TIMBERLAND INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP BY DEED FROM VIRGINIA FOREST INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 7, 2000 AND DULY RECORDED JANUARY 11, 2000 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1775 PAGE 648.

SCHEDULE B PART II EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT SURVEY

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY MATTERS 3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF ANY, AS SHOWN HEREON 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN HEREON 5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY

LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

NOT A SURVEY MATTER 7. TAXES FOR THE FIRST HALF OF THE 2017 CALENDAR YEAR, WHICH IS A LIEN NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. PROPERTY IS IN LAND USE AND IS SUBJECT TO ROLL BACK TAXES, WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE

NOT POSTED AS OF THE EFFECTIVE DATED OF THE POLICY. **NOT A SURVEY MATTER** 9. SIXTY FOOT TELEPHONE LINE THROUGH PROPERTY AS SHOWN ON PLAT RECORDED WITH DEED DATED JANUARY 9, 1951 BY AND BETWEEN L. A. CLARKE & SON, INCORPORATED, A VIRGINIA CORPORATION AND LOUISE REID PLEASANTS AND RECORDED IN DEED BOOK 154, AT PAGE 490. BELIEVED TO BE SUPERCEDED BY THE POWERLINE EASEMENT AS SHOWN HEREON

10. TERMS AND CONDITIONS AND RIGHTS OF OTHERS IN AND TO THE USE OF THE 50' NON-EXCLUSIVE EASEMENT OF RIGHT OF WAY FOR ACCESS, INGRESS AND EGRESS, AS MORE PARTICULARLY DESCRIBED BY THE DEED OF EASEMENT BY AND BETWEEN GOODWIN BROTHERS LUMBER COMPANY, JAMES F. SULLIVAN AND ALICE P. SULLIVAN, ANNE P. MINTER AND BEAR ISLAND TIMBERLANDS COMPANY, L.P., DATED AUGUST 2, 1988, RECORDED AUGUST 9, 1988 IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 804, PAGE 514. BELIEVED TO BE THE ABANDONED 50' EASEMENT AS SHOWN

11. ROAD MAINTENANCE AGREEMENT AS CONTAINED IN DEED OF EASEMENT BY AND BETWEEN GOODWIN BROTHERS LUMBER COMPANY, JAMES F. SULLIVAN AND ALICE P. SULLIVAN, ANNE P. MINTER AND BEAR ISLAND TIMBERLANDS COMPANY, L.P., DATED AUGUST 2, 1988, RECORDED AUGUST 9, 1988 IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA IN DEED BOOK 804, PAGE 514. BELIEVED TO BE THE ABANDONED 50' EASEMENT AS SHOWN HEREON

EASEMENT ACROSS AND OVER THE GOODWIN PROPERTY, AS GRANTED TO RELOCATION OF EASEMENT DATED MAY 28, 2010 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP AND GOODWIN BROTHERS LUMBER COMPANY, A VIRGINIA GENERAL PARTNERSHIP, ET ALS AND RECORDED AUGUST 12, 2010 AS INSTRUMENT NUMBER 201000013709. AS SHOWN HEREON

12. TERMS AND CONDITIONS AND RIGHTS OF OTHERS IN AND TO THE USE OF THE 50' NON-EXCLUSIVE INGRESS AND EGRESS

13 THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNORSTRUCTED FLOW OF THE WATER OF PANTHER GROUND BRANCH EXTENDING THROUGH THE SUBJECT LAND. WITHOUT DIMINUTION OR POLLUTION. **NOT SURVEY**

14. CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE PANTHER GROUND BRANCH, OR ANY DISPUTE ARISING OVER THE LOCATION OF THE OLD BED OF THE CREEK. OR ANY VARIANCE BETWEEN THE BOUNDARY OF SAID LAND AS ORIGINALLY CONVEYED AND THE BOUNDARY THEREOF AS NOW USED OR OCCUPIED, WHICH FORMS THE NORTHERN BOUNDARY LINE. PANTHER GROUND BRANCH CURRENTLY LOCATED AS SHOWN HEREON

15. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY, REGULATORY AND LITTORAL RIGHTS AND POWERS OF THE UNITED STATES OF AMERICA, COMMONWEALTH OF VIRGINIA, THE COUNTY OF SPOTSYLVANIA, AND ANY OTHER GOVERNMENTAL ENTITY AND THE PUBLIC OVER LANDS COMPRISING THE BEDS OF OCEANS, GULFS, BAYS, RIVERS AND THEIR SHORE LANDS EXTENDING TO THE ORDINARY HIGH- WATER LINE THEREOF, LANDS BEYOND THE LINE OF THE BORDER OR BULKHEAD LINES, FILLED-IN LANDS, SUBMERGED LANDS OR ARTIFICIAL LANDS. NOT A SURVEY MATTER

16. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN HEREON

17. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROAK TIMBERLAND INVESTMENTS. LLC. A TENNESSEE LIABILITY COMPANY. (FORMERLY RIVEROAK TIMBERLAND INVESTMENTS LP (SELLER) AND SUSTAINABLE PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND RECORDED FEBRUARY 1, 2017 AS INSTRUMENT NUMBER 170001859. PURCHASE OPTION IS NOT A SURVEY MATTER

TRACT NO. 28A (WOOLFREY) PARCEL ID: 28-A-78 PARCEL & INDEX NO. 28A COMMITMENT FILE NO. 17070105 DATE: AUGUST 23, 2017

LEGAL DESCRIPTION OF RECORD:

ALL THOSE TWO CERTAIN LOTS OR PARCELS OF LAND AND BEING IN GORDON DISTRICT, ORANGE COUNTY, VIRGINIA, BOTH PARCELS BELIEVED TO CONTAIN 77.750 ACRES, MORE OR LESS, DESIGNATED AS ORANGE COUNTY TAX MAP NUMBER 0360000000180, AND 40 ACRES, MORE OR LESS, DESIGNATED AS ORANGE COUNTY TAX MAP NUMBER 03600000000220, BUT BOTH PARCELS HEREBY CONVEYED IN GROSS AND NOT BY THE ACRE.

PARCEL ONE NOT INCLUDED IN THE SURVEY

PARCEL TWO NOT INCLUDED IN THE SURVEY

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING IN GORDON DISTRICT, ORANGE COUNTY, VIRGINIA, CONTAINING 91 ACRES, MORE OR LESS, ABOUT ONE (1) MILE SOUTH OF MINE RUN NEAR NEW HOPE CHURCH, FORMERLY KNOWN AS THE "ELLA WRIGHT TRACT", AND BEING FULLY DESCRIBED BY METES AND BOUNDS ON A CERTAIN PLAT OF SURVEY DATED AUGUST 6. 1941. BY E.J. WHITE, C.S., OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ORANGE COUNTY, VIRGINIA IN DEED BOOK 152 AT PAGE 185; AND FURTHER BEING SHOWN ON THE TAX RECORDS OF ORANGE COUNTY AS TAX MAP NUMBER 0360000000210.

ALL THOSE TWO CERTAIN LOTS OR PARCELS OF LAND LYING AND BEING IN LIVINGSTON MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, BOTH PARCELS BELIEVED TO CONTAIN 91 ACRES, MORE OR LESS, DESIGNATED AS SPOTSYLVANIA COUNTY TAX MAP NUMBER 28-A-1, AND 64 ACRES, MORE OR LESS, DESIGNATED AS SPOTSYLVANIA COUNTY TAX MAP NUMBER 28-A-78, BUT BOTH PARCELS HEREBY CONVEYED IN GROSS AND NOT BY THE ACRE.

IT BEING THE SAME PROPERTY CONVEYED TO CHARLES WOOLFREY CONSTRUCTION, INC. BY DEED FROM CHARLES WOOLFREY AND TRACEY F. WOOLFREY DATED JULY 24, 2015 AND DULY RECORDED JULY 27, 2015 IN ORANGE COUNTY CLERK'S OFFICE IN DEED BOOK 150005064 AND RE-RECORDED ON DECEMBER 9, 2016 AS INSTRUMENT NUMBER 160008880 AND BEING ALSO RECORDED IN SPOTSYLVANIA COUNTY AS INSTRUMENT NUMBER 150012433.

SCHEDULE B PART II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. NOT A SURVEY MATTER

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF KNOW, AS SHOWN HEREON 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN HEREON

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER 6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY

7. TAXES FOR THE SECOND HALF OF THE 2017 CALENDAR YEAR, WHICH ARE LIENS NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER

8. SUBJECT TO ANY POSSIBLE ROLL BACK TAXES WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AT THE EFFECTIVE DATE HEREOF, ON PROPERTY IDENTIFIED AS PARCEL # 28-A-1, 28-A-78, 03600000000180 (03600000000190 HAS BEEN COMBINED WITH PARCEL 180). 03600000000210, 0360000000220 NOT A SURVEY MATTER

9. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND THE RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN SAME.

NOT A SURVEY MATTER

10. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES. NOT A SURVEY MATTER

11. RIGHTS OF THE UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER EXTENDING THROUGH THE SUBJECT LAND. WITHOUT DIMINUTION OR POLLUTION. NOT A SURVEY MATTER 12. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY AND REGULATORY RIGHTS AND POWERS OF THE UNITED STATES, THE COMMONWEALTH OF VIRGINIA, AND THE PUBLIC, OVER MCCRACKEN CREEK AND ITS SHORE LANDS EXTENDING TO THE ORDINARY HIGH-WATER MARK THEREOF AND WHICH MAY BE EXERCISED WITHOUT OBLIGATION FOR COMPENSATION TO THE

RIPARIAN OWNERS THEREOF. MCCRACKEN CREEK, AS SHOWN HEREON, NOT A SURVEY MATTER 13. THE CONSEQUENCE OF ANY CHANGE IN LOCATION OF MCCRACKEN CREEK WHICH FORMS ANY BOUNDARY OF THE SUBJECT PROPERTY. MCCRACKEN CREEK, AS SHOWN HEREON, NOT A SURVEY MATTER

14. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGES AS SHOWN HEREON. 15. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY OVERLAPPING OF IMPROVEMENTS WHICH A CORRECT SURVEY WOULD SHOW. SURVEY MATTERS, IF ANY, AS SHOWN HEREON

16. RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES. NOT A SURVEY MATTER 17. THAT PORTION OF THE PROPERTY WITHIN ANY HIGHWAYS, STREETS, ROADS, OR RIGHTS OF WAY AND THE RIGHTS OF

18. LACK OF RIGHT OF ACCESS TO AND FROM A PHYSICALLY OPENED PUBLIC STREET. PROPERTY IS LANDLOCKED AND DOES NOT HAVE ACCESS TO AND FROM A PHYSICALLY OPENED PUBLIC STREET. POSSIBLE ACCESS BY VARIOUS DIRT ROADS AND/OR POWER LINE MAINTENANCE DIRT ROAD, NOT SURVEYED NOR DEPICTED 19. THAT PORTION OF THE PROPERTY WITHIN ANY RAIL ROAD RIGHT OF WAY AND THE RIGHTS OF OTHERS IN AND TO THE USE

THEREOF. ABANDONED FREDRICKSBURG RAILROAD RIGHT-OF-WAY NOT APPLICABLE TO SUBJECT PROPERTY, PARCEL 3 20 RIGHTS OF INGRESS AND EGRESS TO THE CEMETERY SITUATED ON THE INSURED PREMISES AND TITLE TO SUCH PORTION OF THE INSURED PREMISES AS IS EMBRACED WITHIN THE BOUNDS OF THE CEMETERY. NOTE: PLAT RECORDED IN DEED BOOK 152, PAGE 185 AND DEED BOOK 117, PAGE 310, REFLECTS A RIGHT OF WAY LEADING TO A GRAVE SITE AND RESERVATION OF THE LANCASTER GRAVEYARD WITH RIGHT OF INGRESS/EGRESS CONTAINED IN DEED BOOK 79, PAGE 345, RECORDED IN ORANGE COUNTY. NOT APPLICABLE TO SUBJECT PROPERTY. PARCEL 3

21. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED JULY 25, 2017 BY AND BETWEEN CHARLES WOOLFREY CONSTRUCTION, INC. AND SUSTAINABLE PROPERTY HOLDINGS, LLC, RECORDED IN ORANGE COUNTY AS INSTRUMENT NUMBER 170006218. NOT A SURVEY MATTER 22. EASEMENT GRANTED RAPPAHANNOCK ELECTRIC COOPERATIVE, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT

RECORDED IN ORANGE COUNTY IN DEED BOOK 461, PAGE 400. AS SHOWN HEREON 23. EASEMENT GRANTED RAPPAHANNOCK ELECTRIC COOPERATIVE, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN SPOTSYLVANIA COUNTY IN DEED BOOK 971, PAGE 676. AS SHOWN HEREON

24. EASEMENT GRANTED CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OVER THE SUBJECT PROPERTY, AS ESTABLISHED, RESERVED. SHOWN BY INSTRUMENT RECORDED IN ORANGE COUNTY IN DEED BOOK 260, PAGE 736. NOT APPLICABLE TO SUBJECT PROPERTY, PARCEL 3

25. EASEMENT GRANTED CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OVER THE SUBJECT PROPERTY. AS ESTABLISHED. RESERVED, SHOWN BY INSTRUMENT RECORDED IN ORANGE COUNTY IN DEED BOOK 286, PAGE 443. NOT APPLICABLE TO SUBJECT PROPERTY, PARCEL 3

26. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN ORANGE COUNTY IN DEED BOOK 277, PAGE 150. BELIEVED TO NOT BE APPLICABLE TO SUBJECT PROPERTY; PLAT ATTACHED TO DEED IS ILLEGIBLE

TRACT NO. A79 (WOOLFREY) PARCEL ID: 28-A-79 PARCEL & INDEX NO. A79 COMMITMENT FILE NO. 17070105 DATE: FEBRUARY 5, 2018

OTHERS IN AND TO THE USE THEREOF. NOT A SURVEY MATTER

LEGAL DESCRIPTION OF RECORD

ALL THOSE TWO CERTAIN LOTS OR PARCELS OF LAND AND BEING IN GORDON DISTRICT, ORANGE COUNTY, VIRGINIA, BOTH PARCELS BELIEVED TO CONTAIN 77.750 ACRES. MORE OR LESS. DESIGNATED AS ORANGE COUNTY TAX MAP NUMBER 0360000000180, AND 40 ACRES, MORE OR LESS, DESIGNATED AS ORANGE COUNTY TAX MAP NUMBER 0360000000220, BUT BOTH PARCELS HEREBY CONVEYED IN GROSS AND NOT BY THE ACRE. PARCEL 1 NOT INCLUDED IN SURVEY

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING IN GORDON DISTRICT, ORANGE COUNTY, VIRGINIA, CONTAINING 91 ACRES, MORE OR LESS, ABOUT ONE (1) MILE SOUTH OF MINE RUN NEAR NEW HOPE CHURCH, FORMERLY KNOWN AS THE "ELLA WRIGHT TRACT", AND BEING FULLY DESCRIBED BY METES AND BOUNDS ON A CERTAIN PLAT OF SURVEY DATED AUGUST 6, 1941, BY E.J. WHITE. C.S., OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ORANGE COUNTY, VIRGINIA IN DEED BOOK 152 AT PAGE 185; AND FURTHER BEING SHOWN ON THE TAX RECORDS OF ORANGE COUNTY AS TAX MAP NUMBER 0360000000210. PARCEL 2 NOT INCLUDED IN SURVEY

PARCEL THREE:

ALL THOSE TWO CERTAIN LOTS OR PARCELS OF LAND LYING AND BEING IN LIVINGSTON MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, BOTH PARCELS BELIEVED TO CONTAIN 91 ACRES, MORE OR LESS, DESIGNATED AS SPOTSYLVANIA COUNTY TAX MAP NUMBER 28- A-1, AND 64 ACRES, MORE OR LESS, DESIGNATED AS SPOTSYLVANIA COUNTY TAX MAP NUMBER 28-A-78, BUT BOTH PARCELS HEREBY CONVEYED IN GROSS AND NOT BY THE ACRE. PARCEL THREE INLCUDED IN TRACT NO. 28A (WOOLFREY), PARCEL ID: 28-A-1 & 28-A-79, PARCEL INDEX NO. 28A, SHEET 4 OF THIS SURVEY: NOT A PART OF SUBJECT PARCEL. BEING PARCEL 4. BELOW

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, INCLUDING ALL IMPROVEMENTS THEREON AND THE APPURTENANCES THEREUNTO BELONGING, LOCATED IN SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 84 ACRES, MORE OR LESS, ADJOINING THE LANDS NOW OR FORMERLY OWNED BY CONTINENTAL LAND COMPANY AND HORACE WOOLFREY AND OTHERS. SUBJECT PARCEL. TAX PIN 28-A-79 AS SHOWN HEREON

A PORTION OF THE 374.364 ACRE VIRGINIA ELECTRIC AND POWER COMPANY PARCEL OF LAND, TAX PARCEL 17-A-6, SITUATED IN THE LIVINGSTON DISTRICT AND CHANCELLOR DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, AS DESCRIBED IN INSTRUMENT NO. 201200024778, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF SPOTSYLVANIA, VIRGINIA, CONSISTING OF 150 000 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE FOUND ON THE SOUTHERLY CORNER OF A PARCEL OF LAND OWNED BY GARY THOMAS WOOLFREY RECORDED IN ORANGE COUNTY, VIRGINIA, INSTRUMENT NO. 030006919, AND HAVING A VIRGINIA STATE PLANE NAD 83 VIRGINIA NORTH (2011 ADJ) COORDINATE NORTHING OF 6779202.0848, AND A EASTING OF 11685560.1745. SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID VIRGINIA ELECTRIC AND POWER COMPANY PROPERTY AND BEING THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY PROPERTY LINE OF SAID GARY THOMAS WOOLFREY AND CONTINUING ALONG SAID VIRGINIA ELECTRIC AND POWER COMPANY NORTHERNLY PROPERTY LINE N 68°38'57" E, A DISTANCE OF 1739.13 FEET TO AN IRON PIPE FOUND, SAID POINT ALSO BEING THE NORTHWESTERLY PROPERTY CORNER OF ALICE B. TOPPING RECORDED IN INSTRUMENT NO. 201200019101: THENCE ALONG THE WESTERLY PROPERTY LINE OF THE AFORESAID ALICE B. TOPPING AND AID VIRGINIA ELECTRIC AND POWER COMPANY PROPERTY LINE S 37°59'29" E, A DISTANCE OF 2367.84 FEET TO AN IRON PIPE SET. THENCE LEAVING SAID TOPPING AND VIRGINIA ELECTRIC AND POWER COMPANY PROPERTY LINES WITH THE FOLLOWING TWO COURSES THAT CREATES THE NEW SOUTHERLY PROPERTY LINE OF SAID 150.00 ACRE PARCEL AND THE NEW NORTHERNLY PROPERTY LINE OF THE REMAINING LAND OF THE VIRGINIA ELECTRIC AND POWER COMPANY PARCEL. THENCE S 02°19'14" E, A DISTANCE OF 989.91 FEET TO AN IRON PIPE SET, THENCE S 65°16'56" W, A DISTANCE OF 1905.49 FEET TO AN IRON PIPE SET. SAID PIPE BEING SET ON THE EASTERLY PROPERTY LINE OF GARY THOMAS WOOLFREY, TAX PARCEL 16-A-2 RECORDED IN DEED BOOK 1371, PAGE 260; THENCE ALONG THE SAID EASTERLY PROPERTY LINE OF GARY THOMAS WOOLFREY AND THE WEST PROPERTY LINE OF SAID VIRGINIA ELECTRIC AND POWER COMPANY PARCEL RECORDED IN SAID INSTRUMENT NO. 201200024778, N 24°43'04" W, A DISTANCE OF 1899.38 FEET TO A POINT. SAID POINT BEING ON THE EASTERLY PROPERTY LINE OF RIVER OAK TIMBERLAND. LP. RECORDED IN DEED BOOK 1775, PAGE 648, AND SAID VIRGINIA ELECTRIC AND POWER COMPANY WESTERN PROPERTY I INF. THENCE FROM SAID POINT N 24°43'04" W A DISTANCE OF 1301.21 FEET TO AN IRON PIPE FOUND. SAID PIPE BEING THE POINT OF BEGINNING AND CONTAINING

SAID PROPERTY BEING MORE PARTICULARLY SHOWN ON A PLAT ENTITLED "PROPERTY LINE ADJUSTMENT PARCELS 16-A-2 & 17-A-6, LIVINGSTON DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA," PREPARED BY PENNONI ASSOCIATES, INC., DATED MAY 19, 2016 AND RECORDED JUNE 10, 2016 AS INSTRUMENT NO. 160009275, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA

BEING A PORTION OF THE SAME PROPERTY MORE PARTICULARLY SHOWN ON A PLAT PREPARED FOR VIRGINIA ELECTRIC AND POWER COMPANY BY PENNONI ASSOCIATES, INC. TITLED, "ALTA/ACSM SURVEY, TAX MAP PARCEL 17-A-6, PROPERTY OF DEBORAH ELIZABETH GAYLE GARNETT, LIVINGSTON DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA," DATED DECEMBER 3, 2012, REVISED DECEMBER 6, 2012 AND ATTACHED TO DEED DATED DECEMBER 13, 2012 AND RECORDED DECEMBER 27, 1012 AS INSTRUMENT NO. 201200024778, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT AS SPOTSYLVANIA COUNTY, VIRGINIA. COPY OF PLAT UNAVAILABLE FOR REVIEW; TAX MAP PARCEL 17-A-6 NOT INCLUDED IN SURVEY

AND ALL THAT TRACT OR PARCEL OF LAND TOGETHER WITH THE IMPROVEMENTS THEREON, LYING, BEING AND SITUATE IN THE

LIVINGSTON MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, ABOUT TWO (2) MILES SOUTH OF NEW HOPE CHURCH,

CONTAINING 147.00 ACRES, MORE OR LESS. DESIGNATED AS TAX PARCEL 16-A-02. IT BEING THE SAME PROPERTY CONVEYED TO CHARLES WOOLFREY CONSTRUCTION, INC. BY DEED FROM CHARLES WOOLFREY AND TRACEY F. WOOLFREY DATED JULY 24, 2015 AND DULY RECORDED JULY 27, 2015 IN ORANGE COUNTY CLERK'S OFFICE IN DEED BOOK 150005064 AND RE-RECORDED ON DECEMBER 9, 2016 AS INSTRUMENT NUMBER 160008880 AND BEING ALSO RECORDED IN SPOTSYLVANIA COUNTY AS INSTRUMENT NUMBER 150012433. (AS TO PARCELS ONE THRU THREE) IT BEING THE SAME PROPERTY CONVEYED TO GARY THOMAS WOOLFREY AND WILLIAM P. MINNICK BY DEED FROM WILLIAM P. MINNICK DATED JANUARY 29, 2002 AND DULY RECORDED APRIL 17, 2002 IN SPOTSYLVANIA COUNTY CLERK'S OFFICE AS IN DEED BOOK 2157 PAGE 136. (AS TO PARCEL

IT BEING THE SAME PROPERTY CONVEYED TO GARY THOMAS WOOLFREY BY DEED FROM VIRGINIA ELECTRIC AND POWER COMPANY DOING BUSINESS IN VIRGINIA AS DOMINION VIRGINIA POWER DATED MAY 15, 2017 AND DULY RECORDED AUGUST 11, 2017 IN SPOTSYLVANIA COUNTY CLERK'S OFFICE AS INSTRUMENT NUMBER 170014417. (AS TO 150.00 ACRE PARCEL) AND IT BEING THE SAME PROPERTY CONVEYED TO GARY THOMAS WOOLFREY BY DEED FROM JUDY W. ANDERSON DATED APRIL 18, 1996 AND DULY RECORDED APRIL 30, 1996 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1371 PAGE 260. (AS TO 147.00 ACRE PARCEL) (AS TO PARCEL FIVE)

SCHEDULE B PART II EXCEPTIONS:

PARCEL FIVE NOT INCLUDED IN SURVEY

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. NOT A SURVEY MATTER

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER

3. EASEMENTS. OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. EASEMENTS, IF KNOWN, IF SHOWN HEREON 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. SURVEY MATTERS, IF ANY, AS SHOWN HEREON

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY

LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER

6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY MATTER

7. TAXES FOR THE FIRST HALF OF THE 2018 CALENDAR YEAR, WHICH ARE LIENS NOT YET DUE AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT BILLING PERIODS. NOT A SURVEY MATTER 8. SUBJECT TO ANY POSSIBLE ROLL BACK TAXES WHICH MAY BE ASSESSED NOW OR HEREAFTER, WHICH ARE NOT POSTED AT THE

EFFECTIVE DATE HEREOF, ON PROPERTY IDENTIFIED AS PARCEL # 28-A-1, 28-A-78, 03600000000180 (0360000000190 HAS BEEN COMBINED WITH PARCEL 180), 03600000000210, 03600000000220, 28-A-79 AND 16-A-2. NOT A SURVEY MATTER 9. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED

PREMISES, AND THE RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN SAME, NOT A SURVEY MATTER 10. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN RIGHTS INCIDENT TO

THE INSURED PREMISES. NOT A SURVEY MATTER 11. RIGHTS OF THE UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER EXTENDING THROUGH THE SUBJECT LAND, WITHOUT DIMINUTION OR POLLUTION. NOT A SURVEY MATTER

12. NAVIGATION SERVITUDES AND ALL OTHER STATUTORY AND REGULATORY RIGHTS AND POWERS OF THE UNITED STATES. THE

ORDINARY HIGH-WATER MARK THEREOF AND WHICH MAY BE EXERCISED WITHOUT OBLIGATION FOR COMPENSATION TO THE RIPARIAN OWNERS THEREOF. MCCRACKEN CREEK, AS SHOWN HEREON, NOT A SURVEY MATTER 13. THE CONSEQUENCE OF ANY CHANGE IN LOCATION OF MCCRACKEN CREEK WHICH FORMS ANY BOUNDARY OF THE SUBJECT

COMMONWEALTH OF VIRGINIA, AND THE PUBLIC, OVER MCCRACKEN CREEK AND ITS SHORE LANDS EXTENDING TO THE

PROPERTY. MCCRACKEN CREEK, AS SHOWN HEREON, NOT A SURVEY MATTER 14. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. ACREAGE AS SHOWN HEREON 15. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY

SURVEY MATTERS, IF ANY, AS SHOWN HEREON 16. RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES. NOT A SURVEY MATTER

OVERLAPPING OF IMPROVEMENTS WHICH A CORRECT SURVEY WOULD SHOW.

17. THAT PORTION OF THE PROPERTY WITHIN ANY HIGHWAYS, STREETS, ROADS, OR RIGHTS OF WAY AND THE RIGHTS OF OTHERS IN AND TO THE USE THEREOF. NOT A SURVEY MATTER

18. LACK OF RIGHT OF ACCESS TO AND FROM A PHYSICALLY OPENED PUBLIC STREET. PROPERTY IS LANDLOCKED AND DOES NOT HAVE ACCESS TO AND FROM A PHYSICALLY OPENED PUBLIC STREET. POSSIBLE ACCESS BY VARIOUS DIRT ROADS AND/OR POWER LINE MAINTENANCE DIRT ROAD, NOT SURVEYED NOR DEPICTED

19. THAT PORTION OF THE PROPERTY WITHIN ANY RAIL ROAD RIGHT OF WAY AND THE RIGHTS OF OTHERS IN AND TO THE USE

THEREOF. ABANDONED FREDRICKSBURG RAILROAD RIGHT-OF-WAY NOT APPLICABLE TO SUBJECT PROPERTY 20. RIGHTS OF INGRESS AND EGRESS TO THE CEMETERY SITUATED ON THE INSURED PREMISES AND TITLE TO SUCH PORTION OF THE INSURED PREMISES AS IS EMBRACED WITHIN THE BOUNDS OF THE CEMETERY. NOTE: PLAT RECORDED IN DEED BOOK 152. PAGE 185 AND DEED BOOK 117. PAGE 310. REFLECTS A RIGHT OF WAY LEADING TO A GRAVE SITE AND RESERVATION OF THE LANCASTER GRAVEYARD WITH RIGHT OF INGRESS/EGRESS CONTAINED IN . RECORDED IN ORANGE COUNTY. NOT

APPLICABLE TO SUBJECT PROPERTY 21. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED JULY 25, 2017 BY AND BETWEEN CHARLES WOOLFREY CONSTRUCTION, INC. AND SUSTAINABLE PROPERTY HOLDINGS, LLC, RECORDED IN ORANGE COUNTY AS INSTRUMENT

NUMBER INSTRUMENT NUMBER 170006218. NOT A SURVEY MATTER 22. EASEMENT GRANTED RAPPAHANNOCK ELECTRIC COOPERATIVE, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN ORANGE COUNTY IN DEED BOOK 461, PAGE 400. NOT APPLICABLE TO SUBJECT PROPERTY 23. EASEMENT GRANTED RAPPAHANNOCK ELECTRIC COOPERATIVE. AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT

RECORDED IN SPOTSYLVANIA COUNTY IN DEED BOOK 971, PAGE 676. AS SHOWN HEREON 24. EASEMENT GRANTED CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OVER THE SUBJECT PROPERTY. AS ESTABLISHED. RESERVED, SHOWN BY INSTRUMENT RECORDED IN ORANGE COUNTY IN DEED BOOK 260, PAGE 736. NOT APPLICABLT TO SUBJECT PROPERTY

25. EASEMENT GRANTED CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OVER THE SUBJECT PROPERTY, AS ESTABLISHED. RESERVED, SHOWN BY INSTRUMENT RECORDED IN ORANGE COUNTY IN DEED BOOK 286, PAGE 443. NOT APPLICABLE TO

26. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN ORANGE COUNTY IN DEED BOOK 277, PAGE 150. NOT APPLICABLE TO SUBJECT PROPERTY 27. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED JULY 25, 2017 BY AND BETWEEN CHARLES WOOLFREY CONSTRUCTION, INC., RECORDED IN SPOTSYLVANIA COUNTY AS INSTRUMENT NUMBER 170016319. NOT A SURVEY

28. THAT PORTION OF THE PROPERTY WITHIN ANY HIGHWAYS, STREETS, GRAVEL ROADS, DIRT ROADS, OR RIGHTS OF WAY AND THE RIGHTS OF OTHERS IN AND TO THE USE THEREOF - SEE SURVEY ATTACHED TO DEED RECORDED IN SPOTSYLVANIA COUNTY AS INSTRUMENT NUMBER 201200024778. NOT APPLICABLE TO SUBJECT PROPERTY

29. EASEMENT GRANTED RAPPAHANNOCK ELECTRIC COOPERATIVE, AS CONTAINED IN FINAL ORDER, SHOWN BY INSTRUMENT RECORDED IN SPOTSYLVANIA COUNTY IN DEED BOOK 975, PAGE 403 (AS TO PARCEL FOUR) AS SHOWN HEREON 30. RESERVATION FOR THE RIGHT OF FIRST OFFER WITH TERMS AND CONDITIONS AS CONTAINED IN DEED OF GIFT BY AND BETWEEN GARY THOMAS WOOLFREY BY DEED FROM VIRGINIA ELECTRIC AND POWER COMPANY DOING BUSINESS IN VIRGINIA AS

OFFICE AS INSTRUMENT NUMBER 170014417. (AS TO PARCEL FIVE) NOT APPLICABLE TO SUBJECT PARCEL 31. PROPERTY LIES IN A RESOURCE PROTECTION AREA AND IS SUBJECT TO THE PROVISIONS OF THE RPA ORDINANCES. (AS TO PARCEL FIVE) **NOT APPLICABLE TO SUBJECT PARCEL** 32. ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED IN THE CHESAPEAKE BAY PRESERVATION AREA (CBPA) AND IS SUBJECT

DOMINION VIRGINIA POWER DATED MAY 15, 2017 AND DULY RECORDED AUGUST 11, 2017 IN SPOTSYLVANIA COUNTY CLERK'S

TO THE PROVISIONS OF THE CHESAPEAKE BAY PRESERVATION AREA ORDINANCE. AS CONTAINED ON PLAT RECORDED IN SPOTSYLVANIA COUNTY AS INSTRUMENT NUMBER 160009275. (AS TO PARCEL FIVE) NOT APPLICABLE TO SUBJECT PARCEL 33. ALL MATTER SHOWN AND CONTAINED ON THE PLAT ENTITLED "PROPERTY LINE ADJUSTMENT PARCELS 16-A-2 & 17-A-6". DATED MAY 19, 2016. RECORDED IN SPOTSYLVANIA COUNTY AS INSTRUMENT NO 160009275. ARE AS FOLLOWS (AS TO PARCEL FIVE):

A) NOTES 1-8 B) RESERVATION OF "FUTURE INGRESS/EGRESS EASEMENT"

NOT APPLICABLE TO SUBJECT PARCE L

NOT APPLICABLE TO SUBJECT PARCEL 34. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT

RECORDED IN SPOTSYLVANIA COUNTY IN . (AS TO PARCEL FIVE) NOT APPLICABLE TO SUBJECT PARCEL 5. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY. AS ESTABLISHED. RESERVED. SHOWN BY INSTRUMEN RECORDED IN SPOTSYLVANIA COUNTY IN . (AS TO PARCEL FIVE) NOT APPLICABLE TO SUBJECT PARCEL

36. EASEMENT GRANTED RAPPAHANNOCK ELECTRIC COOPERATIVE, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN SPOTSYLVANIA COUNTY AS INSTRUMENT NUMBER . (AS TO PARCEL FIVE) NOT APPLICABLE TO SUBJECT PARCEL 37. EASEMENT GRANTED RAPPAHANNOCK ELECTRIC COOPERATIVE, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT

38. INGRESS/EGRESS EASEMENT AGREEMENT BY AND BETWEEN GARY THOMAS WOOLFREY AND VIRGINIA ELECTRIC AND POWER COMPANY DATED JULY 19. 2017. AND RIGHTS OF OTHERS IN AND TO THE USE. RECORDED IN SPOTSYLVANIA COUNTY AS INSTRUMENT NUMBER 170014416, PLAT ATTACHED. (AS TO PARCEL FIVE) NOT APPLICABLE TO SUBJECT PARCEL

39. POSSIBLE LIFE ESTATE INTEREST OF ELSIE W. WOOLFREY, WIFE OF JOHN J. WOOLFREY, DECEASED. (AS TO PARCEL FIVE)

RECORDED IN SPOTSYLVANIA COUNTY AS INSTRUMENT NUMBER . (AS TO PARCEL FIVE) NOT APPLICABLE TO SUBJECT PARCEL

TIMMONS GROUP : ":"-

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE STAUNTON OFFICE 28 Imperial Drive | Staunton, Virginia 24401 TEL 540.885.0920 FAX 540.885.0786 www.timmons.com CHANCELLOR DISTRICT SPOTSYLVANIA COUNTY, VA Date: SEPT. 28, 2018 Scale: 1"= 300' Sheet 4 of 17 J.N.:40727.002 Drawn by: KLC Checked by: JCM

























