

TRACT NO. SP-061 (MINNICK) PARCEL ID: 16-A-1 PARCEL & INDEX NO. 61
COMMITMENT FILE NO. 16110M01N16 DATE: 16110M01N16 DATE: APRIL 20, 2017

LEGAL DESCRIPTION OF RECORD:
"ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN LIVINGSTON DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, ABOUT ONE AND ONE-HALF MILES SOUTH OF NEW HOPE STATION ON THE VIRGINIA CENTRAL RAILWAY, KNOWN AS THE DOBRYNS PROPERTY CONTAINING 104.02 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY A SURVEY MADE BY JOHN C. RUSSELL, CERTIFIED SURVEYOR, DATED NOVEMBER 8, 1956, AND ATTACHED TO THE DEED RECORDED IN DEED BOOK 179, AT PAGE 144.

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, 1959, RECORDED IN DEED BOOK 179, AT PAGE 146."

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 MATTER**
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. **EASEMENTS, IF KNOWN, AS SHOWN HEREON**
- 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**
- 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 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**
- RIGHTS OF OTHERS IN AND TO THE USE OF THE 20 FOOT ALONG THE EXISTING ACCESS ROAD TO ROAD 604. **AS SHOWN HEREON**
- RESERVATION OF A RIGHT OF WAY ALONG THE PRESENT ROADED ACROSS THE 104.02 ACRE TRACT AS CONTAINED IN DEED DATED NOVEMBER 20, 1959 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**
- 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.
- INGRESS/EGRESS EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY, BY DEED FROM RIVEROK TIMBERLAND INVESTMENTS, L.P. BY INSTRUMENT RECORDED AS INSTRUMENT NUMBER 20140005052. **AS SHOWN HEREON**
- 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**
- 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**
- NAVIGATION SERVICITUDES 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**
- THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. **ACREAGE AS SHOWN HEREON**
- MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROK TIMBERLAND INVESTMENTS, L.P. A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROK 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 PARCEL & INDEX NO. 52
COMMITMENT FILE NO. 16110M01N20 DATE: JANUARY 9, 2017

LEGAL DESCRIPTION OF RECORD:
"ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LABELED PARCEL 'C', CONTAINING 840.879 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. KINSELEY, 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."

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 MATTER**
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. **KNOWN EASEMENTS, IF ANY, AS SHOWN HEREON**
- 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**
- 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**
- 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 VIRGINIA ELECTRIC AND POWER COMPANY, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 386, AT PAGE 223. **AS SHOWN HEREON**
- 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**
- TELEPHONE LINES CROSSSES PROPERTY AS SHOWN ON PLAT RECORDED IN DEED BOOK 178, AT PAGE 23. **DB 178 PG 23 PLAT IS ILLIGIBLE; TELEPHONE LINES NOT FOUND ON PROPERTY**
- 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**
- NAVIGATION SERVICITUDES 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**
- 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**
- 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**
- TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES. **AS SHOWN HEREON**
- THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. **ACREAGE AS SHOWN HEREON**
- MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROK TIMBERLAND INVESTMENTS, L.P. A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROK 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-7 PARCEL & INDEX NO. 72
COMMITMENT FILE NO. 16110M01N24 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 THEREINTO BELONG OR IN ANY WAY APPERTAINING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT A POINT ON A FORMERLY OWNED BY JOHN C. WILKINS, 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 27'36" FT TO A STAKE, THENCE S 21° E 1'383 FT TO A SMALL WHITE OAK, THENCE S 43° 45' E 3725 FEET TO A WHITE OAK, THENCE S 41° 50' W 689 FT TO A STAKE, THENCE S 63° W 988 FT TO A STAKE, THENCE N 88° 20' W 689 FT TO A STONE, THENCE S2° 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 01° 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° 14' 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."

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 MATTER**
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. **EASEMENTS, IF KNOWN, AS SHOWN HEREON**
- 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**
- 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 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**
- 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 HEREON**
- 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**
- 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 ORIGINALLY CONVEYED AND THE BOUNDARY THEREOF AS NOW USED OR OCCUPIED. **CURRENT LOCATION OF CREEK AS SHOWN HEREON**
- NAVIGATION SERVICITUDES 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**
- 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**
- 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**
- TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK AND RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES. **AS SHOWN HEREON**
- THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. **ACREAGE AS SHOWN HEREON**
- MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROK TIMBERLAND INVESTMENTS, L.P. A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROK 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 (RIVEROK) PARCEL ID: 29-A-2A PARCEL & INDEX NO. 3A
COMMITMENT FILE NO. 16110M01N29 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, SPOTSYLVANIA COUNTY, VIRGINIA CONTAINING NINETY-TWO AND 89.5 (92.324) ACRES, MORE OR LESS, BY SURVEY, DATED FEBRUARY 16, 1993, PREPARED BY DONALD A. KINSELEY, 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 58.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONTAINING 40.92 ACRES CONVEYED IN DEED BOOK 1198, PAGE 341.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONTAINING 15.08 ACRES AND KNOWN AS PARCEL 10# 29-A-71."

SCHEDULE B PART II EXCEPTIONS:

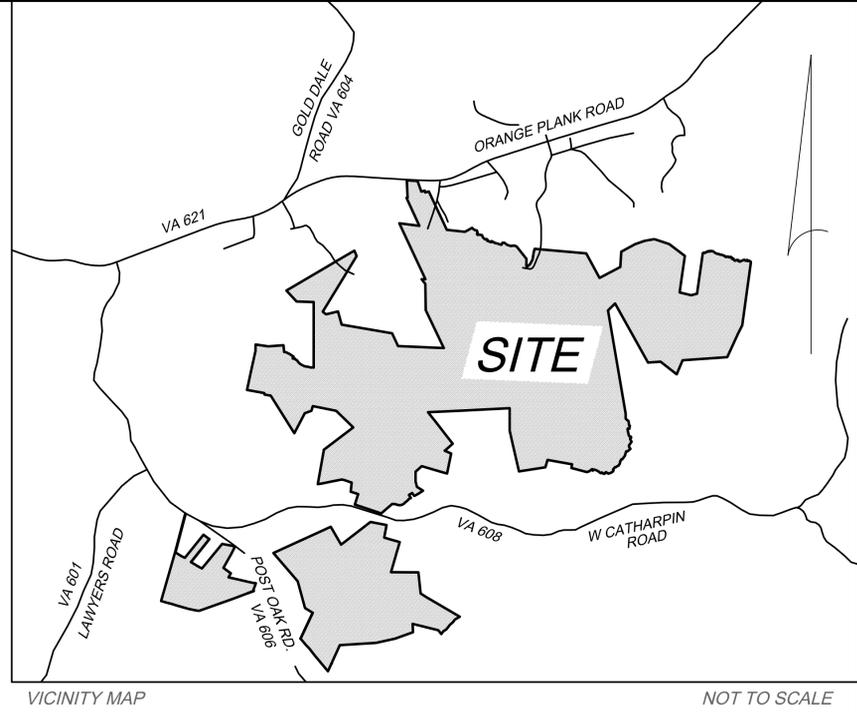
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT A SURVEY MATTER**
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. **EASEMENTS, IF KNOWN, AS SHOWN HEREON**
- 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**
- 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**
- 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 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 DEPICTABLE**
- 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**
- THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. **ACREAGE AS SHOWN HEREON**
- MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROK TIMBERLAND INVESTMENTS, L.P. A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROK 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. 16110M01N25 DATE: JANUARY 9, 2017

LEGAL DESCRIPTION OF RECORD:
"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 WAS MADE BY W. H. REED, SURVEYOR, IS RECORDED WITH A DEED IN DEED BOOK 136, PAGE 205; AND REFERENCE IS HEREBY MADE TO SAID PLAT."

SCHEDULE B PART I EXCEPTIONS:

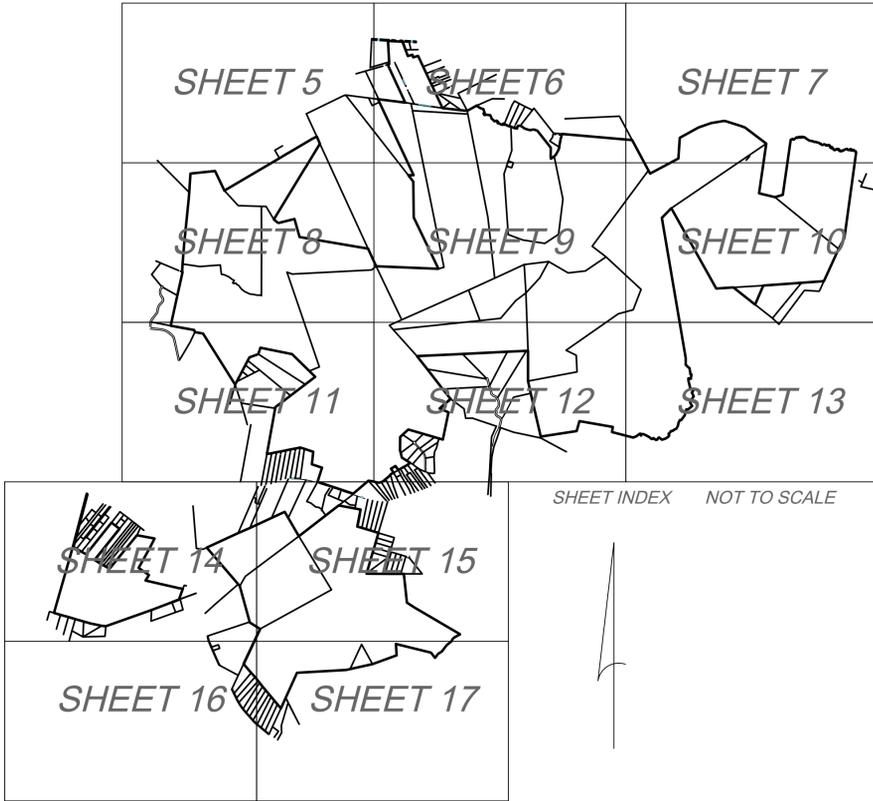
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT A SURVEY MATTER**
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. **KNOWN EASEMENTS, IF ANY, AS SHOWN HEREON**
- 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**
- 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 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**
- 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 159, AT PAGE 230. **TELEPHONE RIGHT-OF-WAY RIGHTS-OF-WAY AS SHOWN HEREON. HUNTING & FISHING RIGHTS EXPIRED IN 1971**
- 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**
- 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 SURVEY MATTER**
- 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 MATTER**
- 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**
- 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 ROBINSONS 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**
- NAVIGATION SERVICITUDES 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**
- 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 ROBINSONS RUN EXTENDING THROUGH THE SUBJECT LAND AND BORDERING ON THE SUBJECT LAND, WITHOUT DIMINUTION OR POLLUTION. **NOT A SURVEY MATTER**
- 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 MATTER**
- 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**
- TELEPHONE RIGHT-OF-WAY RUNNING THROUGH THE SUBJECT LAND, AS SHOWN ON PLAT RECORDED IN DEED BOOK 136, AT PAGE 205. **AS SHOWN HEREON**
- THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. **ACREAGE AS SHOWN HEREON**
- MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROK TIMBERLAND INVESTMENTS, L.P. A TENNESSEE LIABILITY COMPANY, (FORMERLY RIVEROK 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**



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 PROPERTY CORNERS AND OTHER EVIDENCE FOUND IN THE FIELD. TESTIMONY OF LAND OWNERS AND BY ESTABLISHING THE BOUNDARIES OF ADJACENT PARCELS.

SURVEY NOTES:

- PREPARED FOR POWER SUSTAINABLE POWER GROUP.
- 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 510300020C, 510300050C, 510300150C AND 510300175C, EFFECTIVE DATES FEBRUARY 18, 1998.
- HORIZONTAL CONTROL, BASED ON VA STATE GRID, NORTH ZONE, NAD83 (2011), AS ESTABLISHED BY GPS.
- 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.
- 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.
- THIS PROPERTY HAS DIRECT AND INDIRECT ACCESS TO ORANGE PLANK, CATHARPIN AND POST OAK ROADS, DEDICATED AND PUBLICLY MAINTAINED STREETS.
- THERE IS NO EVIDENCE OF RECENT CONSTRUCTION ACTIVITY ON THIS PROPERTY OTHER THAN THAT ASSOCIATED WITH TIMBER HARVESTING ACTIVITIES.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- AREA COMPUTED BY COORDINATE METHOD.
- OBSERVABLE EVIDENCE OF A CEMETERY WAS NOT FOUND ON THIS PROPERTY.
- THIS MAP HAS NOT BEEN PREPARED IN ACCORDANCE WITH VA CODE AND IS NOT SUITABLE FOR RECORDING.
- EASEMENT CORNERS HAVE NOT BEEN SET.
- THERE ARE NO KNOWN BOUNDARY GAPS, OVERLAPS OR PROJECTIONS OTHER THAN AS SHOWN HEREON.
- 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 SHOWN.
- ADJACENT OWNERS' PARCEL INFORMATION MAY BE FOUND ON SHEET 10
- LINE AND CURVE DATA MAY BE FOUND ON SHEET 3



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

'ALTANS/SPS LAND TITLE SURVEY'
OF 6315.7 ± ACRES
HIGHLANDER SOLAR PROJECT
VARIOUS TAX PARCELS

YOUR VISION ACHIEVED THROUGH OURS.

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TRACT NO. SP-003 (RIVEROAK) PARCEL ID: 29-A-71 PARCEL & INDEX NO. 3
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, SPOTSYLVANIA COUNTY, VIRGINIA CONTAINING NINETY-TWO AND 00/100 (92.324) ACRES, MORE OR LESS, BY SURVEY, DATED FEBRUARY 16, 1993, PREPARED BY DONALD A. HINSELEY, 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 58.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONTAINING 40.92 ACRES CONVEYED IN DEED BOOK 1198, PAGE 341.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONTAINING 36.32 ACRES AND KNOWN AS PARCEL ID# 29-A-2A."

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 MATTER**
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 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. 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 DEPICTABLE**
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 HEREON**
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**

TRACT NO. SP-033 (MASTIN) PARCEL ID: 29-A-24 PARCEL & INDEX NO. 33
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 I 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 MATTER**
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 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. EASEMENT GRANTED AT & TELEPHONE AND TELEGRAPH COMPANY OVER THE SUBJECT PROPERTY, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 104, PAGE 327. **AS SHOWN HEREON**
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 HEREON**
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**

TRACT NO. SP-030 (JANNE WINFREY) PARCEL ID: 29-A-77 PARCEL & INDEX NO. 30
COMMITMENT FILE NO. 16110MAIN019 DATE: JANUARY 9, 2017

LEGAL DESCRIPTION OF RECORD:

"ALL THAT CERTAIN TRACT 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 166, 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 A PLAT NOW OR FORMERLY OWNED BY C. W. RIGSBY AND CONTINENTAL CAN COMPANY, A.S. 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."

BEGINNING AT THE NORTHERN-MOST CORNER OF THE WITHIN CONVEYED LAND WHICH POINT IS MARKED ON A PLAT NOW OR FORMERLY OWNED BY C. W. RIGSBY AND CONTINENTAL CAN COMPANY, A.S. 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 I 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 MATTER**
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 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. 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 IS 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 963, AT PAGE 500. **AS SHOWN HEREON**
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 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. **CREEKS LOCATED AS SHOWN HEREON**
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.
18. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. **ACREAGE AS SHOWN HEREON**
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-030 (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 HUNDREDS (58.49) ACRES AND DESCRIBED BY METES AND BOUNDS ON A CERTAIN PLAT THEREOF MADE BY J. D. RUSSELL, C.S., DATED OCTOBER 20, 1965, 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, A.S. 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 MATTER**
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 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. 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**
11. 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 (JERRIGAL-BROWN) PARCEL ID: 29-A-28 PARCEL & INDEX NO. 7
COMMITMENT FILE NO. 16110MAIN027 DATE: JANUARY 9, 2017

LEGAL DESCRIPTION OF RECORD:

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 MAKES PART OF THE CERTAIN DEED RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 163, AT PAGE 247 (ERRONEOUSLY REFERRED TO AS BEING RECORDED IN DEED BOOK 163, PAGE 435) AND KNOWN AS THE "JOHN H. CARTER" PLACE, ADJOINING THE LAND NOW OR FORMERLY KNOWN AS "BEASLEY", "CLARK", "ANDERSON" AND "LANE" TRACTS.

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY BEING OVER THE "WHITE HALL" TRACT THENCE OVER THE "BEASLEY" TRACT AND USING THE PRESENT ROUTE OF THE EFFECTIVE DATED BY THOSE LYING ON THE CARTER PLACE, THE COURSES OF WHICH ARE SHOWN ON THE AFORESAID 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**
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. **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 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. EASEMENT GRANTED AMERICAN TELEPHONE AND TELEGRAPH COMPANY OVER THE SUBJECT PROPERTY, AS ESTABLISHED, RESERVED, SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 104, PAGE 389. **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**
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 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 "WOTON PROM" 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 SHOWN HEREON**
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 435 WAS NOT JOINED IN BY THE OWNERS OF PROPERTY "WF WHITE HALL" TRACT OR BY THE OWNERS OF PROPERTY "H. 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 EASEMENT. **DIRT ROAD AS SHOWN HEREON**
18. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. **ACREAGE AS SHOWN HEREON**
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 230 ACRE (DEED BOOK AD, AT PAGE 129). JOHN H. CARTER CONVEYED OUT 25 ACRES IN DEED BOOK 98, AT PAGE 363 AND IS NOW BEING ASSESSED BY SPOTSYLVANIA COUNTY AS 14 ACRES (TM 29-A-27).
21. **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 LIVINGSTON DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 67.2 ACRES, AS SHOWN ON A PLAT MADE BY ALAN G. TAYLOR, C. L. S., DATED APRIL, 1986, 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' 75" 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 MATTER**
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 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. 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 HEREON**
10. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. **ACREAGE AS SHOWN HEREON**
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 (JERRIGAL-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 THIRTY-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 OF A TRACT IN LIVINGSTON DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, THE PROPERTY OF JOHN A. JERRIGAL, FORMERLY KNOWN AS THE BROWN PLACE" AND RECORDED WITH THE DEED AT DEED BOOK 170, PAGE 89, 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 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 MATTER**
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 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. PROPERTY IS LAND LOCKED WITH NO EASEMENT FOR INGRESS OR EGRESS. **VEHICULAR ACCESS IS POSSIBLE VIA A DIRT ROAD AS SHOWN HEREON**
10. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. **ACREAGE AS SHOWN HEREON**
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**

CHANCELLOR DISTRICT
SPOTSYLVANIA COUNTY, VA
Date: SEPT. 20, 2018
Scale: 1" = 300'
Sheet 2 of 17
J.N.: 40727.002
Checked by: JCM

'ALTANSPS LAND TITLE SURVEY'
OF 6315.7 ± ACRES
HIGHLANDER SOLAR PROJECT
VARIOUS TAX PARCELS

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH

TRACT NO. SP-006 (CHRISMON-MEADOWBANK) PARCEL IDS: 18-A-15 PARCEL & INDEX NO. 06
COMMITMENT FILE NO. 16110AM1026 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, 1983, 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. J. 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 AND BEAR ISLAND TIMBERLAND INVESTMENTS, 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.

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 EASEMENT DATED MAY 28, 2010 BY AND BETWEEN RIVEROK RIVEROK 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 RIVEROK RIVEROK 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 ATTACHED TO THE DEED 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 MATTER**
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 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. RIGHTS OF OTHERS IN AND TO THE ACCESS ALONG OLD WHITE HALL ROAD, AS SHOWN ON PLAT RECORDED IN DEED BOOK 163, PAGE 457. LOCATION OF "WHITEHALL ROAD". **NOT A SURVEY MATTER**
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 TIMBERLAND INVESTMENTS, 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 TIMBERLAND INVESTMENTS, 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**
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 RIVEROK RIVEROK 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
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 DR 1036, PG 617**

13. 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 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 SERVICUTES 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**
15. 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 A SURVEY MATTER**
16. 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. **NOT A SURVEY MATTER**
17. 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**
18. THE EXACT ACREAGE OR VOLUME OF LAND IS NOT INSURED HEREUNDER. **ACREAGE AS SHOWN HEREON**
19. MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT DATED AS OF OCTOBER 28, 2016 BY AND BETWEEN RIVEROK RIVEROK TIMBERLAND INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP AND GOODWIN BROTHERS LUMBER COMPANY, JAMES F. SULLIVAN AND ALICE P. SULLIVAN, ANNE P. MINTER AND BEAR ISLAND TIMBERLAND INVESTMENTS, L.P. (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 (CHRISMON-MEADOWBANK) PARCEL IDS: 18-A-16 & 30-A-1 PARCEL & INDEX NO. 102
COMMITMENT FILE NO. 170001859 DATE: JULY 24, 2017

LEGAL DESCRIPTION OF RECORD:

PARCEL 1
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 IN 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 201000013710.

PARCEL 2
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CHANCELLOR MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, CONTAINING 1329 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 TEEB, GOODWIN, MARY KATHERINE GREENLAW AND GAREY LOUISE GOODWIN LOUHAN, 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 I EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, 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 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 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 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 804 AT PAGE 514. **SHOWN HEREON AS SHOWN HEREON DERIVED 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 A SURVEY MATTERS**
16. NAVIGATION SERVICUTES 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

- HIGH-WATER 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 DELETED. 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 1035, 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 TIMBERLAND INVESTMENTS, L.P., FOR ACCESS, RECORDED AUGUST 9, 1988 IN DEED BOOK 804, AT PAGE 514. **BELIEVED TO BE THE ABANDONED 50' EASEMENT AS SHOWN HEREON**
22. RELOCATION OF EASEMENT AGREEMENT DATED MAY 28, 2010, BY AND BETWEEN RIVEROK RIVEROK 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**

TRACT NO. SP-045 (DILLARD-PLEASANTS) PARCEL ID: 18-A-20 PARCEL & INDEX NO. 45
COMMITMENT FILE NO. 16110AM031 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 ABOVE 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 PAGE 491.

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 AND BEAR ISLAND TIMBERLAND INVESTMENTS, 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 RIVEROK RIVEROK 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.

IT BEING A PART OF THE SAME PROPERTY CONVEYED TO RIVEROK RIVEROK TIMBERLAND INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP BY DEED FROM VIRGINIA FOREST INVESTMENTS, LLC, A VIRGINIA 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 A SURVEY MATTERS**
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NOT A 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. CLARK AND GUYTON, 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 TIMBERLAND INVESTMENTS, 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**
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 TIMBERLAND INVESTMENTS, 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**
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 RIVEROK RIVEROK 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. THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF PANTHER GROUND BRANCH EXTENDING THROUGH THE SUBJECT LAND, WITHOUT DIMINUTION OR POLLUTION. **NOT A SURVEY MATTER**
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 SERVICUTES 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 RIVEROK RIVEROK TIMBERLAND INVESTMENTS, L.P., A TENNESSEE LIMITED LIABILITY COMPANY, (FORMERLY RIVEROK RIVEROK TIMBERLAND INVESTMENTS, L.P. (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-1 & 28-A-78 PARCEL & INDEX NO. 28A
COMMITMENT FILE NO. 17070105 DATE: AUGUST 23, 2017

LEGAL DESCRIPTION OF RECORD:

PARCEL ONE:
ALL THOSE TWO CERTAIN LOTS OR PARCELS OF LAND AND BEING IN GORDON DISTRICT, ORANGE COUNTY, VIRGINIA, BOTH PARCELS BELIEVED TO CONTAIN 77.50 ACRES, MORE OR LESS, DESIGNATED AS ORANGE COUNTY TAX MAP NUMBER 03600000000180, 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:
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 "TELLA 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 03600000000210.

PARCEL TWO NOT INCLUDED IN THE 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 84 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 INCLUDED IN TRACT NO. 28A (WOOLFREY), PARCEL ID: 28-A-1 & 28-A-78, PARCEL INDEX NO. 28A, SHEET 4 OF THIS SURVEY; NOT A PART OF SUBJECT PARCEL, BEING PARCEL 4, BELOW

TRACT NO. 28A (WOOLFREY) PARCEL ID: 28-A-1 & 28-A-78 PARCEL & INDEX NO. 28A
COMMITMENT FILE NO. 17070105 DATE: AUGUST 23, 2017

LEGAL DESCRIPTION OF RECORD:

PARCEL ONE:
ALL THOSE TWO CERTAIN LOTS OR PARCELS OF LAND AND BEING IN GORDON DISTRICT, ORANGE COUNTY, VIRGINIA, BOTH PARCELS BELIEVED TO CONTAIN 77.50 ACRES, MORE OR LESS, DESIGNATED AS ORANGE COUNTY TAX MAP NUMBER 03600000000180, 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:
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 "TELLA 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 03600000000210.

PARCEL TWO NOT INCLUDED IN THE 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 84 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 J. WOOLFREY DATED JULY 24, 2015 AND DULY RECORDED JULY 27, 2015 IN ORANGE COUNTY CLERK'S OFFICE IN DEED BOOK 15000064 AND RE-RECORDED ON DECEMBER 9, 2016 AS INSTRUMENT NUMBER 160009890 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, ATTACHED, 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, 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 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, 03600000000220. **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 SERVICUTES 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. **ACREAGE 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 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, 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 170001859. **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 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 280, 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 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

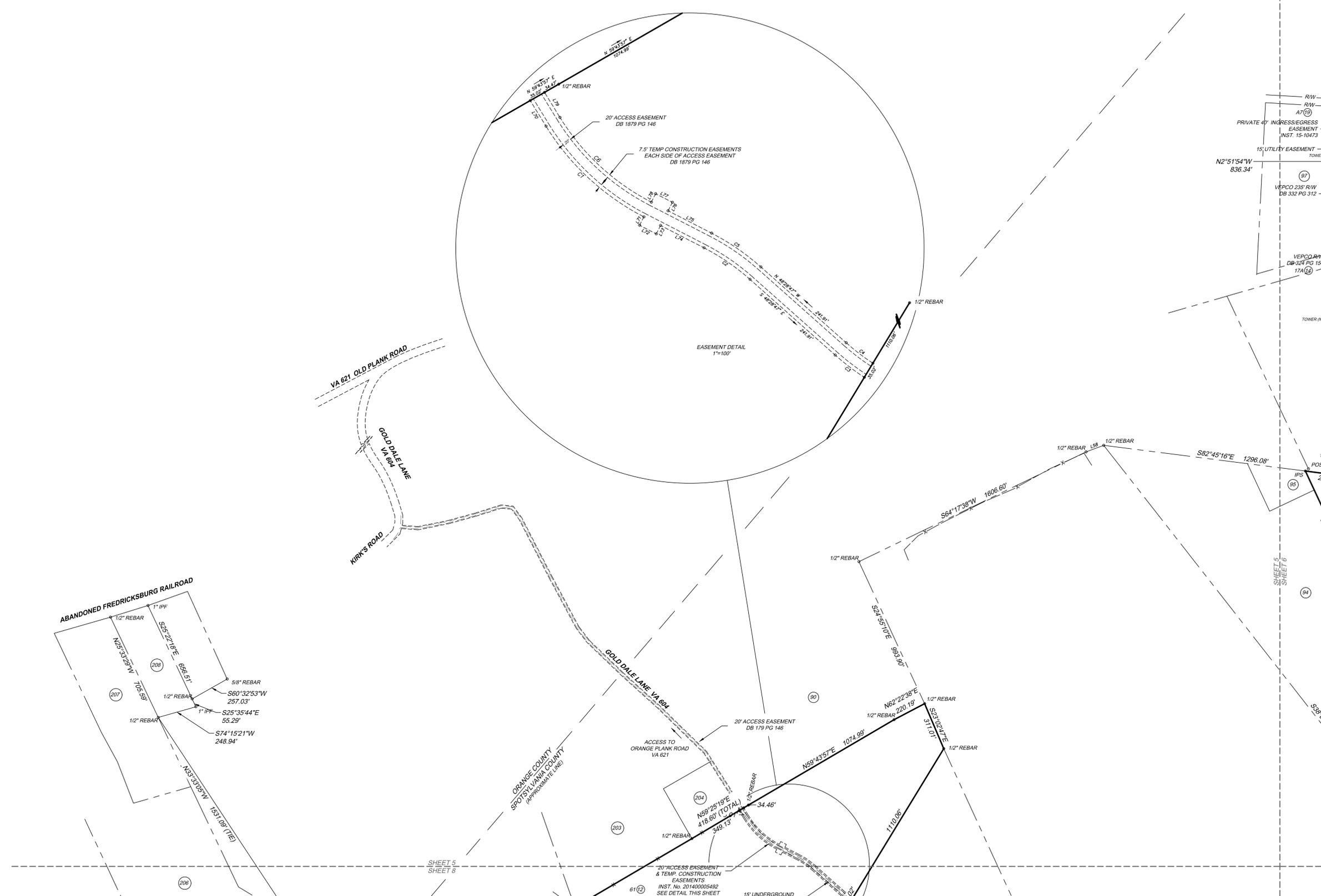
LEGAL DESCRIPTION OF RECORD:

PARCEL ONE:
ALL THOSE TWO CERTAIN LOTS OR PARCELS OF LAND AND BEING IN GORDON DISTRICT, ORANGE COUNTY, VIRGINIA, BOTH PARCELS BELIEVED TO CONTAIN 77.50 ACRES, MORE OR LESS, DESIGNATED AS ORANGE COUNTY TAX MAP NUMBER 03600000000180, 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 1 NOT INCLUDED IN SURVEY

PARCEL TWO:
ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING IN GORDON DISTRICT, ORANGE COUNTY, VIRGINIA

Y:\10040727\020\Project_Highlander_Spotsylvania\Power\CHG\0277_020\VA\PAL_TL_V1.2_2018-09-19.dwg [Printed on 9/20/2018 5:15 PM] by Nick Chatter



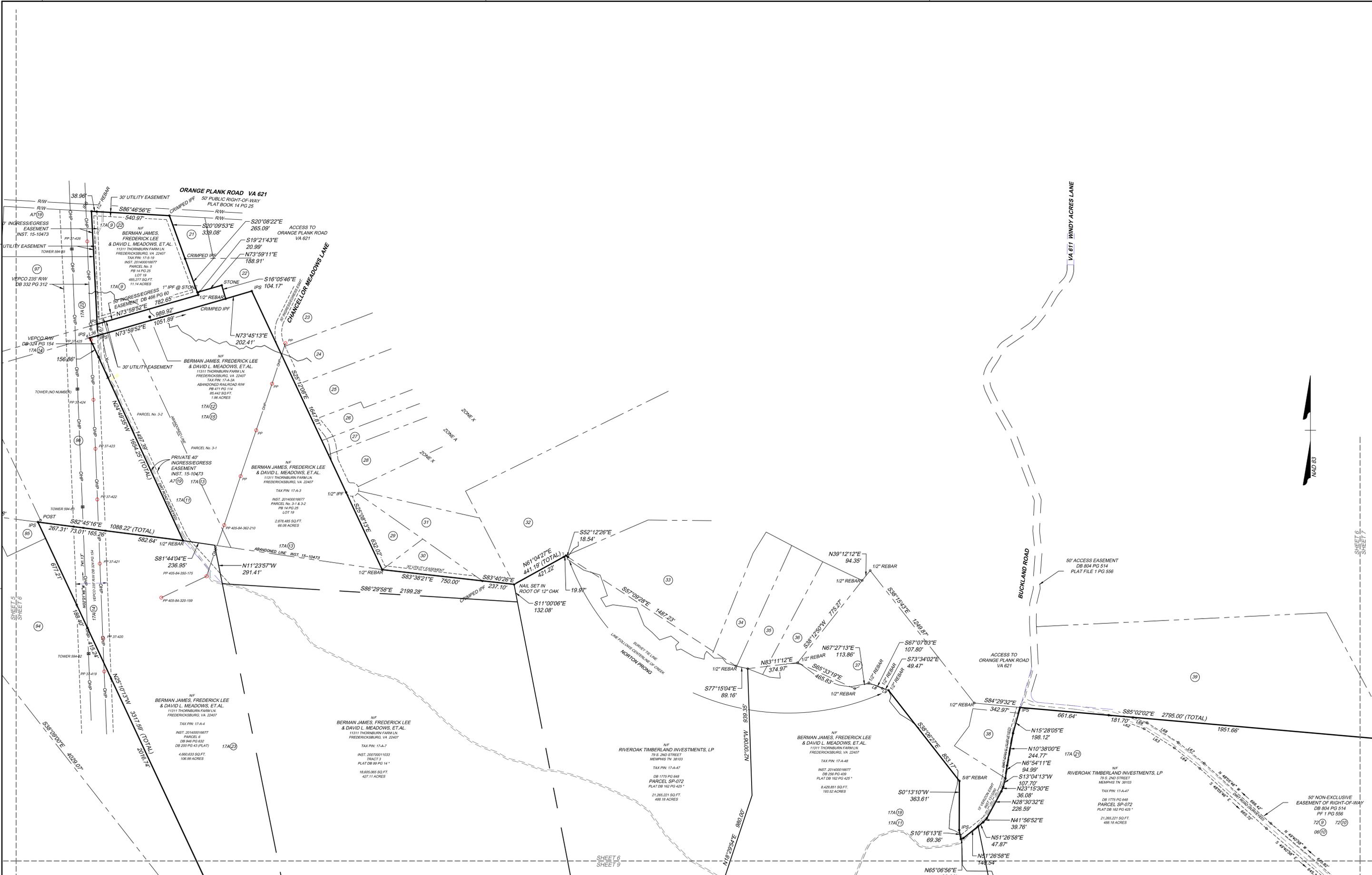
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CHANCELLOR DISTRICT	SPOTSYLVANIA COUNTY, VA
Date: SEPT. 20, 2018	Scale: 1" = 300'
Sheet 5 of 17	J.N.: 40727.002
Drawn by: KLC	Checked by: JCM

'ALTA/NSPS LAND TITLE SURVEY'
OF 6315.7 ± ACRES
HIGHLANDER SOLAR PROJECT
VARIOUS TAX PARCELS



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Sheet 6 of 17	J.N.: 40727.002
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'ALTA/NPS LAND TITLE SURVEY'
 OF 6315.7 ± ACRES
HIGHLANDER SOLAR PROJECT
 VARIOUS TAX PARCELS

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LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	S 86°46'56" E	38.96'	C1	286.55'	527.51'	370°26'	S 47°17'44" E	283.04'
L2	N 73°59'11" E	188.91'	C2	118.57'	432.51'	142°24'0"	N 55°40'07" W	118.28'
L3	S 16°05'46" E	104.17'	C3	75.34'	527.51'	87°10'1"	S 52°34'17" E	75.28'
L4	N 73°45'13" E	202.41'	C4	69.20'	492.51'	80°37'02"	S 52°30'18" E	69.14'
L5	S 83°40'26" E	232.10'	C5	123.35'	507.51'	142°24'0"	N 55°40'07" W	122.02'
L6	S 52°12'26" E	18.94'	C6	267.54'	492.51'	87°10'1"	S 52°34'17" E	264.26'
L7	N 67°27'13" E	113.86'	C7	638.09'	2726.95'	132°24'24"	N 78°26'09" W	636.63'
L8	S 67°07'03" E	107.80'						
L9	S 73°34'02" E	49.47'						
L10	S 107°07'13" E	69.36'						
L11	N 65°08'56" E	20.98'						
L12	S 12°26'58" E	140.54'						
L13	N 41°46'42" E	39.76'						
L14	N 28°30'42" E	226.59'						
L15	N 23°15'30" E	36.09'						
L16	N 14°11'56" E	64.36'						
L17	N 06°54'11" E	94.99'						
L18	N 10°38'00" E	244.77'						
L19	S 86°39'05" W	85.92'						
L20	N 23°38'54" W	177.35'						
L21	S 48°01'23" W	138.23'						
L22	S 14°36'55" E	107.42'						
L23	S 43°39'04" E	189.94'						
L24	S 57°44'23" E	231.18'						
L25	S 57°50'15" E	158.97'						
L26	S 55°42'18" W	126.57'						
L27	S 37°01'52" W	127.35'						
L28	S 62°27'40" W	88.54'						
L29	S 60°27'51" W	111.94'						
L30	S 60°51'44" W	100.90'						
L31	N 33°51'38" W	198.39'						
L32	S 59°23'03" W	209.63'						
L33	S 33°54'19" E	198.25'						
L34	S 37°08'57" W	21.56'						
L35	S 68°13'47" W	88.55'						
L36	S 42°32'37" W	32.03'						
L37	S 42°16'07" W	73.89'						
L38	S 46°16'22" W	96.86'						
L39	S 52°39'12" W	96.64'						
L40	S 45°48'16" W	88.59'						
L41	S 61°08'08" W	106.40'						
L42	S 77°05'27" W	105.96'						
L43	N 86°01'25" W	113.42'						
L44	N 73°12'25" W	144.17'						
L45	N 62°02'59" W	176.67'						
L46	N 73°04'01" W	177.42'						
L47	S 78°24'40" W	181.41'						
L48	S 79°32'22" W	196.28'						
L49	S 78°48'18" W	196.94'						
L50	S 78°56'51" W	192.92'						
L51	S 78°42'21" W	187.10'						
L52	S 79°32'24" W	191.02'						
L53	S 79°44'41" W	190.11'						
L54	N 16°52'37" W	89.03'						
L55	N 62°27'38" E	220.19'						
L56	N 69°20'13" E	201.80'						
L57	S 19°21'43" E	20.99'						
L58	S 69°38'19" W	120.37'						
L59	N 78°11'54" W	117.90'						
L60	N 15°28'05" E	198.12'						
L61	N 39°12'12" E	94.35'						
L62	S 69°04'00" E	280.74'						
L63	S 67°49'08" E	266.39'						
L64	S 51°18'16" E	242.73'						
L65	S 38°27'32" E	292.74'						
L66	N 38°27'32" W	286.68'						
L67	N 51°18'16" W	246.97'						
L68	N 57°49'08" W	274.16'						
L69	N 69°04'00" W	110.99'						
L70	S 31°44'01" E	63.60'						
L71	S 27°08'33" W	20.00'						
L72	S 62°51'27" E	40.00'						
L73	N 27°08'33" E	20.00'						
L74	S 62°51'27" E	103.70'						
L75	N 62°51'27" W	103.70'						
L76	N 27°08'33" E	20.00'						
L77	N 62°51'27" W	40.00'						
L78	S 27°08'33" W	20.00'						
L79	N 31°44'01" W	62.43'						
L80	N 18°49'59" W	35.99'						
NOT USED								
L82	N 51°22'58" E	232.53'						
L83	N 74°52'04" W	137.45'						
L84	N 03°58'03" E	48.39'						
L85	N 71°43'57" W	50.00'						
L86	N 71°43'57" W	55.73'						
L87	N 71°43'57" W	0.74'						
L88	N 51°26'58" E	47.87'						
L89	S 77°15'04" E	89.16'						

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	286.55'	527.51'	370°26'	S 47°17'44" E	283.04'
C2	118.57'	432.51'	142°24'0"	N 55°40'07" W	118.28'
C3	75.34'	527.51'	87°10'1"	S 52°34'17" E	75.28'
C4	69.20'	492.51'	80°37'02"	S 52°30'18" E	69.14'
C5	123.35'	507.51'	142°24'0"	N 55°40'07" W	122.02'
C6	267.54'	492.51'	87°10'1"	S 52°34'17" E	264.26'
C7	638.09'	2726.95'	132°24'24"	N 78°26'09" W	636.63'

Curve Table

NUMBER	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C4	294.72	100.03	168°48'56"	N33° 52' 15"W	199.10

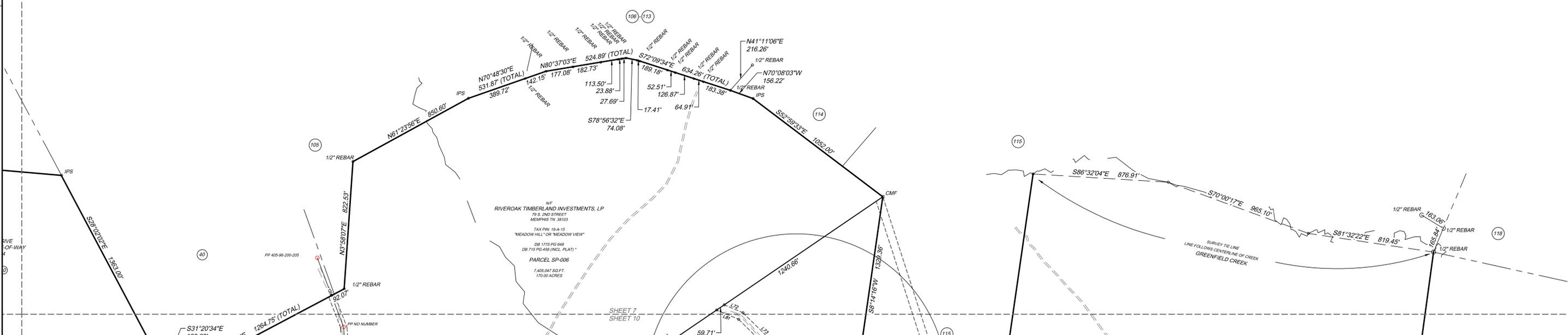
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L67	85.42	N02° 51' 54"W	L124	106.92	S46° 14' 07"W
L72	131.47	S67° 16' 27"E	L125	66.00	S20° 44' 07"W
L73	362.95	S45° 28' 05"E	L126	264.00	S49° 44' 07"W
L74	316.12	S70° 31' 34"E	L127	313.50	S37° 44' 07"W
L75	261.78	S37° 11' 51"E	L128	176.88	S58° 44' 07"W
L76	572.16	N76° 19' 03"W	L129	198.40	S36° 44' 07"W
L77	543.97	N08° 15' 48"E	L132	50.67	S53° 50' 47"E
L78	225.86	N37° 11' 51"W			
L79	312.27	N70° 31' 34"W			
L80	364.43	N45° 28' 05"W			
L81	154.47	N67° 16' 27"W			
L82	207.00	S47° 40' 22"W			
L83	81.10	N87° 49' 38"W			
L84	243.40	S14° 30' 22"W			
L85	239.46	S36° 37' 52"W			
L87	182.94	S74° 33' 40"E			
L88	177.96	S72° 41' 19"E			
L89	174.27	S73° 36' 49"E			
L90	169.37	S73° 31' 58"E			
L91	165.40	S73° 42' 20"E			
L92	8.28	S12° 01' 39"W			
L93	199.94	S16° 22' 44"W			
L94	200.07	S16° 25' 35"W			
L95	200.00	S16° 25' 35"W			
L96	207.90	S16° 25' 35"W			
L97	208.33	S89° 48' 33"E			
L98	208.24	S89° 40' 21"E			
L99	118.58	N89° 57' 47"E			
L100	20.43	N15° 27' 39"W			
L117	284.20	N73° 03' 28"W			
L118	327.92	N74° 48' 52"W			
L119	266.72	N73° 58' 53"W			
L121	102.40	S52° 04' 14"E			
L122	103.30	S52° 14' 44"E			
L123	264.00	S61° 29' 07"W			

AREA SUMMARY

TAX PIN	PARCEL	SQ. FT.	ACRES
17-6-19		485234	11.14
17-A-3		2078485	68.08
17-A-3A		85479	1.96
17-A-7		18605065	427.11
17-A-47	SP-072	21262093	488.11
17-A-48	17A	8428851	193.52
29-A-22	SP-035	33589638	770.65
29-A-28	SP-007	13078026	300.23
29-A-27	SP-031	618637	14.16
29-A-26	SP-073	2928837	67.19
29-A-24	SP-033	8618857	197.97
29-A-25	SP-039	2530270	58.09
29-A-2	SP-052	30701210	704.54
29-A-2A	SP-003	1966367	45.36
28-A-71	SP-003	642433	14.75
28-A-77	SP-030	17400146	399.45
28-A-1878	28A	6175407	141.77
28-A-79	18A	4208456	96.67
16-A-1	SP-061	4843011	106.59
17-A-4	17A	4880303	108.99
26-A-1	62	4466415	102.53
29-A-7	SP-053A	37652537	864.38
29-A-7	SP-053B	478875	10.89
45-A-3	SP-074	1952269	44.62
29-A-58	SP-004	10611254	243.60
18-A-15	SP-006	7408047	170.00
18-A-16	102	20315028	468.38
30-A-1	102	593352	13.63
18-A-20	SP-045	8758819	201.08
TOTAL:		275111075	6315.68



SHEET 6
SHEET 7



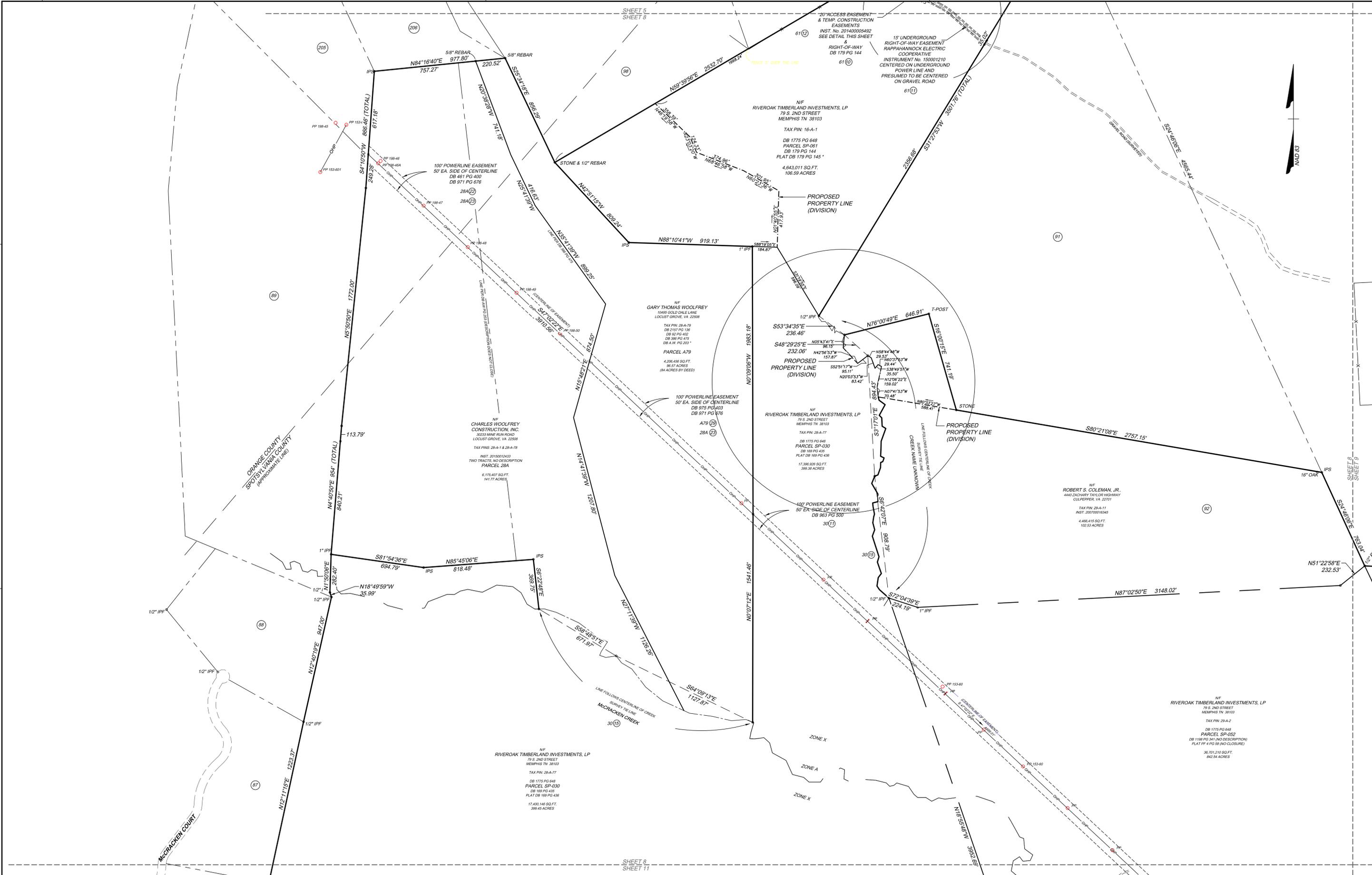
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OF 6315.7 ± ACRES
HIGHLANDER SOLAR PROJECT
VARIOUS TAX PARCELS



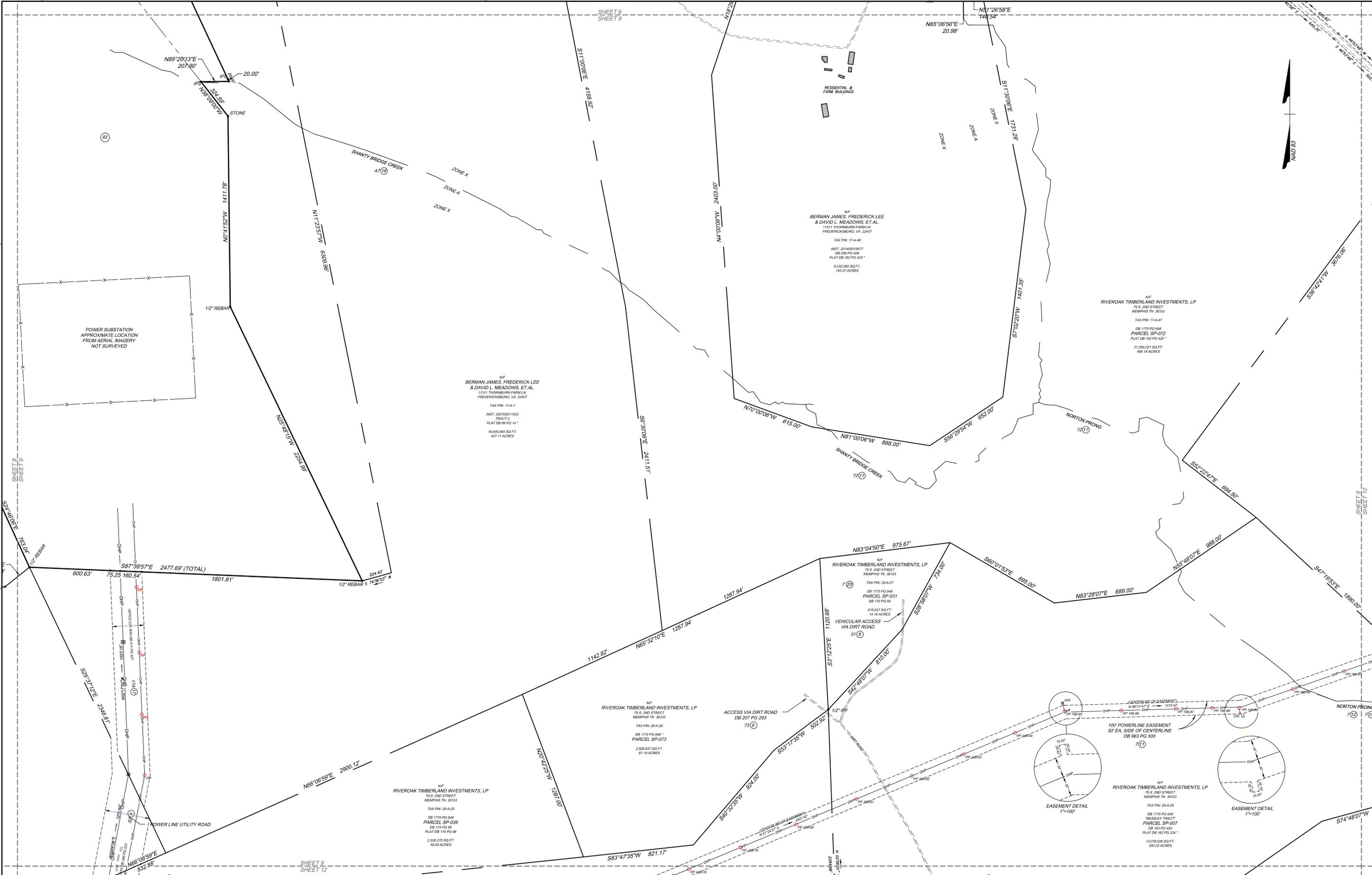
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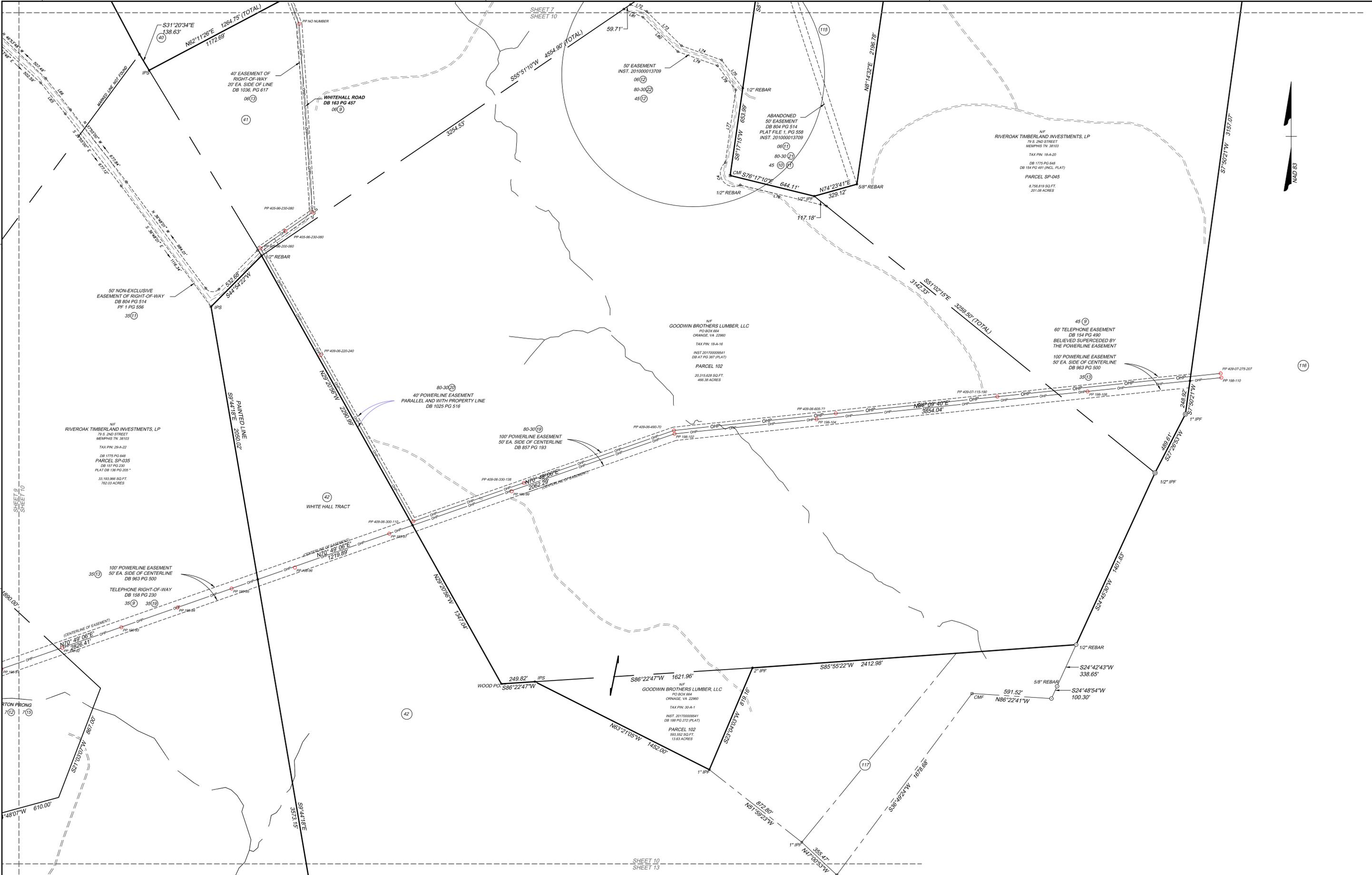
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 OF 6315.7 ± ACRES
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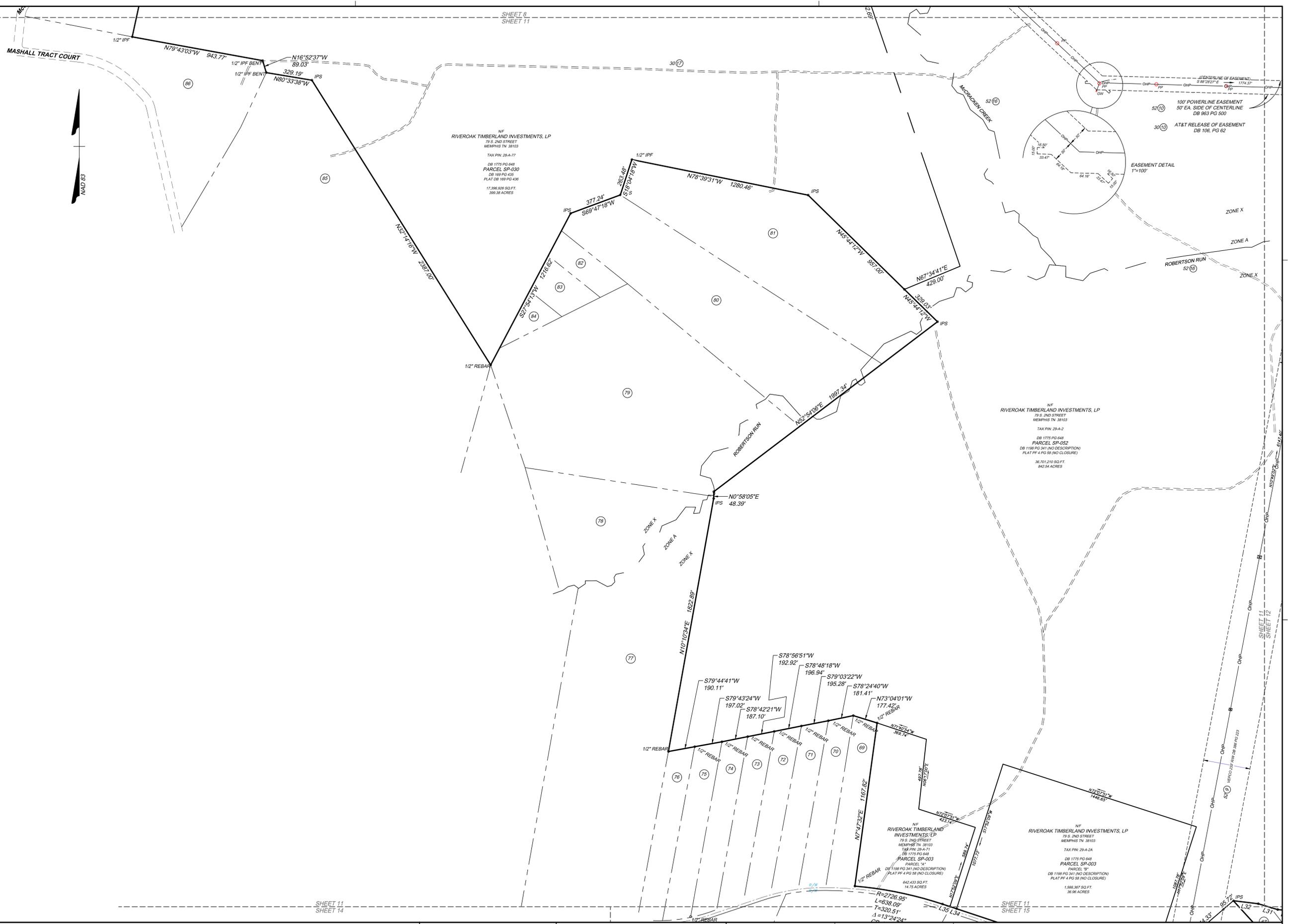
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 OF 6315.7 ± ACRES
HIGHLANDER SOLAR PROJECT
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NF
RIVEROAK TIMBERLAND INVESTMENTS, LP
79 S. 2ND STREET
MEMPHIS TN 38103
TAX PIN: 28-A-77
DB 1775 PG 648
PARCEL SP-030
DB 1189 PG 341 (NO DESCRIPTION)
PLAT PP-4 PG 58 (NO CLOSURE)
17,396,928 SQ. FT.
399.38 ACRES

NF
RIVEROAK TIMBERLAND INVESTMENTS, LP
79 S. 2ND STREET
MEMPHIS TN 38103
TAX PIN: 28-A-2
DB 1775 PG 648
PARCEL SP-052
DB 1189 PG 341 (NO DESCRIPTION)
PLAT PP-4 PG 58 (NO CLOSURE)
38,101,216 SQ. FT.
842.54 ACRES

NF
RIVEROAK TIMBERLAND INVESTMENTS, LP
79 S. 2ND STREET
MEMPHIS TN 38103
TAX PIN: 28-A-71
DB 1775 PG 648
PARCEL SP-003
DB 1189 PG 341 (NO DESCRIPTION)
PLAT PP-4 PG 58 (NO CLOSURE)
642,433 SQ. FT.
14.78 ACRES

NF
RIVEROAK TIMBERLAND INVESTMENTS, LP
79 S. 2ND STREET
MEMPHIS TN 38103
TAX PIN: 28-A-2A
DB 1775 PG 648
PARCEL SP-003
DB 1189 PG 341 (NO DESCRIPTION)
PLAT PP-4 PG 58 (NO CLOSURE)
1,568,367 SQ. FT.
36.96 ACRES

100' POWERLINE EASEMENT
50' EA. SIDE OF CENTERLINE
DB 963 PG 500

AT&T RELEASE OF EASEMENT
DB 106, PG 62



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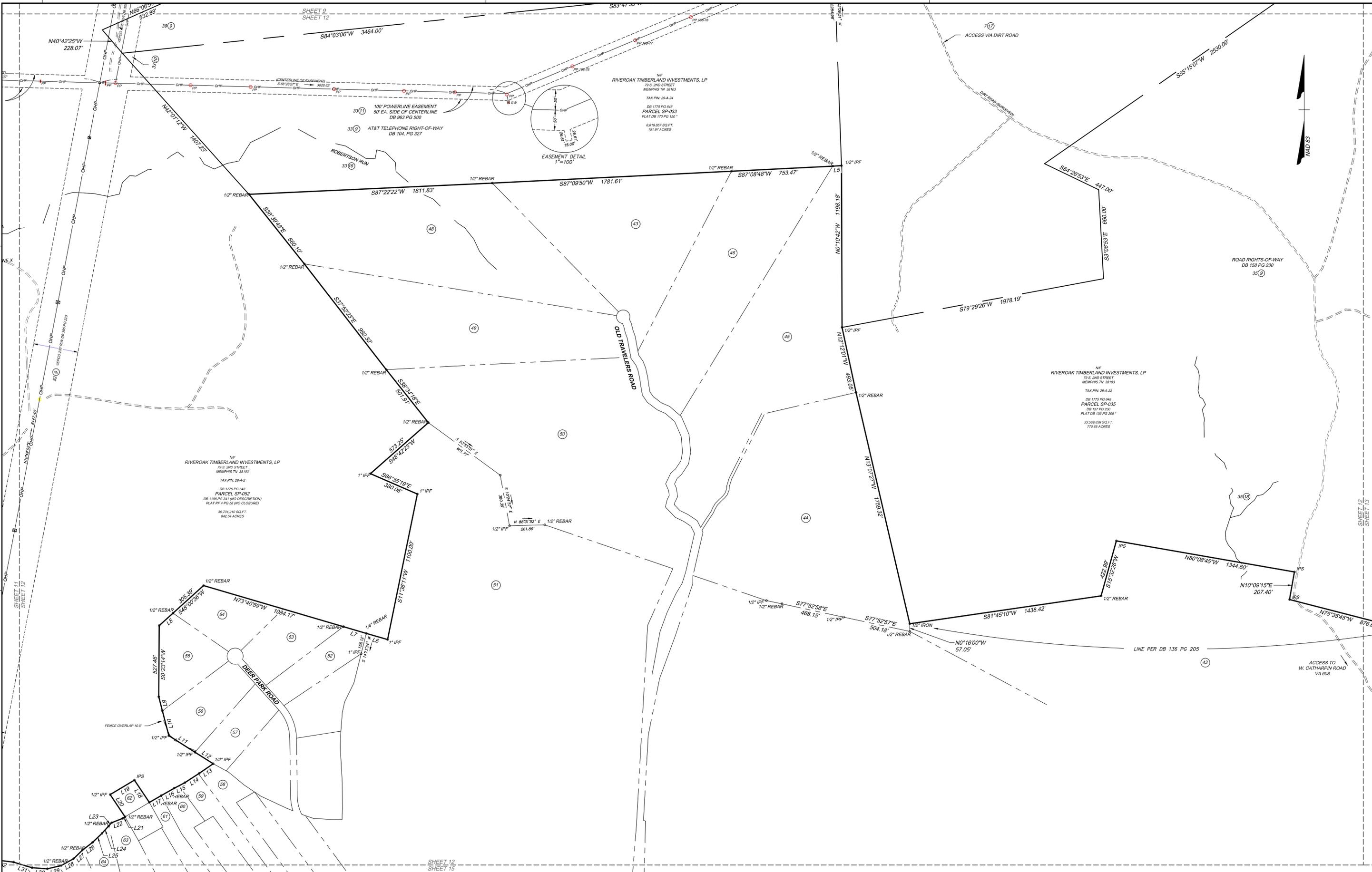
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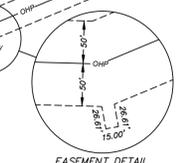
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HIGHLANDER SOLAR PROJECT
VARIOUS TAX PARCELS



NF
RIVEROAK TIMBERLAND INVESTMENTS, LP
79 S. 2ND STREET
MEMPHIS TN 38103
TAX PIN: 29-A-2
DB 1775 PG 648
PARCEL SP-052
DB 1188 PG 341 (NO DESCRIPTION)
PLAT PF 4 PG 58 (NO CLOSURE)
38,701.10 SQ. FT.
842.54 ACRES

NF
RIVEROAK TIMBERLAND INVESTMENTS, LP
79 S. 2ND STREET
MEMPHIS TN 38103
TAX PIN: 29-A-24
DB 1775 PG 648
PARCEL SP-033
PLAT DB 170 PG 150
6,619.857 SQ. FT.
151.97 ACRES

NF
RIVEROAK TIMBERLAND INVESTMENTS, LP
79 S. 2ND STREET
MEMPHIS TN 38103
TAX PIN: 29-A-22
DB 1775 PG 648
PARCEL SP-035
DB 197 PG 230
PLAT DB 158 PG 235
33,569.638 SQ. FT.
770.65 ACRES



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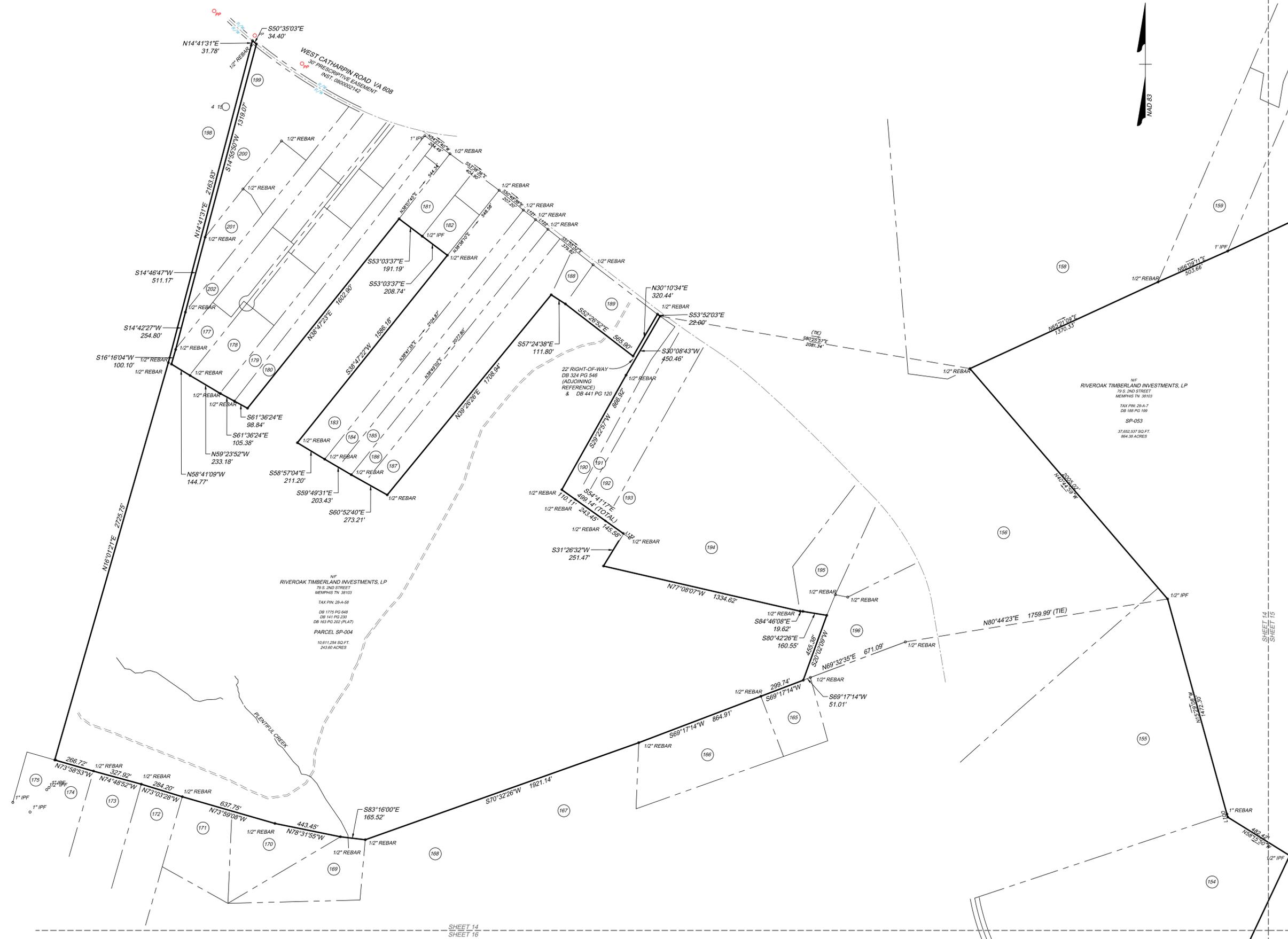
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VARIOUS TAX PARCELS

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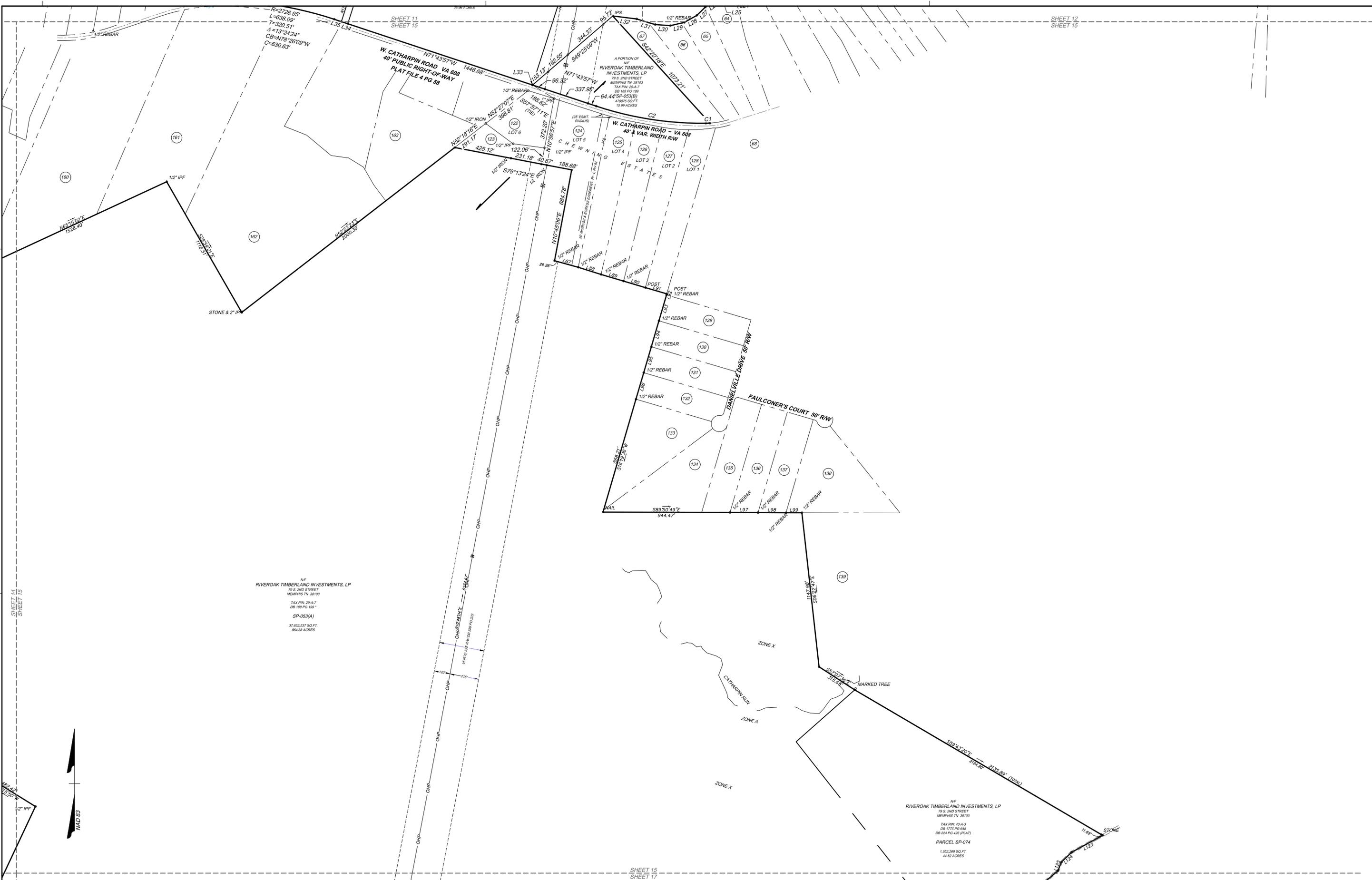


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RIVEROAK TIMBERLAND INVESTMENTS, LP
 79 S. 2ND STREET
 MEMPHIS TN 38103
 TAX PIN: 28-0-67
 DB 188 PG 188
 SP-053(A)
 37,882.537 SQ. FT.
 864.38 ACRES

RIVEROAK TIMBERLAND INVESTMENTS, LP
 79 S. 2ND STREET
 MEMPHIS TN 38103
 TAX PIN: 42-A-3
 DB 175 PG 648
 DB 204 PG 428 (PLAT)
 PARCEL SP-074
 1,952,389 SQ. FT.
 44.62 ACRES

SHEET 14
SHEET 15

SHEET 15
SHEET 17

SHEET 12
SHEET 15

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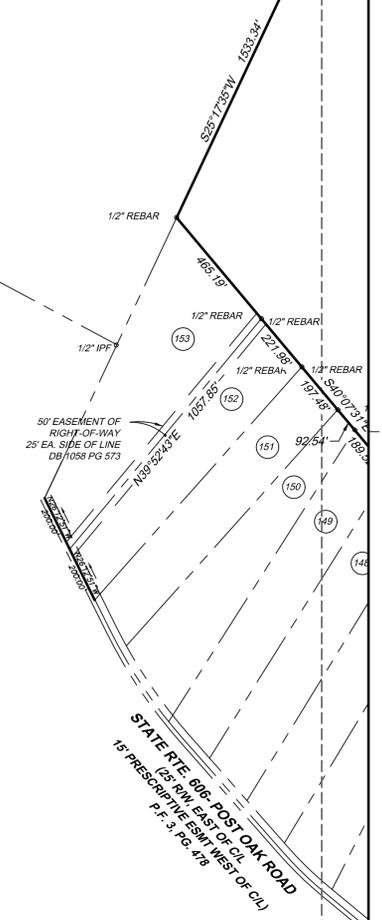


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SHEET 16
SHEET 17

Y:\0040727\002\Project_Highlander_Power\DWG\0727_002\VA\PAL_TA_V1_2_2018\019.dwg [Printed on 9/20/2018 5:30 PM] by Mike Collier



YOUR VISION ACHIEVED THROUGH OURS.

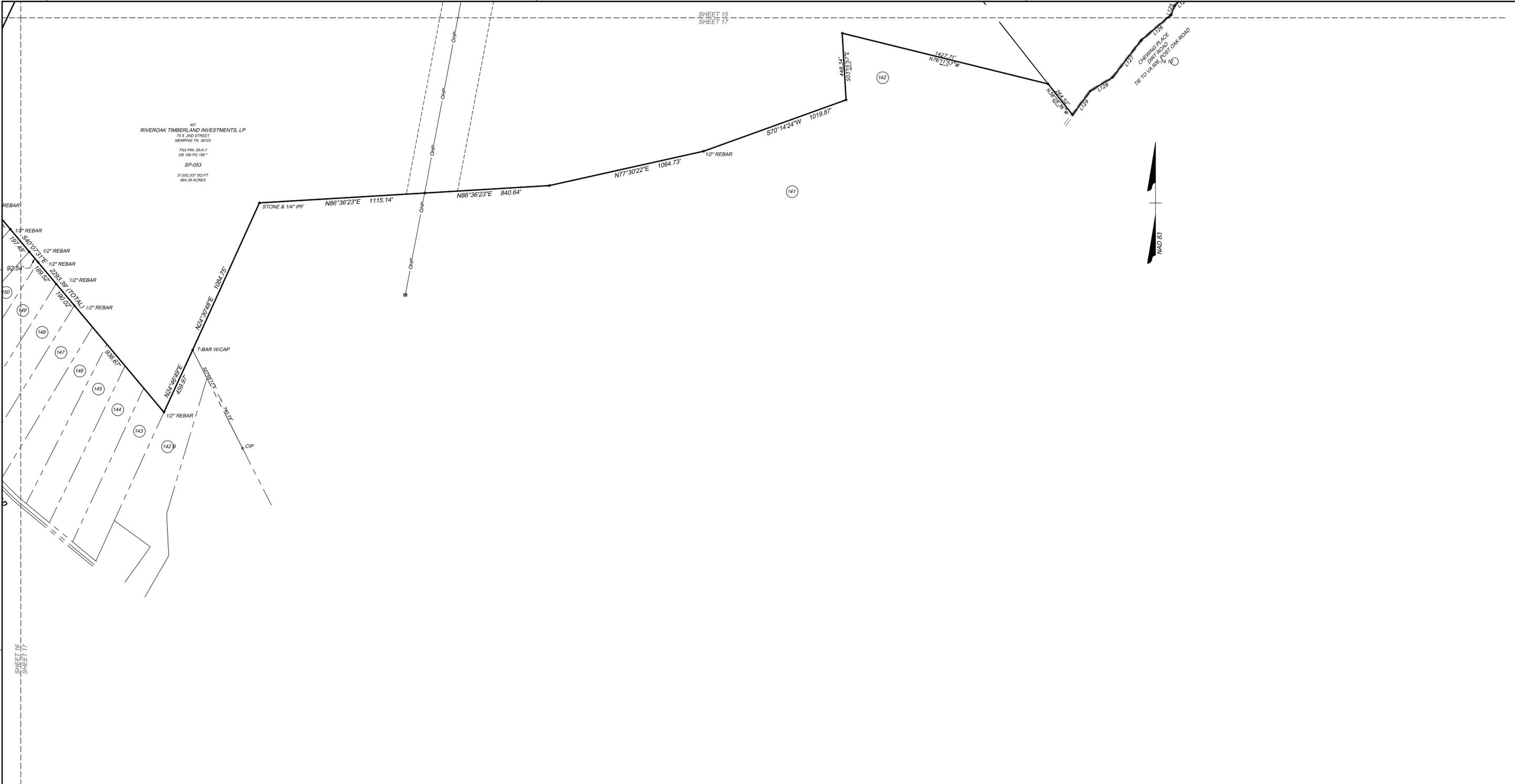
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STAUNTON OFFICE
28 Imperial Drive | Staunton, Virginia 24401
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CHANCELLOR DISTRICT	SPOTSYLVANIA COUNTY, VA
Date: SEPT. 20, 2018	Scale: 1" = 300'
Sheet 16 of 17	J.N.: 40727.002
Drawn by: KLC	Checked by: JCM

'ALTA/NSPS LAND TITLE SURVEY'
OF 6315.7 ± ACRES
HIGHLANDER SOLAR PROJECT
VARIOUS TAX PARCELS

SHEET 15
SHEET 17

NP
RIVEROAK TIMBERLAND INVESTMENTS, LP
79 S. 2ND STREET
MEMPHIS TN 38103
TAX PIN: 29-A-7
DB 188 PG 198
SP-053
37,852.57 SQ. FT.
864.38 ACRES



Y:\0040727\002\Project_Highlander_Highlander_Power\DWG\0727_002\VA\0727_002\VA\0727_002.dwg [Printed on 9/20/2018 5:30 PM] by Mike Collier

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