




County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

TO: Page County Planning Commission
FROM: Tracy Clatterbuck 
DATE: October 4, 2021
RE: Cape Solar, LLC Special Use Permit Application

On December 11, 2020, Urban Grid submitted a special use permit application for Cape Solar, LLC.

The Code of Virginia and the Page County Zoning Ordinance imposes certain time limits for taking up special use permit applications. On March 4, 2021, Mr. Robert Janney (attorney for Urban Grid and Roger Houser) submitted written correspondence stating that his clients “waive those time constraints.” He further stated that “if at a later date my clients desire to have the time constraints applied, they will notify you in writing of that decision and the time constraints can be imposed by agreement based on the date of that letter asking the matter to be taken up by the Planning Commission.”

On September 27, 2021, Mr. Robert Janney submitted written correspondence stating that on behalf of his clients (Urban Grid and Cape Solar, LLC) he “request that the Special Use Permit Application be placed on the docket of the Planning Commission on October 12, 2021 for the purpose of scheduling the public hearing on October 26, 2021, with a vote making a recommendation to the Board of Supervisors.”

The Board of Supervisors has requested that the application be put on the commission docket as requested by the applicant. The special use permit application is attached for your review and consideration. Please let me know if you have any questions.



COUNTY OF PAGE

103 South Court Street, Suite F
Luray, Virginia 22835
(540) 743-4142
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Board of Supervisors:

Morgan Phenix – Chairman - At-Large
D. Keith Guzy, Jr. - District 1
Allen Louderback - District 2
Mark Stroupe - District 3
Larry Foltz - District 4
Jeff Vaughn - District 5

County Administrator:

Amity Moler

TO: Page County Planning Commission
FROM: Tracy Clatterbuck, Zoning Administrator
SUBJECT: Cape Solar, LLC- Special Use Permit application (Introduction)
DATE: October 1, 2021

SUMMARY:

Special Use Permit (SUP) application for a photovoltaic solar electric generating facility

BACKGROUND:

Cape Solar, LLC (applicant) has filed an application for a SUP for a photovoltaic solar electric generating facility on approximately 559 acres of land on the east side of U.S. Route 340 north near the intersection with Hinton Road, Luray, VA. The project site will utilize a VDOT-approved entrance at or near the intersection of Sandy Hook Road and U.S. 340 north as its primary entrance for construction, inspection, and service of the project. The parcels included in this application are identified by tax map numbers 32-4-1, 32-4-1A, 32-A-43, 32-A-48, 42-A-14B, 32-A-55, 32-A-56, 32-A-56A, 32-A-56B, and 32-A-56C. These parcels are zoned as Agriculture (A-1). The land is currently being used for agriculture purposes. Pursuant to § 125-10.D.(6) [Agriculture] of the Page County Zoning Ordinance, electric facilities operating above 40 kilovolts require a SUP.

According to § 125-54.B.(2)(a) and (b), *Special use (exception) permit*, of the Page County Zoning Ordinance it states:

“(a) The proposal as submitted or modified shall conform to the Page County Comprehensive Plan, or to specific elements of the plan, and to the official County policies adopted in relation thereto, including the purposes of the Zoning Chapter.

“(b) The proposal as submitted or modified shall have a minimum adverse impact on the surrounding neighborhood or community. Adverse impact shall be evaluated with consideration to items such as, but not limited to, traffic generation and congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations. In considering impacts, due regard shall be given to the timing frequency of the operation, site design, access, screening or other matters which might be regulated to mitigate adverse impact.”

Furthermore, in § 125-54.C.(2) it states:

“(2) The applicant for a special use permit shall provide, at the time of the application, information and/or data to demonstrate that the proposed use shall be in harmony with the statement of intent of the specific zoning district in which it will be located. Further, the applicant shall have the responsibility to demonstrate as part of the application that the proposed use shall have minimum adverse impacts on adjoining property and the surrounding neighborhood in terms of public health, safety, or general welfare, and the specific adverse impacts contained in § 125-54B(2)(b).”

In the Page County Zoning Ordinance, the only supplemental regulation specifically defined for electric facilities operating above 40 kilovolts reads as follows in § 125-30.1:

“Applications for special use permits to construct electrical facilities above 40 kilovolts may be made by filing one special use application for the entire route of the transmission line or electrical facility, rather than on a parcel-by-parcel basis.”

Since the current ordinance states a SUP is required and only addresses the number of applications required, staff strongly urges the commission and board to carefully consider any proposed conditions that are attached to the SUP. The conditions in the permit will be the only enforcement we have over the SUP.

Wording of the conditions is very important when it comes to enforcement. Section 125-54.D(2) states:

“The Commission shall review and make recommendations to the governing body concerning the approval or disapproval of any special use permit. No such recommendation shall be made until after a public hearing is held in accordance with § 15.2-2204 of the Code of Virginia, as amended. The Commission shall base its recommendation upon the review of the submitted application materials, the specific and general standards for the special use, public comment received at the hearing, and the information and evaluation prepared by the Administrator. In making a recommendation to the governing body, the Commission may recommend any conditions necessary to insure that the proposal meets the specific and general standards for the proposed use. Any such conditions shall be related to the design, scale, use, timing, or operation of the proposed special use. Where warranted, for the purpose of compliance with the general standards for special uses, such conditions may exceed the specific standards for the use found elsewhere in this chapter.”

The applicant has proposed SUP conditions (*Section 2, Item B*) which are included in the application packet for your review. Staff urges the commission and board to take time to carefully consider and discuss conditions associated with the permit.

AGENCY COMMENTS:

- Page County Health Department- Pending
- Page County Building Official- Pending
- Virginia Department of Transportation- Pending

PAGE COUNTY COMPREHENSIVE PLAN:

Pursuant to § 15.2-2232, et als., of the Code of Virginia, the commission shall determine whether or not Cape Solar, LLC is “substantially in accord” with the Page County Comprehensive Plan. The Code of Virginia allows a locality to conduct a substantial accord review to be advertised and approved concurrently in a public hearing process with a SUP. Staff has provided commissioners with a copy of the Page County Comprehensive Plan (Volume I and II) for review and consideration.

FISCAL IMPACT:

The applicant has included a revenue impact statement (*Section 2, Item C*) which is included in the application packet. Staff requests that any questions related to fiscal impact be directed to the County Attorney and/or the Commissioner of Revenue.

ATTACHMENT(S):

1. Cape Solar, LLC special use permit application

§ 125-10. Agriculture (A-1). [Amended 4-8-1991; 4-12-1993; 9-9-1996; 5-11-1999; 7-13-1999; 2-12-2002; 6-10-2003; 6-21-2005; 12-19-2006; 3-18-2008; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 4-20-2010; 9-18-2012; 9-16-2014; 2-7-2017]

- A. Statement of intent. This district is intended to preserve the character of those portions of the County where agricultural and other low-intensity uses predominate. To ensure the success of the above goal, it is necessary to maintain a relatively low density of development. The permitted uses should include mainly agriculture and related uses. Generally, soils in these areas are well suited for agricultural purposes. As agricultural land is a primary resource and economic asset of the County, it must be preserved to the greatest extent possible. Very low-density development may be permitted in this area, but agricultural preservation is the primary intent of this district.
- B. Permitted uses shall be as follows:
- (1) Agriculture.
 - (2) Wayside or roadside stand or market.
 - (3) Forest, scenic and wildlife preserves and conservation areas.
 - (4) Single-family detached dwellings.
 - (5) Cemeteries; police, fire and rescue squad stations; other essential public services.
 - (6) Portable sawmills, portable chipping mills, and portable shaving mills.
 - (7) Electric facilities operating at 40 kilovolts or below.
 - (8) Bed-and-breakfast establishments and short-term tourist rentals, subject to the provisions of § 125-30.21. [Amended 8-1-2017]
 - (9) Manufactured homes and individual mobile homes.
 - (10) Confined feeding operations pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter.
 - (11) Only one permitted principal residential structure shall be allowed on any lot, tract or parcel of land.
 - (12) Town of Luray Wastewater Facility.
 - (13) Distilleries which are licensed by the Commonwealth in accordance with the Virginia Alcoholic Beverage Control Act, or other Virginia laws, as amended, from time to time. There shall be a limit of 5,000 gallons per year. The applicant shall provide a measured site sketch of the property, including but not limited to parking, and the building used to house the operation. Anything above and beyond the gallons allowed or activity allowed will require a special use permit.

- (14) Farmers market. [Added 6-5-2018]
 - (15) Greenhouse retail sales. [Added 6-5-2018]
 - (16) Brewery. [Added 6-5-2018]
 - (17) Winery. [Added 6-5-2018]
 - (18) Aircraft maintenance facilities, avionics repair facilities, aviation terminal buildings, and any other buildings and/or structures related to aviation that are adjacent to and under the control of a public use airport. [Added 5-19-2020]
- C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:
- (1) Private garage or private parking area.
 - (2) Signs pursuant to § 125-20.
 - (3) Home occupations pursuant to § 125-15.
 - (4) Customary accessory uses and buildings, provided that they are clearly incidental to the principal use pursuant to § 125-16.
 - (5) Guesthouse, as defined in § 125-4.
 - (6) Family day home (less than five unrelated children).
 - (7) Small system wind energy facility.
 - (8) Windmill.
- D. Uses permitted by special permit shall be as follows:
- (1) Lodges or clubs for climbing, hunting, fishing, gunning, nature observation or other similar recreation purposes pursuant to § 125-22.
 - (2) Commercial outdoor recreation areas and facilities: parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses, all pursuant to § 125-22.
 - (3) Publicly owned sanitary landfills which meet all federal, state and County requirements.
 - (4) Recreational trailer camps pursuant to § 125-19.
 - (5) Airstrips meeting all federal, state and County requirements and not to be closer than 1,000 feet from a residential district boundary. All airstrips shall meet requirements as established in § 125-26.
 - (6) Electric facilities operating above 40 kilovolts.
 - (7) Churches and public schools.

- (8) Professional offices, not higher than two stories and not exceeding 5,000 square feet in area, by special use permit.
- (9) Outdoor commercial recreation areas and facilities: camps and campgrounds pursuant to § 125-66.
- (10) Pole-designed tower facilities or pole-designed structures not to exceed 100 feet in height with a minimum setback from all property lines of 200 feet, to be used for the primary purpose of communications, including, by way of illustration but not limited to, the following: telephone, radio, television, cable, and signal by special use permit.
- (11) Commercial sawmills, commercial chipping mills, and commercial shaving mills pursuant to § 125-30.4.
- (12) Commercial workshops as defined in § 125-4.
- (13) Veterinarian clinics, pet grooming, boarding and breeding of animals as defined in § 125-4.
- (14) Family day home (five or more unrelated children) pursuant to § 125-30.6.
- (15) Wholesale businesses and storage warehouses within "confined poultry feeding operation" buildings constructed prior to October 1, 2009. Storage of personal property of the property owner and all agricultural uses are exempt.
- (16) Banquet facility and event facility.
- (17) (Reserved)¹
- (18) (Reserved)²
- (19) Self-storage unit.
- (20) Farm implements sales with or without service facilities.
- (21) Indoor and outdoor shooting ranges.
- (22) Auto repair service facility/public garage.
- (23) (Reserved)³
- (24) (Reserved)⁴
- (25) Commercial parking facilities. **[Added 3-17-2020]**

E. Minimum lot size shall be as follows: area: 1 3/4 acres; width at setback line: 150

1. Editor's Note: Former Subsection D(17), Farmers market, was repealed 6-5-2018; see now Subsection B(14).
2. Editor's Note: Former Subsection D(18), Greenhouse, was repealed 6-5-2018; see now Subsection B(15).
3. Editor's Note: Former Subsection D(23), Brewery, was repealed 6-5-2018; see now Subsection B(16).
4. Editor's Note: Former Subsection D(24), Winery, was repealed 6-5-2018; see now Subsection B(17). Former Subsection D(25), Air bed-and-breakfast establishments, which immediately followed this subsection, was repealed 8-1-2017.

feet.

- F. Minimum yard dimensions shall be as follows: front yard: 50 feet, except cul-de-sac lots may be 70 feet; each side yard: 20 feet; rear yard: 50 feet.
- G. Maximum building coverage and height shall be as follows: maximum building coverage: 10%; maximum height from average grade: 35 feet/2 1/2 stories. All accessory buildings shall be less than the main building in height, except as provided in § 125-14D.
- H. Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in § 125-32, Article VI, of this chapter.
- I. All wells in Agricultural Zoned Districts shall be a Class III "B" well and shall maintain a fifty-foot setback from all property lines adjacent to parcel(s) three acres or larger that are used for an agricultural operation, as defined in § 3.1-22.29(B), Code of Virginia (1950), as amended.⁵ A variance may be sought through the Page County Board of Zoning Appeals for a well location closer than 50 feet to the property line if either of the following criteria listed can be achieved: i) the owner of the adjacent property that is used for an agricultural operation may grant written permission for construction within 50 feet of the property line; or ii) certification by the Page County Health Department that no other site on the property complies with zoning regulations for the construction of a private well. If approved, a variance conveyance form, which is part of the Page County appeal/variance application, must be recorded at the Page County Circuit Court within 90 days of the approval. Failed private drinking water wells that must be replaced by order of the local health department shall follow state health regulations for determining a site for a new well and are exempt from adhering to the foregoing variance procedure.
- J. Site plan. Before obtaining a zoning permit for the uses listed within this district either as a permitted use, accessory use or by special use permit a site plan shall be submitted with the zoning application (prior to construction). The site plan should include:
- (1) Boundary of the parcel with project name, tax map number, and owner name and contact information.
 - (2) Building location and setbacks from property lines.
 - (3) Parking spaces.
 - (4) Proposed signs.
 - (5) Lighting with a description.

5. Editor's Note: See now Code of Virginia, § 3.2-300.

§ 125-30.1. Electric facilities operating above 40 kilovolts. [Added 5-14-2002]

Applications for special use permits to construct electrical facilities above 40 kilovolts may be made by filing one special use application for the entire route of the transmission line or electrical facility, rather than on a parcel-by-parcel basis.

§ 15.2-2232. Legal status of plan

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted

master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

H. A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right; (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or 56-594.01 or by a small agricultural generator under § 56-594.2; or (iii) the locality waives the requirement that solar facilities be reviewed for substantial accord with the comprehensive plan. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683; 2007, c. 801; 2009, cc. 670, 690; 2012, cc. 803, 835; 2016, c. 613; 2018, cc. 175, 318; 2020, c. 665.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.



December 10, 2020

Ms. Tracy Clatterbuck
Zoning Administrator
103 S. Court Street
Suite B
Luray, VA 22835

Ms. Clatterbuck:

Please accept the enclosed Special Use Permit application for the Cape Solar, LLC project in Page County.

While the Cape Solar project is very similar to what was previously submitted to the County last year, there are several new elements to the project that we hope will make it more attractive to the County.

Specifically, we've enhanced the landscaping buffers that will be installed around the perimeter of the project where there are open viewsheds not already screened with existing vegetation. In addition, as a result of legislation passed by the 2020 Virginia General Assembly, Page County has the ability to receive additional tax revenue from the project under a Revenue Share provision, that imposes a \$1,400 per megawatt tax on solar projects, with no annual depreciation.

Finally, the Virginia General Assembly also passed legislation enabling solar companies and counties to negotiate siting agreements, which have the ability to offer additional benefits.

Urban Grid looks forward to working with you, your staff, the Planning Commission and the Board of Supervisors to develop a project that maximizes the benefits to your citizens.

Sincerely,

James Crawford
Vice President, Development





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Section 1: Urban Grid Overview

About Urban Grid

Urban Grid is a leading developer of utility-scale solar power facilities in the Mid-Atlantic United States. The company has a deep bench of experienced professionals who have a track record of developing high-quality solar projects.

Founded in Richmond , Virginia in 2011, Urban Grid has invested heavily in the Commonwealth and developed several projects that are either in operation or currently under construction, with many others that are poised to become operating projects in the near future. Urban Grid has developed over 500 megawatts of solar projects that are operating or in construction in US..Many of Urban Grid's projects are either owned by utilities, or large independent power producers that serve large industrial and commercial customers.

Urban Grid works hard to identify project locations that have minimal disruption to a local community and offer maximum returns. A solar facility is inherently non-disruptive by its very nature, having no discernable noise, very minimal nighttime lighting, no traffic during the operational period, and no air, water or soil pollution. In fact, at the end of its useful life, the solar facility will be completely removed, and the land can be returned to agricultural production if desired by the landowner.

For counties that are eager to attract new businesses, a solar project offers a low-impact, high value opportunity that operates cleanly, and can offer revenue certainty over several decades, something a traditional business enterprise is unable to offer.

Section 2: Cape Solar

- A. Narrative for SUP Application and Request for Substantial In Accord Determination
- B. Proposed SUP Conditions
- C. Cape Solar Tax Revenue
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- F. Cape Landscape Visualizations
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- H. Grid Interconnection System Impact Report Summary
- I. Phase 1 Environmental Site Assessment Report

A. Narrative for SUP Application

Applicant, Cape Solar, LLC, is an affiliate of Urban Grid Solar Projects, a Virginia-based utility-scale solar company that is developing solar energy generation projects in several Virginia localities as well as other states. These projects deliver clean, renewable energy that is reshaping a more diversified electric grid of the future. Urban Grid and its partners have successfully developed and have in operation or construction over 500 megawatts of solar energy projects in the Mid-Atlantic US and have over 10 gigawatts in various stages of development.

1. Applicant requests a Special Use Permit for the construction and operation of a solar farm in Page County to generate renewable electric power (the “Project”) pursuant to Page County Zoning Ordinance Section 125-54(B)(1).
2. Applicant also requests that the Planning Commission find, pursuant to Virginia Code §15.2-2232, that the proposed electrical facility to be “substantially in accord” with the Page County Comprehensive Plan, in separate formal motion after notice and public hearing (concurrently with Applicant’s Special Use Permit request above).

Introduction

Applicant requests a Special Use Permit for a photovoltaic solar electric generating facility on approximately 559 acres of land on the east side of U.S Route 340 near the intersection with Hinton Rd. (the “**Project**”). The Project site is identified as Tax Map Parcels 32-4-1, 32-4-1A, 32-A-43, 32-A-48, 42-A-14B, 32-A-55, 32-A-56, 32-A56A, 32-A-56B and 32-A-56C. Three parcels are owned by Roger W. Houser, two parcels are owned by Houser Properties, LLC, and five parcels are owned by Edward R. Baker, Jr. Applicant holds options for long-term leases for all the parcels. The Project site is zoned Agricultural (A-1). The Project use is allowed by Special Use Permit as an “Electrical facility operating over 40 kilovolts.”

The Project is a solar farm that generates electric power by collecting sunlight. An array of

photovoltaic panels will be installed on tracker panel racks. Tracker panels rotate on an axis oriented north-to-south, which tracks the sun and maximizes the panel exposure to sunlight. The photovoltaic panels themselves are treated with an anti-reflective coating to absorb, not reflect, sunlight.

At peak output, the Project is expected to generate electrical power equivalent to that needed to supply approximately 20,660 households with electricity (assuming average household consumption of 14,000 kWh per EIA 2009 Residential Energy Consumption Survey). The electrical current generated by the solar arrays will be managed by inverters and associated equipment installed within the Project site. The current will then pass through a substation prior to interconnecting with existing transmission facilities, where it will be fed to the electric power grid that serves the immediate area and the Mid-Atlantic region.

The Project site will utilize a VDOT-approved entrance at or near the intersection of Sandy Hook Road and U.S. 340 as its primary entrance for construction, inspection and service of the Project. The Project site will be enclosed by a chain link or woven-wire security fence to protect the solar arrays, equipment and substation.

The Project site is composed of existing agricultural fields. Dense meadow grass will be planted under and around the arrays. Construction of the solar farm will be limited to hours between sunrise and sunset. There will be no daily traffic to the site during commercial operations. No water or sewer services are needed for the Project.

During construction of the array field of the solar farm, which likely will last approximately nine to twelve months (depending on the weather), all activity will take place between 7 am and 7 pm. An interconnection substation and utility switchyard will be constructed on the site adjacent to the existing transmission line which bisects the property, in coordination with the utility, and that process should take 12 to 18 months or more and may be commenced prior to the installation of the array field.

Special Use Criteria

The Project is consistent with Page County's Comprehensive Plan and Zoning Ordinance. The Project is proposed to be built on land that is zoned Agricultural (A-1). In the Agricultural (A-1) zoning district, an "electrical facility operating over 40 kilovolts" is a use permitted by special use permit. The Project satisfies the applicable requirements set forth in Zoning Ordinance Section 125-54 as follows:

1. *Zoning Ordinance Section 125-54(B)(1) - The Project must satisfy the Supplemental Regulations that apply to "electrical facilities operating above 40 kilovolts."*

The applicable supplemental regulation requirement for an electrical facility operating over 40 kilovolts is that Applicant "file(s) one special use application for the entire route of the transmission line or electrical facility, rather than on a parcel-by-parcel basis." Applicant is filing one application for all parcels in the Project, including the interconnection substation and a utility switchyard.

2. *Zoning Ordinance Section 125-54(B)(2) - The Project must satisfy the following standards:*
 - a. *The Project must conform to the Comprehensive Plan, or to specific elements of it, and to official policies connected with it, including purposes of the Zoning Chapter.*

Page County's Comprehensive Plan implements the County's vision of its future to maintain a rural quality of life, protect natural and cultural assets while encouraging compatible business and residential growth to provide a higher standard of living for its citizens. The stakeholders who created the Comprehensive Plan believed there was a need to manage change in Page County to promote the efficient use of valuable infrastructure. In the Comprehensive Plan's division of Page County into "Growth Tiers" the Project is located in an "Agricultural Protection Tier". In the Agriculture Protection Tier,

as in other tiers, “the range of uses, consistent with the intent and purpose for each tier, is based on *the need for, and ability to provide and fund, necessary public facilities and services.*”

The primary theme running through the Comprehensive Plan is the need to control development that requires costly County infrastructure and converts open land into permanent developments – a phenomenon it calls “Sprawl.” Applicant’s solar farm does not contribute to Sprawl. The Project does not deplete water resources or require sanitary sewer or other utility infrastructure. It does not permanently convert land to permanent development or increase demand on the County schools, roads, public safety resources, or other infrastructure. The Project will provide jobs, tax revenue and other economic opportunity without depleting the resources of the County.

In keeping with its goal of keeping agricultural lands from being “damaged or lost,” the Comprehensive Plan notes that “developed land is rarely redeveloped as open space.” A solar farm, which is a temporary installation of equipment on land with minimal ground disturbance is that form of development. It is not like, for example, a housing development with streets, water and sewer, foundations and buildings. When the Project reaches the end of its operational life the equipment will be removed, and the land may be returned to its previous agricultural use without any residual effects to the land.

b. The Project must have “minimum adverse impact on surrounding neighborhoods or community. This includes traffic, noise, light, dust, drainage, water quality, air quality, odor, fumes and vibrations. Due regard must be given to operations, site design, access, screening, or other matters to be regulated to mitigate adverse effect.

The Project is designed to negate or minimize adverse impact on the surrounding community:

No Dust, odor, vibrations: During operations, the Project will not produce any odors or dust other than that associated with normal maintenance.

- *No Public Water or Septic.* The solar usage requires no public water and will not create septic waste.
- *No Daily Traffic:* Human and vehicular activity on the site will be limited to periodic visits for inspection and maintenance.
- *No Impacts to Air Quality:* The Project produces no emissions. No fumes will be generated by the electrical components on the Project site.
- *Little or No Noise:* The only noise generated by the site will from the axis tracking systems and inverters which are low level sounds not audible outside of the Property and well below noise standards.
- *Light:* The glass covers of the solar panels and their coatings are designed to absorb (not reflect) sunlight, so the facility will generate virtually no glare.
- *Preserve Wetlands and Storm Water Filtration:* The Project will adhere to all local and state level rules and regulations pertaining to wetlands, waterways, and storm water management, including no net increase in the current storm water operations. Storm water management on the Property during operations will be similar to the Property's current agricultural use. Rain water will permeate the open ground around and between the arrays on site and collect in the waterways crossing the Property.
- *No Trash or Waste Products:* The solar facility collects sunlight and converts it to electrical energy without any waste or by-products. All construction debris will be removed from the Property following installation of the solar panels, inverters, and related equipment.

Section 125(B)(2) is also concerned with compliance with the specific purposes of the Zoning Code. The Project satisfies this requirement. The basic purpose of the Page County Zoning Code is to “promote the health, safety or general welfare of the public.” The Zoning Code’s preamble goes on to state the following specific purposes, and how the Project complies with those purposes:

- *Reduce or prevent congestion in the public streets.* Once operational, vehicular entrance into and exit from the project site onto public roads will be infrequent with no daily traffic.
- *Protect against one or more of the following: overcrowding of land; undue density of population in relation to the community facilities existing or available; obstruction of light and air; danger and congestion in travel and transportation; or loss of life, health or property from fire, flood, panic or other dangers.* The development adds no residential or commercial density with buildings or people. It does not obstruct light or air. It creates little impact on public roads, and does not increase risk of loss of life, health or property.
- *Encourage economic development activities that provide desirable employment and enlarge the tax base.* The Project will utilize several hundred workers during construction, and the effect of the construction on the local economy will be significant. During operations, the Project will require ongoing maintenance that could utilize local contractors. The Project will increase tax revenue for Page County in the following ways:
 - The real property comprising the Project site for solar use will be taxed at a higher rate than it currently is in agricultural use.
 - When the real property comprising the Project site is taken out of agricultural use, all applicable rollback taxes will be paid. The rollback taxes are estimated at \$100,000.
 - Project equipment will be taxed using the County's real estate tax rate at 100% of the value for substation and switchyard equipment. If the County adopts a solar revenue share ordinance as authorized by the Virginia General Assembly, the solar capacity will be taxed at \$1,400 per megawatt, on an annual basis, for the life of the Project. If the County elects to tax the project under the Machinery & Tools Tax, due to the pollution control partial exemption, the solar equipment would be taxed pursuant to the Machinery & Tools Tax Exemption, which is an 80%, 70%, 60% step-down of the exemption.
- *Provide for the preservation of agricultural and forestal lands and for the protection of surface water and groundwater.* The Project will preserve agricultural lands for

future generations and will have no impact on surface water and groundwater that is materially different from its use prior to the Project.

- *Give effect to the policies and objectives set forth in the Comprehensive Plan of Page County.* As discussed above, the Project is in compliance with and supports the Page County Comprehensive Plan.

With respect to special use criteria, Section 125-54(A)(1) states that uses granted special use permits must be “compatible with existing and future uses in the district... depending upon their scale, design, location and conditions imposed by the governing body.” Section 125-10, which sets forth the special use categories in the Agriculture (A-1) zoning district, is to “preserve the character” of agricultural portions of the County by “maintaining a low density of development,” and further states that “(v)ery low density development may be permitted in this area.” As described in this Narrative, the Project is carefully designed to utilize and preserve open agricultural land with an innovative, forward-thinking use that harvests sunlight. The Project creates no additional residential or commercial building density.

In summary, the Project conforms to the Comprehensive Plan and creates minimal community impacts in keeping with Section 125-54(B)(2) of the Zoning Ordinance. The solar usage is a passive use that, at the end of the term of the Leases, will be removed, preserving these large agricultural parcels.

3. *Zoning Ordinance Section (C)(2) - Applicant must demonstrate that the Project:*

- *is “in harmony” with the statement of intent of the zoning district*
- *has minimal impacts on adjoining property and neighborhood in terms of public health, safety and general welfare, as well as traffic, noise, light, dust, drainage, water quality, air quality, odor, fumes and vibrations*

As demonstrated above, the Project complies with the basic and specific purposes of the Zoning Ordinance. The Project also meets specific criteria for the zoning district in which

the Project is located (A-1). The Project is in harmony with those elements as follows:

- *The intention to preserve the character of agricultural and low-density uses.* The Project preserves larger parcels and temporarily replaces traditional farming uses with the harvesting of sunlight. The Project will not permanently replace agricultural usage with residential or commercial development of buildings.
- *The maintenance of a relatively low-density of development.* As noted above, the Project does not represent suburban and urban growth that create service impacts discouraged by the Comprehensive Plan.
- *Agricultural preservation.* A solar facility does not permanently take land out of agricultural uses. When the facility is decommissioned, the solar arrays will be removed, and the land will be returned to open fields.

The Project does not negatively impact public health, safety and general welfare. For the larger community, it reduces our use of fossil fuels to produce electricity and helps us convert to renewable energy that is not subject to foreign influence. All electrical and mechanical equipment will conform to applicable local, state and national codes and does not pose a health threat to those who live and work nearby, or to the flora and fauna on the Project site. The Project will be fenced for security and public safety. The Project is an innovative and environmentally friendly use that will deliver electrical energy to the grid sufficient to power approximately 20,000 homes, all of which advances, rather than detracts from, the general welfare of Page County. Finally, the Project impacts to traffic, noise, light, dust, drainage, water quality, air quality, odor, fumes and vibrations, are minimal or non-existent, as set forth above.

Summary

The Project site is well-suited for Applicant's proposed solar generation facility. Solar electricity generation uses the renewable energy from sunlight to produce electricity without harmful emissions, light, sounds or other impacts that detract from public health, safety and welfare. The Project does not require additional County infrastructure investment in roads or services. It preserves larger parcels without division and keeps these available for

agricultural land after the facility is removed. The Project will increase the County's tax base and local employment opportunities, while maintaining Page County's rural character.

The Applicant respectfully requests that:

One. The Planning Commission make a determination under Virginia Code §15.2-2232 that the Applicant's electrical generation facility is "substantially in accord" with the Comprehensive Plan.

Two. The Board approve the Special Use Permit.

Three. The Board approve the Preliminary Site Plan.

Four. The County grant all such other approvals as are necessary to build the Project.

B. Proposed SUP Conditions

Cape Solar, LLC- Page County, VA

1. THIS SPECIAL USE PERMIT SHALL RUN WITH THE LAND. THIS SPECIAL USE PERMIT IS TRANSFERABLE. IT WILL MEET THE REQUIREMENTS IN AND HAVE PRIVILEGES PROVIDED FOR IN THE PAGE COUNTY ZONING ORDINANCE AND ANY ORDINANCE AMENDMENTS AS OF THE DATE OF APPROVAL OR AMENDMENT AND CONTINUING FOR THE PERIOD SET FORTH WITHIN THE PARAMETERS IN THIS SPECIAL USE PERMIT. THE SPECIAL USE PERMIT SHALL REMAIN WITH THE PROPERTY FOR A PERIOD OF FORTY (40) YEARS OF COMMERCIAL OPERATION. FOR PURPOSES OF THESE CONDITIONS, THIS FORTY (40) YEAR PERIOD SHALL COMMENCE UPON THE END OF THE FIRST MONTH FOLLOWING THE COMMERCIAL OPERATION DATE, WHICH MEANS THE DATE THAT THE FACILITY DELIVERS CONTINUOUS ELECTRICAL ENERGY TO THE GRID. UNLESS THIS SPECIAL USE PERMIT IS EXTENDED BY PAGE COUNTY, THE GENERATION OF ELECTRICITY FOR DELIVERY TO THE GRID SHALL CEASE AT THE END OF THE FORTY YEAR PERIOD. FOLLOWING THE EXPIRATION OF THAT PERIOD OR IF CONSTRUCTION ACTIVITY CEASES FOR A PERIOD OF OVER ONE YEAR PRIOR TO COMMERCIAL OPERATION, THE FACILITY SHALL BE REMOVED WITHIN TWENTY-FOUR (24) MONTHS PURSUANT TO THE DECOMMISSIONING PLAN SET FORTH IN PARAGRAPH 13.

2. THE SOLAR ELECTRICITY GENERATING FACILITY MAY CONSIST OF RACKING AND FOUNDATIONS; INVERTERS AND TRANSFORMERS; NECESSARY ELECTRICAL INTERCONNECTIONS AND ALL IMPROVEMENTS AND CONNECTIONS REQUIRED TO STORE, TRANSFER AND DELIVER ELECTRICAL GENERATION AND ANCILLARY SERVICES, INCLUDING BUT NOT LIMITED TO: THREE (3) PHASE EXTENSIONS AND POWER BOX(ES); STRUCTURES TO HOUSE ELECTRICAL AND MAINTENANCE EQUIPMENT; SECURITY FENCING AND GATING ENCLOSING THE PREMISES; SAFETY SIGNAGE AND SOLAR PHOTOVOLTAIC ("PV") PANELS; AND PRIVATE VEHICULAR MAINTENANCE AND ACCESS ROADS (THE "SOLAR ELECTRICITY GENERATING FACILITY"), WHICH SHALL BE IN COMPLIANCE WITH ALL APPLICABLE COUNTY, STATE, AND FEDERAL AGENCY REGULATIONS.

3. THIS SPECIAL USE PERMIT MAY BE REVOKED UPON MATERIAL NONCOMPLIANCE WITH THE TERMS OF THE PERMIT, OR UPON VIOLATION OF ANY OTHER RELEVANT TERMS OF THE ZONING ORDINANCE OR ANY OTHER ORDINANCES OF THE COUNTY OF PAGE, VIRGINIA.

4. THE UTILIZATION OF LAND FOR SOLAR PANELS AND OTHER EQUIPMENT SHALL BE IN SUBSTANTIAL COMFORMITY WITH AND NOT EXTEND BEYOND THE PROPERTY LIMITS SHOWN ON THE PRELIMINARY SITE PLAN MAP, BY TIMMONS GROUP, LAST REVISED DECEMBER 10, 2020 INCLUDED IN SITE PLAN/ APPLICATION. ANY EXPANSION OF THE SOLAR ELECTRICITY GENERATING FACILITY BEYOND

THE ABOVE-DESCRIBED PROPERTY LIMITS WILL REQUIRE AN ADDITIONAL, NEW, OR MODIFIED SPECIAL USE PERMIT AS REQUIRED BY THE PAGE COUNTY ZONING ORDINANCE AT THAT TIME. IN THE EVENT OF A CONFLICT BETWEEN THE PRELIMINARY SITE PLAN MAP AND THESE CONDITIONS, THESE CONDITIONS SHALL CONTROL.

5. INSTALLATION OF SOLAR PANELS IS PERMITTED TO PROVIDE A SOLAR ELECTRICITY GENERATING FACILITY CAPABLE OF GENERATING UP TO 100 MEGAWATTS AC OF POWER GENERATION.

6. BEFORE BEGINNING ANY CLEARING, GRADING, OR OTHER LAND DISTURBING ACTIVITY, THE APPLICANT SHALL OBTAIN APPROVAL OF CONSTRUCTION/ELECTRICAL PLANS AND/OR PERMITS FROM THE PAGE COUNTY BUILDING OFFICIAL, INCLUDING EROSION AND SEDIMENTATION PLANS AND/OR PERMITS AS REQUIRED BY THE PLANNING AND COMMUNITY DEVELOPMENT OFFICE AND/OR DEPARTMENT OF ENVIRONMENTAL QUALITY.

7. THE APPLICANT SHALL ADHERE TO THE LIGHTING AND LANDSCAPING PLAN SUBMITTED BY THE APPLICANT WITH ITS CONSTRUCTION PERMITTING APPLICATIONS APPROVED BY THE COUNTY OF PAGE, VIRGINIA. IF AMENDMENTS NEED TO BE MADE RELATED TO LIGHTING AND LANDSCAPING, PROPOSED AMENDMENTS MUST BE AT LEAST EQUIVALENT TO WHAT WAS ORIGINALLY APPROVED BY THE COUNTY OF PAGE, VIRGINIA. APPROVED LIGHTING AND LANDSCAPING SHALL BE INSTALLED PRIOR TO CLOSEOUT OF CONSTRUCTION PERMITTING FOR THE SOLAR ELECTRICITY GENERATING FACILITY. ALL LIGHTING SHALL BE MAINTAINED IN AN OPERATING CONDITION AT ALL TIMES. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. DEAD OR DYING PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITHIN 90 DAYS OF NOTIFICATION TO THE APPLICANT, SUBJECT TO THE NORMAL PLANTING SEASONS. NOTWITHSTANDING THE FOREGOING, ALL PLANTS AND TREES THAT ARE DEAD, OR THAT ARE SHOWING SIGNS OF SUBSTANTIAL DECAY OR IMMINENT DEATH, SHALL BE REMOVED AND REPLACED NOT LATER THAN BY THE END OF MAY OF EACH CALENDAR YEAR, REGARDLESS OF NOTICE TO THE APPLICANT.

8. WITHIN THE SETBACK AREAS ALONG US ROUTE 340 BETWEEN JEB LANE AND TAX PARCEL 32-4-2, AND ALONG PROPERTY BOUNDARY OF OLD FARMS SUBDIVISION AND PARKVIEW ESTATES SUBDIVISION ADJACENT TO THE PROJECT SITE EXCEPT WITHIN THE TRANSMISSION RIGHT OF WAY, EXISTING AND NEW VEGETATION SHALL BE USED TO SCREEN THE SECURITY FENCE PURSUANT TO THE BUFFER SCREENING STANDARDS ATTACHED HERETO.

9. ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADS. LIGHT FIXTURES FOR THE SOLAR ELECTRICITY GENERATING FACILITY SHALL NOT EXCEED 20 FEET IN HEIGHT.

10. HOURS OF CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO MONDAY THROUGH SATURDAY, AND SHALL COMMENCE NO EARLIER THAN 7:00 A.M. AND WILL CEASE NO LATER THAN 7:00 P.M. NO CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ON SUNDAYS OR NATIONAL HOLIDAYS. THIS LIMITATION TO HOURS OF CONSTRUCTION WILL NOT APPLY TO MAINTAINENCE OF AN EXISTING FACILITY ONCE COMPLETED UNLESS SUCH MAINTAINENCE WILL INVOLVE EXTENSIVE CONSTRUCTION REPAIRS TO THE FACILITY SUCH AS PANEL REPLACEMENT. "CONSTRUCTION ACTIVITIES" AS USED HEREIN SHALL MEAN ANY ACT OF CONSTRUCTION, INCLUDING SUCH ACTS AS INSTALLING POSTS OR PILE DRIVING, LAND GRADING OR SOIL DISTURBING ACTIVITIES, INSTALLATION OF PANELS, AND ANY OTHER ACTIVITY THAT PRODUCES NOISE OR OTHER DISTURBANCES BEYOND THE PROJECT BOUNDARIES. CONTRACTORS FOR THE APPLICANT MAY ENTER ONTO AND BE PRESENT ON THE SITE FOR ONE HOUR BEFORE, AND ONE HOUR AFTER, THE PROSCRIBED TIME PERIODS SET FORTH HEREIN, EXCEPT FOR IN EMERGENCY SITUATIONS WHEREIN THIS RESTRICTION SHALL NOT APPLY. NO EMPLOYEE, CONTRACTOR, OR SUBCONTRACTOR SHALL BE PERMITTED TO STAY OVERNIGHT ON THE PROPERTY SITE.

11. THE TOTAL HEIGHT OF THE SOLAR ELECTRICITY GENERATING FACILITY TO INCLUDE THE PANELS AND MOUNTS ONLY, SHALL NOT EXCEED 20 FEET ABOVE THE GROUND WHEN ORIENTATED AT MAXIMUM TILT. THIS HEIGHT LIMITATION SHALL NOT APPLY TO THE EQUIPMENT AT THE INTERCONNECTION POINT, WITHIN THE SUBSTATIONS OR THAT IS A PART OF THE TRANSMISSION LINES THAT ARE PART OF THE LOCAL UTILITY POWER GRID.

12. ELECTRICAL WIRING USED IN THE SOLAR ELECTRICITY GENERATING FACILITY SHALL BE UNDERGROUND (TRENCHED) WHERE PRACTICABLE EXCEPT a) WIRING DIRECTLY CONNECTING INDIVIDUAL PANELS AND ARRAYS OF PANELS, b) WHERE NECESSARY TO AVOID NATURAL OBSTACLES, WETLANDS OR ELECTRICAL INTERFERENCE, OR c) WHERE WIRING IS BROUGHT TOGETHER FOR INTERCONNECTION TO SYSTEM COMPONENTS, SUBSTATIONS, AND/OR THE LOCAL UTILITY POWER GRID.

13. THE APPLICANT SHALL BE SOLELY RESPONSIBLE FOR DECOMMISSIONING THE SOLAR ELECTRICITY GENERATING FACILITY ACCORDING TO THE DECOMMISSIONING PLAN PROVIDED BY THE APPLICANT THAT WAS APPROVED BY THE COUNTY OF PAGE, VIRGINIA. DECOMMISSIONING SHALL INCLUDE REMOVAL OF SOLAR COLLECTORS, CABLING, ELECTRICAL COMPONENTS, ANY BASES OR FOOTERS, AND ALL OTHER ASSOCIATED ITEMS. THE APPLICANT SHALL BE SOLELY FINANCIALLY RESPONSIBLE FOR DECOMMISSIONING THE SOLAR ELECTRICITY GENERATING FACILITY. DECOMMISSIONING OF THE SOLAR ELECTRICITY GENERATING FACILITY DOES NOT INCLUDE THE TRANSMISSION LINE EQUIPMENT AND SUBSTATION THAT REMAINS A PART OF THE LOCAL UTILITY POWER GRID AFTER THE SOLAR ELECTRICITY GENERATING FACILITY IS DECOMMISSIONED AND REMOVED. FOR PURPOSES OF THIS CONDITION, DECOMMISSIONING SHALL BEGIN IMMEDIATELY AFTER THE FACILITY HAS CEASED OPERATING AS

A SOLAR ELECTRICITY GENERATING FACILITY TRANSFERRING ELECTRIC ENERGY TO THE GRID (THE "DECOMMISSIONING COMMENCEMENT DATE") FOR A PERIOD OF AT LEAST THREE (3) MONTHS, EXCEPT FOR PERIODS THE FACILITY IS NOT OPERATING DUE TO MAINTENANCE, REPAIR OR EVENTS BEYOND THE APPLICANT'S CONTROL. PERIODS WHERE THE APPLICANT WORKS DILIGENTLY TO RETURN THE FACILITY TO FULL OPERATING STATUS, SHALL NOT TRIGGER THE DECOMMISSIONING COMMENCEMENT DATE.

14. BEFORE THE SOLAR ELECTRICITY GENERATING FACILITY IS ENERGIZED, IT SHALL BE SECURED WITH A FENCE AT LEAST SIX FEET IN HEIGHT. THE FENCE SHALL BE PROPERLY MAINTAINED AT ALL TIMES TO INCLUDE REPAIRS AND LANDSCAPING MAINTENANCE.

15. THE ZONING ADMINISTRATOR OR THEIR DESIGNATED REPRESENTATIVE MAY VISIT THE SITE AT ANY TIME TO ENSURE COMPLIANCE WITH ANY COUNTY ORDINANCES AND SPECIAL USE PERMIT CONDITIONS, SUCH VISITS TO BE IN COMPLIANCE WITH THE SAFETY AND SECURITY PROCEDURES OF THE SOLAR ELECTRICITY GENERATING FACILITY. IF THE COUNTY DETERMINES THAT THE APPLICANT IS IN VIOLATION OF ANY COUNTY ORDINANCES OR THE SPECIAL USE CONDITIONS, THE COUNTY SHALL PROVIDE THE APPLICANT WITH A WRITTEN NOTICE WITH AN OPPORTUNITY TO CURE SUCH VIOLATION(S) AND IF SUCH VIOLATIONS ARE NOT CURED WITHIN A REASONABLE PERIOD OF TIME NOT LESS THAN THIRTY (30) DAYS, THE COUNTY MAY PROCEED TO COURT TO REQUIRE COMPLIANCE BY THE APPLICANT.

16. PRIOR TO COMMERCIAL OPERATION AND PERIODICALLY DURING OPERATION NO MORE FREQUENTLY THAN ONCE EVERY THREE YEARS, THE APPLICANT, AT THEIR EXPENSE, SHALL PROVIDE FIRE AND SAFETY TRAINING TO PAGE COUNTY FIRE AND EMERGENCY RESPONSE TEAMS REGARDING THE SOLAR ELECTRICITY GENERATING FACILITY.

17. A MINIMUM SETBACK OF ONE HUNDRED FIFTY (150) FEET SHALL BE MAINTAINED FROM THE EDGE OF ROUTE 340.

18. A MINIMUM SETBACK OF TWO HUNDRED FIFTY (250) FEET SHALL BE MAINTAINED BETWEEN ANY SOLAR PHOTOVOLTAIC ("PV") PANELS AND ANY RESIDENCE ADJACENT TO THE FACILITY AT THE TIME OF APPROVAL OF THIS PERMIT. THIS REQUIREMENT MAY BE REDUCED IF AGREED TO IN WRITING BY THE OWNER OF SUCH RESIDENCE BY DELIVERY OF A COPY OF THE SIGNED AGREEMENT TO THE COUNTY ATTORNEY AND THE COUNTY ADMINISTRATOR OR HER DESIGNEE, SUBJECT TO THE FOLLOWING EXPRESS LIMITATIONS AND REQUIREMENTS: THE REDUCTION IN SETBACK SHALL NOT RESULT IN A SETBACK WITH LESS THAN FIFTY (50) FEET BETWEEN THE SECURITY FENCING AND ANY ADJACENT PROPERTY LINE, OR ONE HUNDRED FIFTY (150) FEET FROM ANY SOLAR PHOTOVOLTAIC ("PV") PANELS AND ANY ADJACENT RESIDENCE, WHICHEVER IS GREATER. IN THE EVENT OF ANY SUCH WAIVER, BARRIER LANDSCAPING MUST BE INSTALLED BETWEEN THE FENCE AND THE

AFFECTED PROPERTY PURSUANT TO THE LANDSCAPING PLAN SUBMITTED BY THE APPLICANT WITH ITS CONSTRUCTION PERMITTING APPLICATIONS.

19. THE ZONING ADMINISTRATOR MAY REFER THE SITE PLANS FOR THE PERMITTED SOLAR PROJECT TO A QUALIFIED CONSULTANT FOR REVIEW AND COMMENT, AT THE APPLICANT'S EXPENSE. THE ZONING ADMINISTRATOR OR DESIGNEE MAY REFER ANY ZONING INSPECTIONS FOR COMPLIANCE TO A QUALIFIED CONSULTANT, AT THE APPLICANT'S EXPENSE. THE TERMS AND CONDITIONS OF WHICH SHALL BE DETERMINED IN ADVANCE OF THE REFERRAL BETWEEN THE APPLICANT, THE COUNTY AND THE CONSULTANT.

20. THE APPLICANT SHALL PROVIDE FOR CONSTRUCTION PHASE THIRD PARTY INSPECTIONS AND SUBMITTAL OF INSPECTION REPORTS TO THE PAGE COUNTY BUILDING OFFICIAL, AT THE APPLICANT'S, EXPENSE.

21. ANY LESSEE, SUB-LESSEE, FUTURE PROJECT OWNER, SOLAR FACILITY OPERATOR, OR ASSIGNEE OF THE APPLICANT SHALL EXECUTE A WRITTEN ACKNOWLEDGEMENT AND AGREEMENT TO THE TERMS AND OBLIGATIONS OF THIS SPECIAL USE PERMIT, WHICH SHALL INCLUDE AN ASSUMPTION OF THE RESPONSIBILITIES AND OBLIGATIONS OF THE APPLICANT. A COPY OF THE ACKNOWLEDGMENT AND AGREEMENT SHALL BE DELIVERED TO THE COUNTY ATTORNEY AND THE COUNTY ADMINISTRATOR, OR HER DESIGNEE.

22. THE APPLICANT SHALL HOLD AT LEAST TWO (2) CONTRACTOR AND JOBS FAIRS, ONE (1) ON A WEEKDAY EVENING AND ONE (1) ON A SATURDAY, IN PAGE COUNTY TO ATTRACT QUALIFIED CONSTRUCTION SUB-CONTRACTORS BASED IN PAGE COUNTY AND INDIVIDUAL JOB APPLICANTS WHO RESIDE IN PAGE COUNTY FOR THE CONSTRUCTION OR OPERATION OF THE FACILITY.

23. THE APPLICANT SHALL REPAIR EXPEDITIOUSLY ANY DAMAGE TO PUBLIC ROADS OR RELATED INFRASTRUCTURE CAUSED BY CONSTRUCTION TRAFFIC FOR THE FACILITY, AS REQUIRED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

24. THE APPLICANT SHALL SUBMIT SOILS TESTING REPORTS SIMILAR TO THE SAMPLING SUMMATION EXAMPLE ATTACHED HERETO PRIOR TO SITE PLAN APPROVAL, EVERY FIVE YEARS ONCE THE FACILITY IS ENGERIZED, AND AGAIN DURING DECOMMISSIONING.

25. PLACEMENT OF ANY PANELS OR EQUIPMENT IS PROHIBITED IN THE FLOODPLAIN.

26. BECAUSE THE UTILITY SWITCHYARD AND THE PROJECT SUBSTATION NEED TO BE ADJACENT TO THE EXISTING TRANSMISSION LINE, NOTWITHSTANDING THE SETBACK APPLICABLE TO THE SOLAR PANELS AND FENCING AROUND SOLAR PANELS SET FORTH IN PARAGRAPHS 17 AND 18, THE UTILITY SWITCHYARD (FOR

INTERCONNECTION TO THE TRANSMISSION LINES) AND THE PROJECT SUBSTATION (WHERE THE POWER GENERATED AT THE FACILITY IS BROUGHT TOGETHER AND STEPPED UP FOR INTERCONNECTION), SHALL BE SUBJECT TO NO MORE THAN A TWENTY-FIVE (25) FOOT SETBACK REQUIREMENT FROM PARCEL 42-A-15A. THE UTILITY SWITCHYARD AND PROJECT SUBSTATION SHALL BE LOCATED ON THE NORTHERN SIDE OF THE TRANSMISSION LINE, WITH A SETBACK OF AT LEAST 250 FEET FROM THE PROPERTY LINE OF PARCELS WITHIN THE OLD FARMS SUBDIVISION. BARRIER LANDSCAPING SHALL BE INSTALLED PURSUANT TO THE LANDSCAPING PLAN SUBMITTED BY THE APPLICANT WITH ITS CONSTRUCTION PERMITTING APPLICATIONS BETWEEN THE SECURITY FENCING AND ANY ADJACENT PROPERTY LINE ON OLD FARMS SUBDIVISION.

27. APPLICANT SHALL OBTAIN AND MAINTAIN LIABILITY INSURANCE OF AT LEAST TWO MILLION DOLLARS FOR THE SOLAR FACILITY DURING DEVELOPMENT, OPERATIONS AND UNTIL THE FACILITY HAS BEEN DECOMMISSIONED AND REMOVED.
28. THE APPLICANT SHALL NOT DEVELOP A SEPARATE STORAGE FACILITY ON THE PROPERTY FOR THE PURPOSE OF STORAGE OF ELECTRIC POWER ON SUCH PROPERTY. FOR PURPOSES OF THIS CONDITION, STORAGE OF ELECTRIC POWER DOES NOT INCLUDE INCIDENTAL STORAGE OF ELECTRIC POWER IN THE SOLAR FACILITIES TO BE DEVELOPED ON SUCH PROPERTY.
29. A SEALED DRY-WASTE CONTAINER SHALL BE MAINTAINED AT THE FACILITY FOR THE DISPOSAL OF ANY DAMAGED SOLAR PANELS.
30. PRIOR TO LAND DISTURBANCE APPLICANT SHALL OBTAIN A VDOT LAND USE PERMIT FOR ENTRANCE TO THE PUBLIC ROADS AND POST THE REQUIRED SURETY FOR PROTECTION OF THOSE PUBLIC ROADS, AS REQUIRED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
31. FOR EROSION AND SEDIMENT CONTROL PROTECTIONS APPLICANT SHALL HAVE A RESPONSIBLE LAND DISTURBER AND A VIRGINIA DEQ CERTIFIED EROSION CONTROL INSPECTOR ASSIGNED TO THE PROJECT, AT APPLICANT'S EXPENSE. APPLICANT SHALL OBTAIN FROM PAGE COUNTY APPROVAL OF AN EROSION AND SEDIMENT CONTROL PLAN AND POST THE REQUIRED EROSION AND SEDIMENT CONTROL SURETY WITH PAGE COUNTY PRIOR TO ANY LAND DISTURBING ACTIVITIES. THE RESPONSIBLE LAND DISTURBER SHALL MAINTAIN A DAILY LOG OF ACTIVITY AT THE FACILITY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION, ENVIRONMENTAL PERMIT COMPLIANCE, CORRECTIVE MEASURES, AND EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE. SEDIMENT BARRIERS SHALL BE INSPECTED WITHIN TWENTY-FOUR HOURS AFTER EVERY QUALIFYING RAINFALL AND IF NOT FUNCTIONING PROPERLY MUST BE CLEARED AND RESTORED TO GOOD WORKING CONDITION OR REPLACED IMMEDIATELY.

C. Cape Solar Revenue Impact

The Cape Solar project will have a significant impact on the revenue collected by Page County. There are two revenue streams that are guaranteed to flow to the County over the estimated 40-year life of the project. These include real property taxes and either a revenue share payment or machinery and tools tax (M&T). A detailed breakdown of these revenue streams is provided in *Appendix A*.

The real property tax generated by the project will increase nearly ten-fold, from approximately \$3,114 per year to an estimated \$30,833 per year. This increase is the result of the property underlying the panels being assessed at a substantially higher rate as compared to the assessed value of the existing agricultural land. Based on the Applicant's experience with projects in other counties throughout the Commonwealth, the assessed value of the land underlying a solar project ranges from \$10,000 - \$13,000 per acre. The real property tax generated by the solar facility will add an additional \$1,147,288 to the County over a 40-year period, compared to \$148,121 generated by the property's existing use.

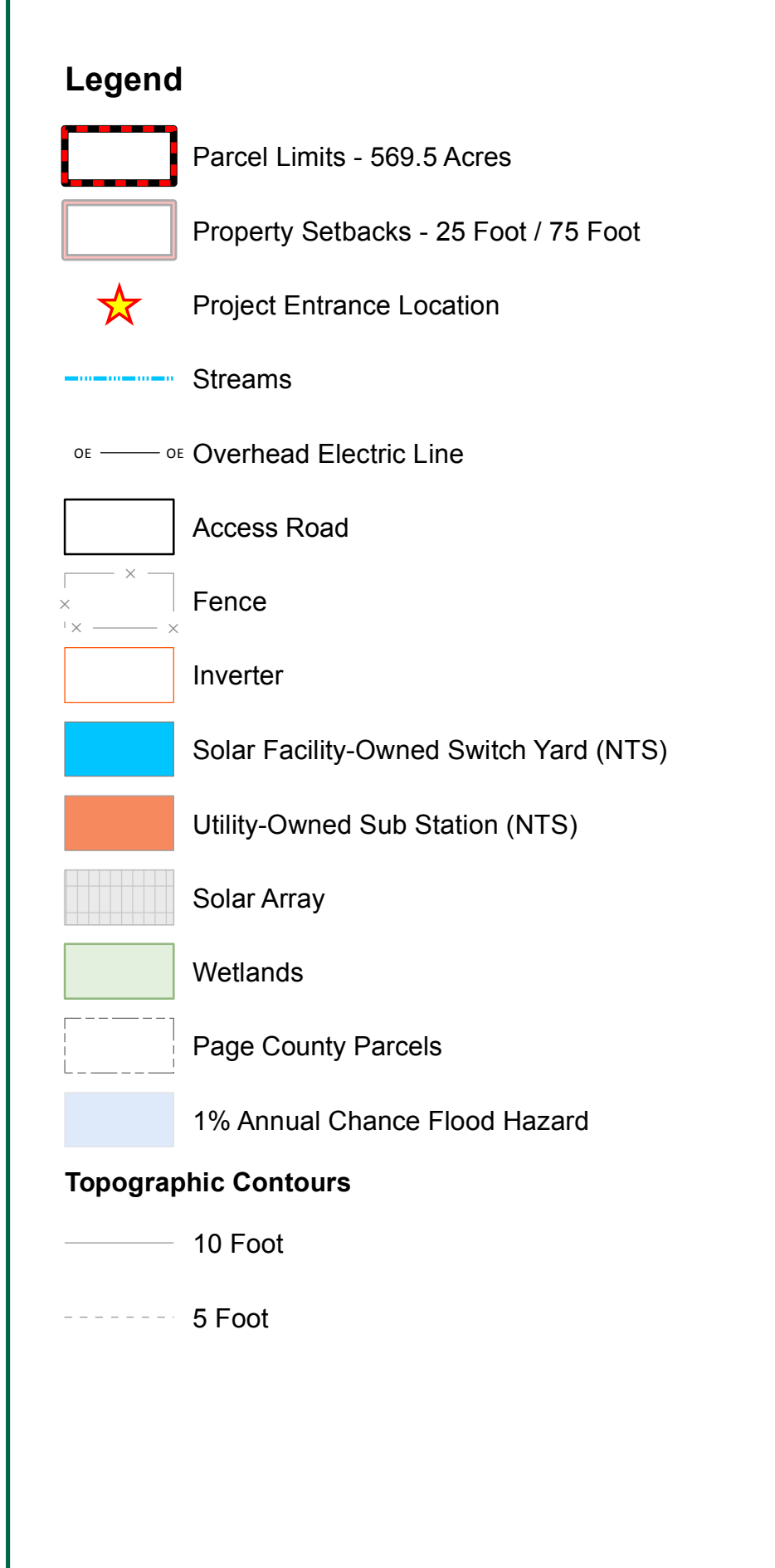
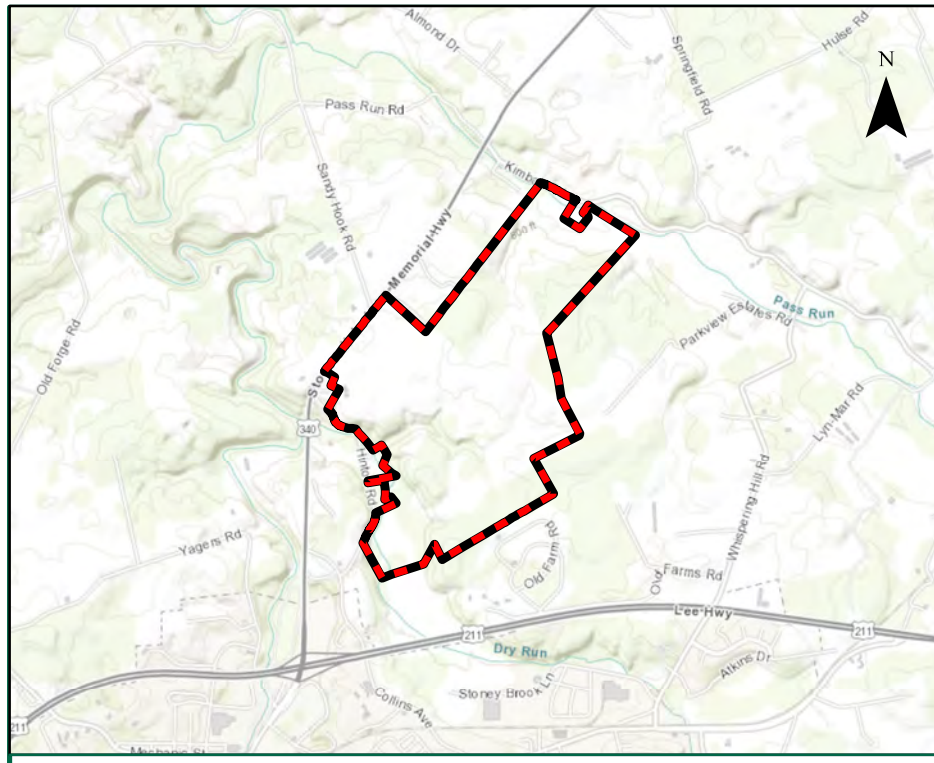
The second revenue stream generated by the project will come from the M&T tax, or solar revenue share, depending on whether Page County adopts a solar revenue share ordinance authorized by the Virginia General Assembly. If the County decides not to adopt the solar revenue share, it would collect the M&T tax, which is based on the estimated value of the equipment as determined by the State Corporation Commission and includes a depreciation schedule.

In the 2020, the General Assembly passed several new bills designed to give more flexibility and more revenue to counties in which solar projects are located. One of these bills included authority for the County to adopt a revenue share ordinance, which if adopted, allows the county to collect \$1,400 per megawatt, on an annual basis for the life of the Project, based on the nameplate generation capacity of the project. With regard to the Cape Solar project, this translates to \$94,500 per year, or \$3,780,000 over the 40-year life of the project.

If Page County adopts a revenue share ordinance, it would also receive the M&T tax on the substation equipment, since this equipment is not part of the \$1,400 per megawatt that is used to calculate revenue share. For the Cape Solar project, this means the County would receive an estimated \$861,866 over the 40-year life of the project.

In summary, the real property tax, the revenue share calculated by the size of the facility, along with the M&T tax collected on the project substation, would provide \$5,937,275 to the County over its 40-year life. This does not include the estimated \$100,000 the County would receive in year 1 when the land is removed from land use.

D. Preliminary Site Plan & Vegetative Buffer Detail



Legend

- Parcel Limits - 569.5 Acres
- Property Setbacks - 25 Foot / 75 Foot
- Project Entrance Location
- Streams
- Overhead Electric Line
- Access Road
- Fence
- Inverter
- Solar Facility-Owned Switch Yard (NTS)
- Utility-Owned Sub Station (NTS)
- Solar Array
- Wetlands
- Page County Parcels
- 1% Annual Chance Flood Hazard

Topographic Contours

- 10 Foot
- 5 Foot

NOTES:

- EDWARD R BAKER JR IS THE PARCEL OWNER OF TAX PARCEL ACCOUNT #S 32 A 56, 32 A 56A, 32 A 56B, AND 32 A 56 C (IDENTIFIER #S 1 - 4) PER DB XXX, PG XXX. HOUSER PROPERTIES LLC IS THE PARCEL OWNER OF TAX PARCEL ACCOUNT #S 32 A 43 AND 32 A 48 (IDENTIFIER #S 5 AND 6) PER DB XXX, PG XXX. ROGER W HOUSER IS THE PARCEL OWNER OF TAX PARCEL ACCOUNT #S 42 A 14B AND 32 A 1 (IDENTIFIER #S 7 AND 9) PER DB 360, PG 463. ROGER W HOUSER C/O BILL HOUSER IS THE PARCEL OWNER OF TAX PARCEL ACCOUNT # 32 4 1A (IDENTIFIER # 8) PER DB 362, PG 245.
- ZONING OF PARCEL IDENTIFIERS 1-7 IS A-1. ZONING OF PARCEL IDENTIFIERS 8 AND 9 IS R.
- EXISTING LAND USE OF PARCEL IDENTIFIERS 1-9 IS AGRICULTURAL.
- TAX PARCEL IDENTIFIERS 1, 5, AND 7 ARE LOCATED WITHIN A 100-YEAR FLOOD ZONE. TAX PARCEL IDENTIFIERS 2-4, 6, 8, AND 9 ARE NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE. FLOOD ZONE DATA IS SOURCED FROM THE FEMA NATIONAL FLOOD HAZARD LAYER (NFHL).
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- WETLANDS ARE SOURCED FROM THE NATIONAL WETLAND INVENTORY (NWI).
- STREAMS ARE SOURCED FROM THE NATIONAL HYDROGRAPHY DATASET (NHD).
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- THE SOLAR FACILITY IS APPROXIMATELY 461 ACRES SUBJECT TO FINAL DESIGN AND CONSTRUCTION.
- TOPOGRAPHIC CONTOURS ARE BASED ON USGS LIDAR DATA.
- LAYOUT IS SCHEMATIC AND NOT FOR CONSTRUCTION PURPOSES.

IDENTIFIER	PARCEL ACCOUNT	ZONING	OWNER NAME
1	32 A 56	A	BAKER EDWARD R JR
2	32 A 56A	A	BAKER EDWARD R JR
3	32 A 56B	A	BAKER EDWARD R JR
4	32 A 56C	A	BAKER EDWARD R JR
5	32 A 43	A	HOUSER PROPERTIES LLC
6	32 A 48	A	HOUSER PROPERTIES LLC
7	42 A 14B	A	HOUSER ROGER W
8	32 4 1A	R	HOUSER ROGER W C/O BILL HOUSER
9	32 4 1	R	HOUSER ROGER W
10	32 4 2	R	LURAY MP LLC
11	32 4 3	R	ZIRKLE CHARLES ANTHONY & DEBORAH C
12	32 6	R	ROTHGER KEVIN BRIAN
13	32 4 6	R	ZIRKLE CHARLES ANTHONY & DEBORAH C
14	32 4 6A	R	ZIRKLE CHARLES ANTHONY & DEBORAH C
15	32 A 57E	A	RULE PERRY C & MARLYN C
16	32 A 57C	A	VIANDE LEON & BANTA SONIA E
17	32 A 57	A	COMER SHIRLEY M
18	32 A 58	A	SHOYER JONATHAN MONTGOMERY & JONATHAN MAX
19	32 2 1B	A	LURAY RV RESORT INCORPORATED
20	32 2 1A	A	KEELER JOHN M & KATRINA L
21	32 A 55	A	BAKER EDWARD R JR
22	32 A 55A	A	RUTT ENTERPRISES LLC
23	32 A 51	A	HELIARD JANE S
24	33 A 8	A	FOX EUGENE C & BETTY A
25	32 9 17	R	STANLEY WAYNE M & JOANK
26	32 A 49	A	GRIFFITH SAMUEL H JR
27	42 A 15A	A	SHORT RONNE B & BONNE S
28	42E 1 25	R	EVERLY FRED M JR & TRUE SUE ANN- TRUSTEES
29	42E 1 26	R	VALUGHAN SIENE BURGEN
30	42E 1 27	R	SMITH RANDY D & DONNA M
31	42E 1 28	R	HOUSER ROGER W
32	42E 1 29	R	HOUSER ROGER W
33	42E 1 30	R	HOUSER ROGER W
34	42E 1 31	R	ADAMS CHRISTOPHER PAGE & CHERYL LANETTE
35	42E 1 32	R	MAYES TERRI A
36	42E 1 33	R	GREER JOHN M & CHRISTIE L TRUSTEES
37	42E 1 34	R	GREER JOHN M & CHRISTIE L TRUSTEES
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39	42 A 13	A	SHENK JANET ALESHIRE
40	42 A 10	R	SHENK JANET A
41	42 A 14F	A	HOUSER ROGER W
42	42 1 3F	A	LUNA GAY LYNNIE
43	42 1 3H	A	FARKAS KENNETH W & TERESA K
44	42 1 3I	A	FARKAS KENNETH W & TERESA K
45	42 1 3G	A	YOWEL JOANNE M
46	42 A 14K	A	HOUSER DEBRA
47	42 A 14I	A	HOUSER ROGER W
48	42 A 14J	A	HOUSER ROGER W
49	42 A 14H	A	HOUSER ROGER W
50	42 A 14G	A	HOUSER ROGER W
51	32 10 2	A	HOUSER ROGER W
52	32 10 1	A	HOUSER WYLE W
53	32 A 47	A	KREIBS ROBERT W & DEBORAH L
54	32 A 46	A	KREIBS ROBERT W & DEBORAH L
55	32 A 45	A	KREIBS ROBERT W & DEBORAH L
56	32 A 43A	A	COMMONWEALTH OF VIRGINIA
57	32 A 44A	A	COMMONWEALTH OF VIRGINIA CO VDOT
58	32 8 A1	A	COMMONWEALTH OF VIRGINIA CO LURAY RESIDENCY, VIRGINIA DEPT OF TRANSPORTATION
59	32 8 A	A	ZIRKLE CHARLES A
60	32 A 42	A	RYAN WILLIAM J & ELIZABETH
61	32 A 42B	A	RYAN WILLIAM J & ELIZABETH
62	32 A 42A	A	RYAN WILLIAM J & ELIZABETH
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66	32 A 31	A	BRADLEY GLENN F
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68	32 A 29	A	STROKLER SHANNON O
69	32 3 4	R	ZIRKLE CHARLES ANTHONY & DEBORAH C
70	32 2 2A	A	BRADLEY CLETUS M & PEGGY C
71	32 2 2	A	JUDD WARY ELLEN



TIMMONS GROUP

CAPE SOLAR SITE
PAGE COUNTY, VIRGINIA
PRELIMINARY SITE PLAN MAP

THIS DRAWING PREPARED AT THE CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.604.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development	Residential	Infrastructure	Technology	Environmental
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REVISION DESCRIPTION

NO.	DATE	DESCRIPTION

DATE: 12/04/2020

DRAWN BY: L. WHEELER

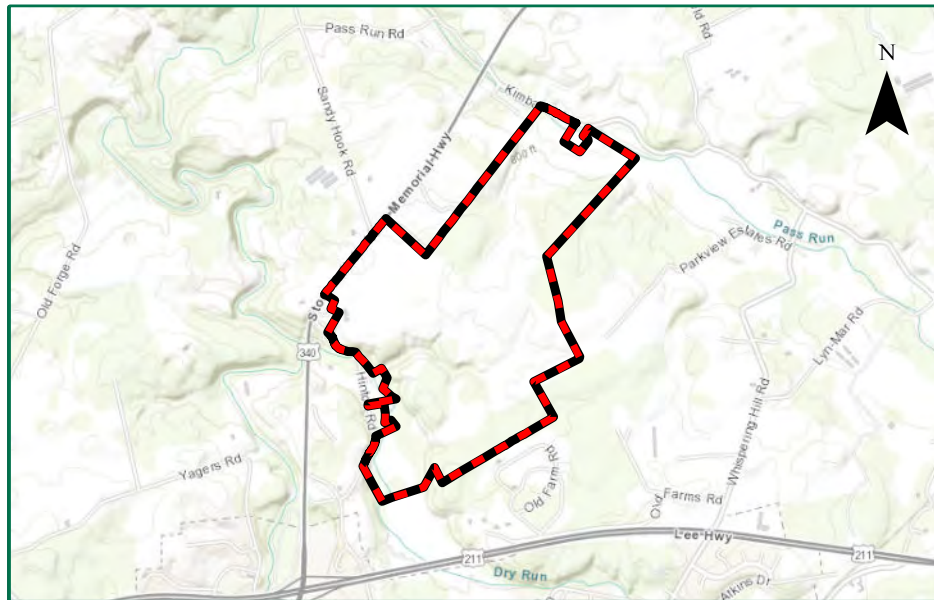
DESIGNED BY: L. WHEELER

CHECKED BY: J. CAMPUS

SCALE: 1" = 400'

JOB NO. 99999

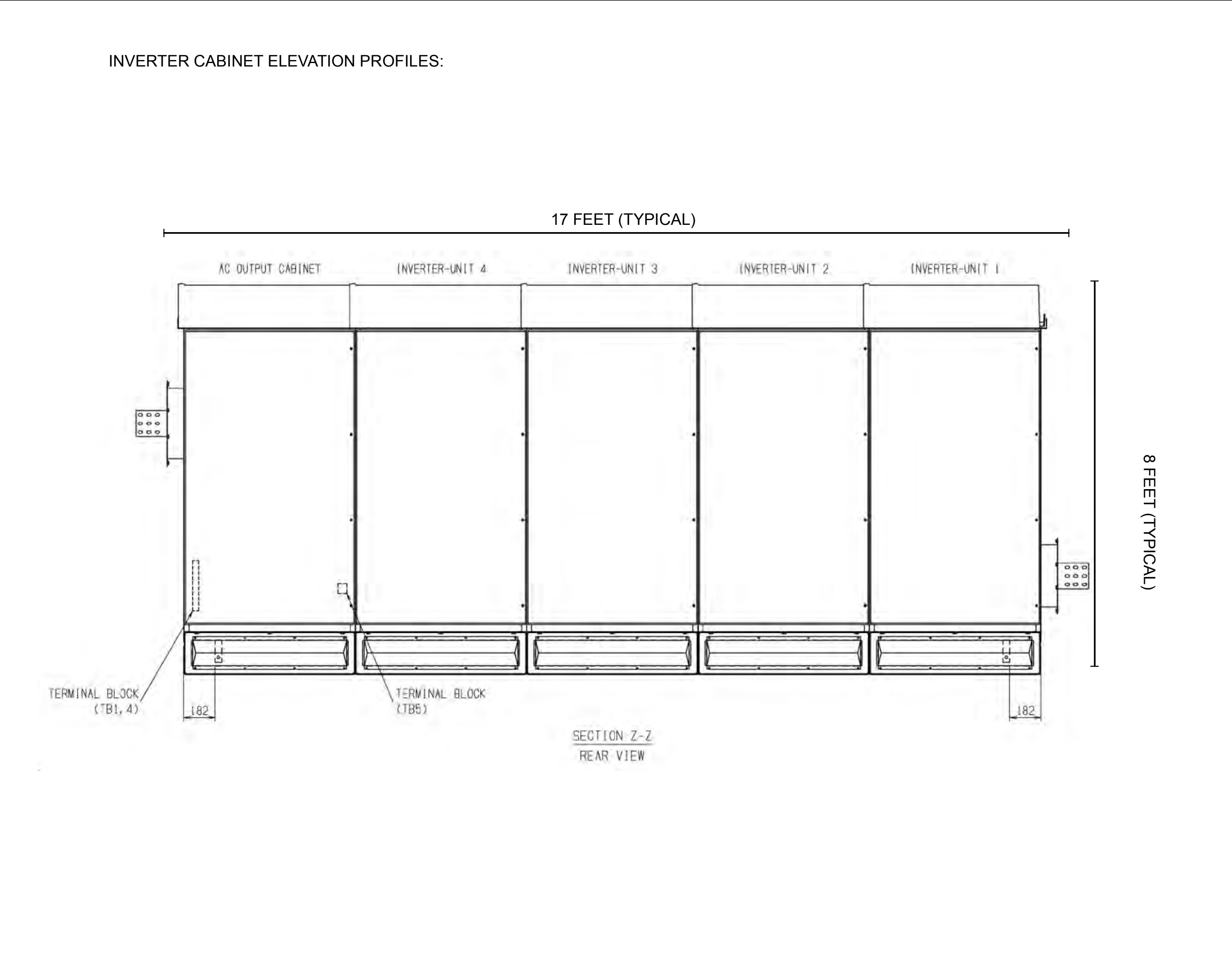
SHEET NO. 1 OF 2



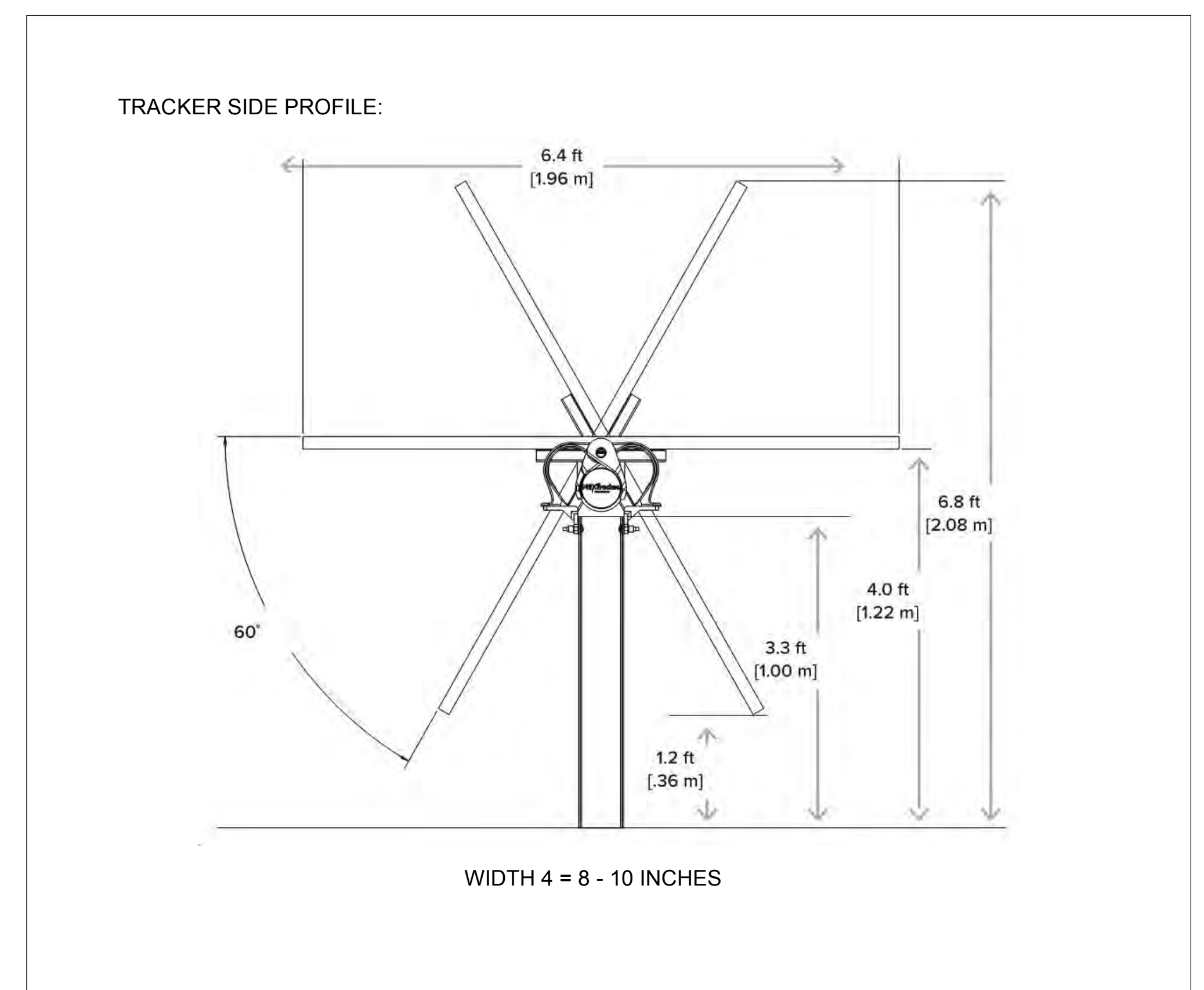
Legend

- Parcel Limits - 569.5 Acres
- Property Setbacks - 25 Foot / 75 Foot
- Project Entrance Location
- Streams
- Overhead Electric Line
- Access Road
- Fence
- Inverter
- Solar Facility-Owned Switch Yard (NTS)
- Utility-Owned Sub Station (NTS)
- Solar Array
- Wetlands
- Page County Parcels
- 1% Annual Chance Flood Hazard
- Topographic Contours**
- 10 Foot
- 5 Foot

INVERTER CABINET ELEVATION PROFILES:



TRACKER SIDE PROFILE:



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THIS DRAWING PREPARED AT THE CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DESIGNED BY
L. WHEELER

CHECKED BY
J. CAMPUS

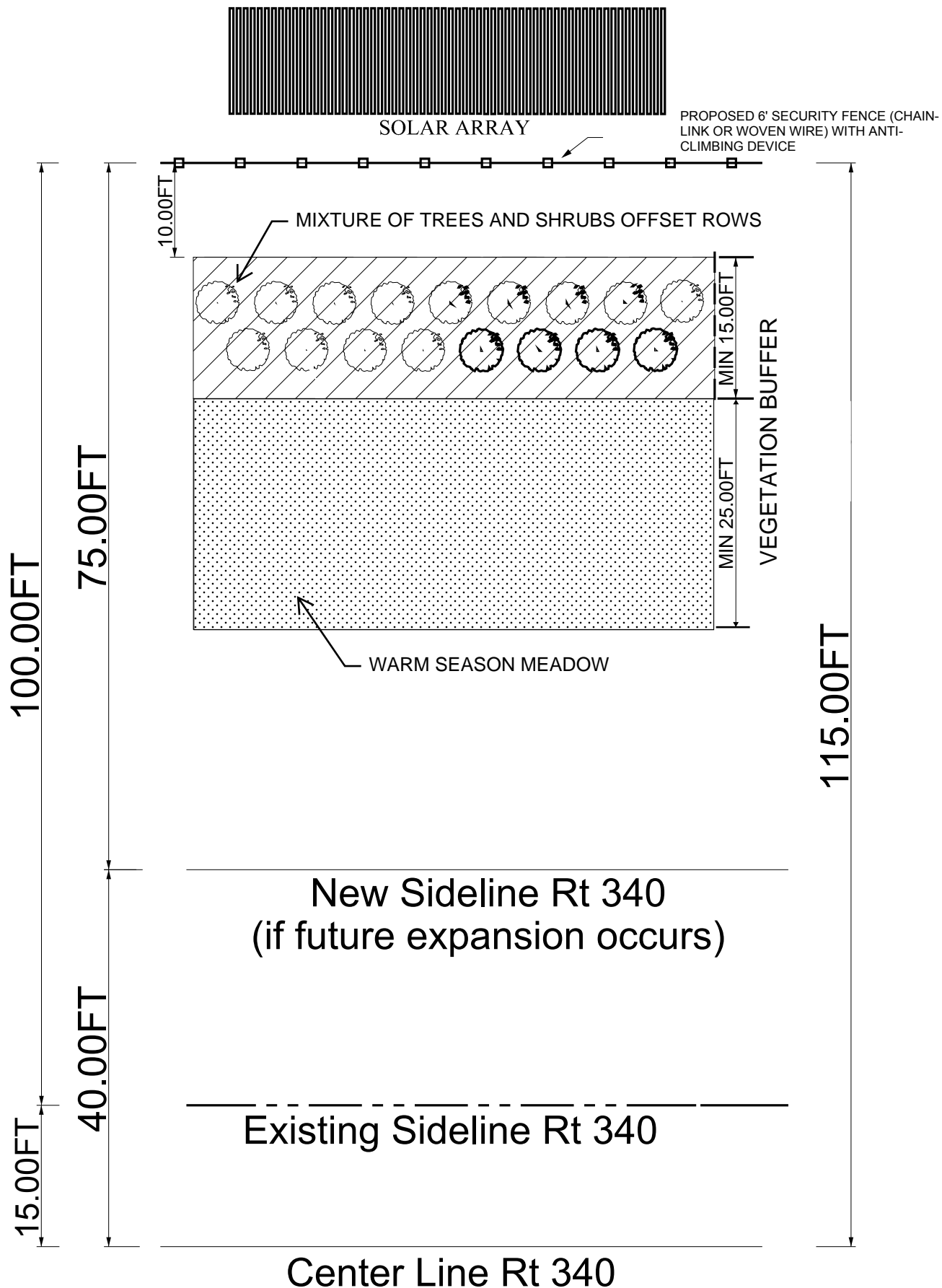
TIMMONS GROUP

CAPE SOLAR SITE
PAGE COUNTY, VIRGINIA

PRELIMINARY SITE PLAN MAP - DETAIL

Path: Y:\82294\04\1105 - Cape_Solar\GIS\Common_Shares\Exhibits\Cape-CUP_Schematics_Sheet2.mxd

RIGHT-OF-WAY DETAIL
NOT TO SCALE



E. Buffer Screening Standards

Page County Special Use Permit Buffer Screening Standards for Solar Electricity Generating Facility Screening

The following Standards have been prepared to provide minimum requirements for buffer landscaping and screening to be installed as required by the Special Use Permit conditions applicable to the Cape Solar facility and shall provide guidance for Page County Staff in implementing those conditions.

Buffer Screening - General Notes

- Buffer shall consist of a landscaped strip located within the required setbacks in substantial conformity with the Right-of-Way Buffer Screening Detail attached hereto.
- Buffer shall consist of existing vegetation and, where existing vegetation is not sufficient, an installed landscaped strip consisting of a twenty-five (25) foot warm season meadow closest to the road edge, along with a fifteen (15) to twenty (20) vegetative buffer, consisting of two rows of trees and shrubs. The trees will have a minimum height of three (3) feet and shrubs of varying heights. Trees and shrubs will be planted with offset spacing not to exceed ten (10) feet.
- Buffer shall be maintained for the life of the facility.
- Buffer shall meet the guidelines of the “USDA-NRCS Conservation Practice Standard: Tree/Shrub Establishment” and the “USDA-NRCS Virginia Plant Establishment Guide.”

Existing Buffer Notes

- Buffer shall be met where possible by existing wetlands and woodlands.
- Existing wetlands or woodlands serving as vegetative buffer shall be maintained for the life of the facility.
- If existing trees and vegetation are disturbed, new plantings shall be provided for the buffer.

Proposed Buffer Notes

- Buffer shall also be sown under the trees with appropriate non-invasive species and pollinator-friendly native seeding that meets erosion and sediment control requirements.
- Buffer shall be seeded promptly following completion of construction in such a manner as to reduce invasive weed growth and sediment run-off.
- A list of acceptable tree species is set forth below. Applicant can propose additional species with its construction permit applications, such additional species to be acceptable to the Page County Zoning Administrator.
- Buffer shall be maintained in good condition until the facility has been decommissioned and removed.
- Fencing shall be installed on the interior of the buffer.

Representative Tree Species List - Small To Medium Deciduous Tree

- Amelanchier Arborea / Downy Serviceberry
- Carpinus Caroliniana / American Hornbeam
- Cercis Canadensis / Eastern Redbud
- Chionanthus Virginicus / White Fringetree
- Cornus Alternifolia / Pagoda Dogwood
- Cornus Florida / Flowering Dogwood
- Hamamelis Virginiana / Witch Hazel
- Acer Rubrum/Red Maple

Evergreen Trees

- Ilex Opaca / American Holly
- Ilex Glabra / Inkberry
- Magnolia Virginiana / Sweet Bay Magnolia
- Juniperus Virginiana / Eastern Red Cedar
- Thuja Occidentalis / Arborvitae

For a visual reference of the above buffer standards, please refer to the vegetative screening detail in *Section D* of this application.

F. Cape Solar Landscape Visualizations



1



EASTBOUND US-340

AGE OF LANDSCAPE: EXISTING CONDITIONS
HEIGHT OF LANDSCAPE: --
SPECIES: --



2



EASTBOUND US-340

AGE OF LANDSCAPE: AT PLANTING
HEIGHT OF LANDSCAPE: 6'-8' TREES, 2'-3' SHRUBS
SPECIES: MAPLES, DOGWOODS, CEDARS, VIBURNUMS



3



EASTBOUND US-340

AGE OF LANDSCAPE: 10 YEARS
HEIGHT OF LANDSCAPE: 18'-20' TREES, 4'-5' SHRUBS
SPECIES: MAPLES, DOGWOODS, CEDARS, VIBURNUMS



4



WESTBOUND US-340

AGE OF LANDSCAPE: EXISTING CONDITIONS
HEIGHT OF LANDSCAPE: --
SPECIES: --



5



WESTBOUND US-340

AGE OF LANDSCAPE: AT PLANTING
HEIGHT OF LANDSCAPE: 6'-8' TREES, 2'-3' SHRUBS
SPECIES: MAPLES, DOGWOODS, CEDARS, VIBURNUMS



6



WESTBOUND US-340

AGE OF LANDSCAPE: 10 YEARS
HEIGHT OF LANDSCAPE: 18'-20' TREES, 4'-5' SHRUBS
SPECIES: MAPLES, DOGWOODS, CEDARS, VIBURNUMS



7



OLD FARM ROAD

AGE OF LANDSCAPE: EXISTING CONDITIONS
HEIGHT OF LANDSCAPE: --
SPECIES: --



8



OLD FARM ROAD

AGE OF LANDSCAPE: AT PLANTING
HEIGHT OF LANDSCAPE: 6'-8' TREES, 2'-3' SHRUBS
SPECIES: MAPLES, DOGWOODS, CEDARS, VIBURNUMS



9



OLD FARM ROAD

AGE OF LANDSCAPE: 10 YEARS
HEIGHT OF LANDSCAPE: 18'-20' TREES, 4'-5' SHRUBS
SPECIES: MAPLES, DOGWOODS, CEDARS, VIBURNUMS

G. Special Use Permit Application

**COUNTY OF PAGE
SPECIAL USE PERMIT APPLICATION**

FOR OFFICE USE ONLY:

DATE RECEIVED: _____ **DENSITY RANGE:** _____
AMOUNT PAID: _____ **RECEIPT #:** _____

1. The applicant is the owner _____ other (Check one)

2. OWNER/MAILING ADDRESS OPERATOR/APPLICANT (If other than owner)

Name: (a): Roger W. Houser _____ Name: Cape Solar, LLC, c/o Urban Grid

Address: 211 Walnut Hill Rd. _____ Address: 337 Log Canoe
Circle _____
Luray, VA 22835 _____ Stevensville, MD
21666 _____
(see Attachment for continuation)

Phone Number: (804) 240-6840 _____ Phone Number: (443) 642-1280 _____

3. Site Address: East of the Intersection of US 340 and Hinton Rd. _____

4. Directions to property:
North on S. Court St. towards W. Page St., Right onto W. Main (.2 Mile); Left on N. Broad St. (.6 Mile); Continue onto US 340 (1.6 Mile); Proposed Entrance North of JEB Lane at Intersection with US 340 _____

5. Property size: Approximately 559 acres. _____

6. Tax Map Number: 32-A-43; 32-A-48; 42-A-14B; 32-4-1; 32-4-1A (see Attachment for continuation)
Magisterial District: Springfield _____

7. Current use of the property: Agricultural _____

8. Description of proposed use: Solar electricity generating facility

Size of building(s), if any: Please see enclosed Preliminary Plan in Section D of the application

9. Present Zoning: X A-1 (Agriculture) _____ R (Residential)
_____ C-1 (Commercial) _____ I (Industrial)
_____ W-C (Woodland Conservation)

10. Applicants' additional comments, if any:

DIRECTOR

DATE

**COUNTY OF PAGE
SPECIAL USE PERMIT APPLICATION**

(ATTACHMENT WITH ADDITIONAL INFORMATION)

2. PROPOSED OWNER/MAILING ADDRESS (continued)

(b) Name: Houser Properties, LLC
Address: 211 Walnut Hill Rd.
Luray, VA 22835
Phone: (804) 726-2400
(804) 240-6840

(c) Name: Edward R. Baker, Jr., c/o Houser Properties, LLC
Address: 211 Walnut Hill Rd.
Luray, VA 22835
Phone: (804) 726-2400
(804) 240-6840

6. TAX MAP NUMBER (continued)

32-A-56; 32-A-56A; 32-A-56B; 32-A-56C, 32-A-55

Submit names and complete mailing addresses of ALL adjoining property owners, including property owners across any road or right-of-way (Continue on separate sheet if needed).

Note: Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME ADDRESS

__ Information included in 'Adjacent Landowner List' below

ADJOINING PROPERTY OWNER VERIFICATION:

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I, _____ (Name)

HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION HAS BEEN GIVEN TO ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

12/10/2020
DATE

James A Crawford Jr
SIGNATURE OF APPLICANT

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE
SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

No objection

DATE

BUILDING OFFICIAL

5-7-18

Donna Green

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY



Jessica Berger <jessica.berger@urbangridco.com>

! Cape Solar-SUP Application Comments-VDOT - Page County

Jessica Berger <jessica.berger@urbangridco.com>
To: Rodney.Snider@vdot.virginia.gov
Cc: Jared Burden <jburden@greenehurlocker.com>

Sun, Apr 8, 2018 at 5:38 PM

Mr. Snider,

My name is Jessica Berger and I am the Project Manager for Cape Solar.

After speaking with Jared Burden, he mentioned a couple of things per your conversation about the Cape Solar project entrances.

I have attached the newly revised preliminary site plan for your review and comments. I have removed the entrance off of Kimball Road and moved the entrance on US 340 N to across from Sandy Hook Road.

Please let us know if you have any questions or need additional information to provide your comments. It is our hope that we will file the SUP Application early this week.

Please provide your comments on the agency comment sheet that I have attached to this email or feel free to respond to this email so that we can attach your comments to our application.




I can be reached at the contact information below, and by this email if you have any additional questions.

Thank you so much!

-Jessica

Jessica Berger
Project Manager, Urban Grid
[2920 W. Broad St.](#)
[Suite 107](#)
[Richmond, VA 23230](#)
Maryland Office: 410.604.3603
C: 804-615-2489
www.urbangridco.com

3 attachments

-  Pages 4 -6__Cape__Special Use Permit Application.pdf
144K
-  Agency page from Page SUP application (2).pdf
33K
-  Cape_combined-Rev 4.6.18.pdf
4359K



Jessica Berger <jessica.berger@urbangridco.com>

! Cape Solar-SUP Application Comments-VDOT - Page County

Snider , Rodney <rodney.snider@vdot.virginia.gov>
To: Jessica Berger <jessica.berger@urbangridco.com>
Cc: Jared Burden <jburden@greenehurlocker.com>

Mon, Apr 9, 2018 at 2:23 PM

Jessica and Jared,

We generally support the entrance location shown on the sketch. Exact location and specific details can be addressed at site plan review.

Regards,
Scott

[Quoted text hidden]

Adjacent Landowners

Identifier	Parcel Account	Zoning	Owner Name
10	32 4 2	R	LURAY MHP LLC
11	32 4 3	R	ZIRKLE CHARLES ANTHONY & DEBORAH C
12	32 6 3	R	ROTHGEB KEVIN BRIAN
13	32 4 6	R	ZIRKLE CHARLES ANTHONY & DEBORAH C
14	32 4 6A	R	ZIRKLE CHARLES ANTHONY & DEBORAH C
15	32 A 57E	A	RULE PERRY C & MARILYN C
16	32 A 57C	A	VIANDS LEON & BANTA SONIA E
17	32 A 57	A	COMER SHIRLEY M
18	32 A 58	A	SNYDER JONATHAN MONTGOMERY & JONATHAN MAX
19	32 2 1B	A	LURAY RV RESORT INCORPORATED
20	32 2 1A	A	KEELER JOHN M & KATRINA L
21	32 A 55	A	BAKER EDWARD R JR
22	32 A 55A	A	RUTT ENTERPRISES LLC
23	32 A 51	A	HILLIARD DIANE S
24	33 A 8	A	FOX EUGENE C & BETTY A
25	32 9 17	R	STANLEY WAYNE M & JOAN K
26	32 A 49	A	GRIFFITH SAMUEL H JR
27	42 A 15A	A	SHORT RONNIE B & BONNIE S
28	42E 1 25	R	EVERLY FRED M JR & TRUE SUE ANN-TRUSTEES
29	42E 1 26	R	VAUGHAN SIGNE BURGEN
30	42E 1 27	R	SMITH RANDY D & DONNA M
31	42E 1 28	R	HOUSER ROGER W
32	42E 1 29	R	HOUSER ROGER W
33	42E 1 30	R	HOUSER ROGER W
34	42E 1 31	R	ADAMS CHRISTOPHER PAGE & CHERYL LANETTE
35	42E 1 32	R	MAYES TERRI A
36	42E 1 33	R	GREER JOHN M & CHRISTIE L TRUSTEES
37	42E 1 34	R	GREER JOHN M & CHRISTIE L TRUSTEES
38	42 A 12	A	LOUDERBACK ALLEN LEE & NADIA LAURA TRUSTEES
39	42 A 13	A	SHENK JANET ALESHIRE
40	42 A 10	R	SHENK JANET A
41	42 A 14F	A	HOUSER ROGER W
42	42 1 3F	A	LUNA GAY LYNNE
43	42 1 3H	A	FARKAS KENNETH W & TERESA K
44	42 1 3I	A	FARKAS KENNETH W & TERESA K
45	42 1 3G	A	YOWELL JOANNE M
46	42 A 14K	A	HOUSER DEBRA
47	42 A 14I	A	HOUSER ROGER W
48	42 A 14J	A	HOUSER ROGER W
49	42 A 14H	A	HOUSER ROGER W
50	42 A 14G	A	HOUSER ROGER W
51	32 10 2	A	HOUSER ROGER W
52	32 10 1	A	HOUSER KYLE W

53	32 A 47	A	KREBS ROBERT W & DEBORAH L
54	32 A 46	A	KREBS ROBERT W & DEBORAH L
55	32 A 45	A	KREBS ROBERT & DEBORAH L
56	32 A 43A	A	COMMONWEALTH OF VIRGINIA
57	32 A 44A	A	COMMONWEALTH OF VIRGINIA C/O VDOT
58	32 8 A1	A	COMMONWEALTH OF VIRGINIA C/O LURAY RESIDENCY, VIRGINIA DEPT OF TRANSPORTATION
59	32 8 A	A	ZIRKLE CHARLES A
60	32 A 42	A	RYAN WILLIAM J & ELIZABETH
61	32 A 42B	A	RYAN WILLIAM J & ELIZABETH
62	32 A 42A	A	RYAN WILLIAM J & ELIZABETH
63	32 A 37	A	CHAPLIN BERTHA DALE;SNIDER ELIZABETH & MASON C
64	32 A 33	A	BEAHM EVA CORNELIA SOURS LIFE ESTATE
65	32 A 32	A	BEAHM ROBERT R & PENNY R
66	32 A 31	A	BRADLEY GLENN F
67	32 A 30	A	SHANKS GEORGE W
68	32 A 29	A	STRICKLER SHANNON O
69	32 3 4	R	ZIRKLE CHARLES ANTHONY & DEBORAH C
70	32 2 2A	A	BRADLEY CLETUS M & PEGGY C
71	32 2 2	A	JUDD MARY ELLEN

**Special Limited Power of Attorney
County of Page, Virginia**

Page County Planning and Community Development (540) 743-1324

Know All Men By Those Present:

That I, Roger W. Houser, as Member of Houser Properties, LLC, a Virginia limited liability company (the "Company"), Phone No. (443) 642-1280, with an address of 211 Walnut Hill Rd., Luray, VA 22835, the Owner of all those parcels of land (the "Property") conveyed to the Company by deed recorded in the Clerk's Office of the Circuit Court of the County of Page, Virginia, from William B. Houser and June R. Houser, Trustees of the William B. Houser and June R. Houser Revocable Living Trust, dated June 24, 1999, Grantors, dated December 28, 2005, and recorded January 4, 2006, as Instrument No. 060000038, and is described as **Tax Map Parcels: 32-A-43 and 32-A-48.**

Do hereby make, constitute and appoint:

Name: Rob Propes of Urban Grid and John G. "Chip" Dicks of Gentry Locke, either of whom may act
Phone: (443) 642-1280
Address: 350 Pleasant Place, Charlottesville, Virginia 22911

To act as my true and lawful attorney-in-fact for and in my name, place, and stead as a Member of the Company with full power and authority I would have if acting personally to file planning applications with the Planning and Community Development Department of Page County, VA, for the above described Property, including:

<u> </u>	Rezoning
<u> X </u>	Special Use Permit
<u> X </u>	Variance or Appeal
<u> </u>	Subdivision Waiver

My attorney-in-fact shall have the authority, with respect to the applications checked above, to offer proffered conditions and to make amendments to previously approved proffered conditions.

This authorization shall expire two years from the day it is signed, or until it is otherwise rescinded or modified.

IN WITNESS THEREOF, I have hereto set my hand and seal this 9th day of December, 2020

Signature: **HOUSER PROPERTIES, LLC**

By: *Roger W. Houser*
Roger W. Houser, Member

Commonwealth of Virginia, City/County of Page, To-wit:

I, Tracey L Turner, a Notary Public in and for the jurisdiction aforesaid, certify that the person who signed to the foregoing instrument as Member of Houser Properties, LLC, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 9th day of December, 2020

Tracey L Turner My Commission Expires: 4/30/2024
Notary Public Notary Registration Number: 237707



Special Limited Power of Attorney
County of Page, Virginia

Page County Planning and Community Development (540) 743-1324

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Signature: **HOUSER PROPERTIES, LLC**

By: *Roger W. Houser*
Roger W. Houser, Member

Commonwealth of Virginia, City/County of Page, To-wit:

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Tracey L Turner My Commission Expires: 4/30/2024
Notary Public

Notary Registration Number: 237707



**Special Limited Power of Attorney
County of Page, Virginia**

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Signature: **HOUSER PROPERTIES, LLC**

By: 
Roger W. Houser, Member

Commonwealth of Virginia, City/County of Page, To-wit:

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County of Page, Virginia**

Page County Planning and Community Development (540) 743-1324

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The Contract Purchaser of all those parcels of land conveyed to Edward R. Baker, Jr., by that certain Trustee's Foreclosure Deed, dated June 3, 2011, by and between Edward R. Baker, Jr., (as Grantee), Robert S. Janney, Substitute Trustee (as Grantor), and Daniel F. Llewellyn and Kelly D. Llewellyn, husband and wife, for purposes of indexing, recorded as Instrument No. 110001190, and is described as Page County **Tax Map Parcels 32-A-55, 32-A-56, 32-A-56A, 32-A-56B and 32-A-56C**; (the owned and contract parcels being collectively the "Property")

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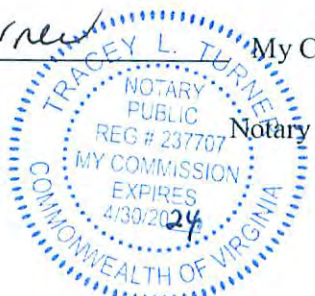
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Signature: 
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Tracey L Turner
Notary Public My Commission Expires: 4/30/2024



Notary Registration Number: 237707

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County of Page, Virginia**

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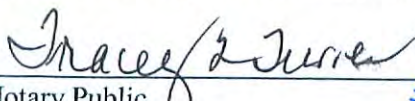
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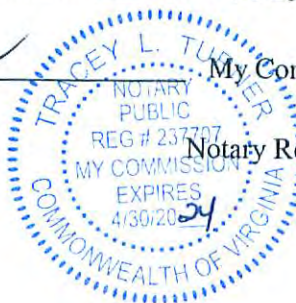
IN WITNESS THEREOF, I have hereto set my hand and seal this 9th day of December, 2020

Signature: 
Roger W. Houser

Commonwealth of Virginia, City/County of Page, To-wit:

I, Tracey L Turner, a Notary Public in and for the jurisdiction aforesaid, certify that the person who signed the foregoing instrument, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 9th day of December, 2020


Notary Public



My Commission Expires: 4/30/2024

Notary Registration Number: 237707

Special Limited Power of Attorney
County of Page, Virginia

Page County Planning and Community Development (540) 743-1324

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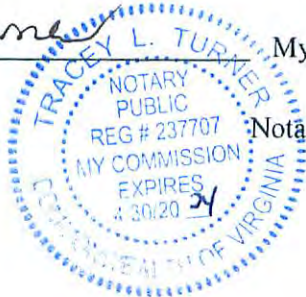
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Signature: [Signature]
Roger W. Houser

Commonwealth of Virginia, City/County of Page, To-wit:

I, Tracey L Turner, a Notary Public in and for the jurisdiction aforesaid, certify that the person who signed the foregoing instrument, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 9th day of December, 2020

Tracey L Turner
Notary Public My Commission Expires: 4/30/2024



Notary Registration Number: 237707

**Special Limited Power of Attorney
County of Page, Virginia**

Page County Planning and Community Development (540) 743-1324

Know All Men By Those Present:

That I, Roger W. Houser, Phone No. (443) 642-1280, with an address of 211 Walnut Hill Rd., Luray, VA 22835;

The Owner of all those parcels of land conveyed to me by deeds recorded in the Clerk's Office of the Circuit Court of the County of Page, Virginia, as follows: (1) Roger W. Houser and Candace T. Houser, husband and wife, Grantors, dated August 8, 2001, and recorded August 28, 2001 as Instrument Number 010003098, and is described as **Tax Map Parcel 42-A-14B**; and (2) Mildred Sours, single, Grantor, dated January 25, 1983, recorded in Deed Book 362, Page 245, and is described as **Tax Map Parcels 32-4-1 and 32-4-1A**.

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Phone: (443) 642-1280
Address: 350 Pleasant Place, Charlottesville, Virginia 22911

To act as my true and lawful attorney-in-fact for and in my name, place, and stead with full power and authority I would have if acting personally to file planning applications with the Planning and Community Development Department of Page County, VA, for the above described Property, including:

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 Special Use Permit
 Variance or Appeal
 Subdivision Waiver

My attorney-in-fact shall have the authority, with respect to the applications checked above, to offer proffered conditions and to make amendments to previously approved proffered conditions.

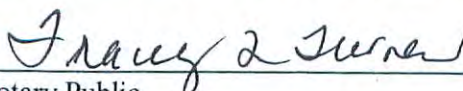
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IN WITNESS THEREOF, I have hereto set my hand and seal this 9th day of December, 2020

Signature: 
Roger W. Houser

Commonwealth of Virginia, City/County of Page, To-wit:

I, Tracey L Turner, a Notary Public in and for the jurisdiction aforesaid, certify that the person who signed the foregoing instrument, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 9th day of December, 2020.

 My Commission Expires: 4/30/2024
Notary Public

Notary Registration Number: 237707

Special Limited Power of Attorney
County of Page, Virginia

Page County Planning and Community Development (540) 743-1324

Know All Men By Those Present:

That I, Franklin E. DePew, as Authorized Signatory of Cape Solar, LLC, Phone No. (443) 642-1280, with an address of 337 Log Canoe Circle, Stevensville, Maryland 21666, the Contract Purchaser of all those parcels of land (the "Property") described as **Tax Map Parcels 42-A-14B, 32-4-1, 32-4-1A, 32-A-43 and 32-A-48**.

Do hereby make, constitute and appoint:

Name: Rob Propes of Urban Grid and John G. "Chip" Dicks of Gentry Locke, either of whom may act
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This authorization shall expire two years from the day it is signed, or until it is otherwise rescinded or modified.


IN WITNESS THEREOF, I have hereto set my hand and seal this 10th day of December, 2020

Signature: **CAPE SOLAR, LLC**

By: 
E. Franklin DePew, Authorized Signatory

Commonwealth of Virginia, City/County of CHESTERFIELD, To-wit:

I, Roger G. Bowers, a Notary Public in and for the jurisdiction aforesaid, certify that the person who signed the foregoing instrument, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 10th day of DECEMBER, 2020.

 My Commission Expires: 6/30/23
Notary Public

Notary Registration Number: 355260

ROGER GALLUP BOWERS
NOTARY PUBLIC
REG. #355260
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2023

H. PJM Grid Interconnection System Impact Study Report (excerpt from full report) Queue Position AD1 -083

General

Urban Grid Solar Projects, LLC (“Interconnection Customer”) has proposed a new solar generation facility located approximately 1.2 miles from Page substation in Page County, Virginia. GPS coordinates are 38.6800000, -78.4500000. The installed facilities will have capability of 100 MW with 60.1 MW of this output being recognized by PJM as capacity. The proposed in-service date is December 31, 2019. This study does not imply a **Potomac Edison (“Transmission Owner”) commitment to this in-service date.**

Point of Interconnection (POI)

The AD1-083 project will interconnect with the Potomac Edison transmission system by tapping the Page – Riverton 138 kV line at a point located approximately 1.2 miles from Page substation. To facilitate the tap interconnection, Potomac Edison will construct a new 138 kV three (3) breaker ring bus station and loop the Page-Riverton 138 kV line into the new station. The Point of Interconnection will be located at the new substation’s exist side to solar plant. Please refer to Appendix 2 for one-line diagram of system configuration.

Schedule

Based on the extent of the Potomac Edison direct connection and network upgrades required to support the (AD1-083) generation project, it is expected to take a minimum of eighteen (18) months from the date of a fully executed Interconnection Construction Service Agreement to complete the installation. This includes the requirement for Urban Grid Solar Projects, LLC to make a preliminary payment to FirstEnergy (via PJM) which funds the first three months of engineering design that is related to the construction of the Direct Connection facilities. It is assumed that Urban Grid Solar Projects, LLC will provide all rights-of-way, permits, easements, etc. that will be needed. A further assumption is that there will be no environmental issues with any of the new properties associated with this project, that there will be no delays in acquiring the necessary permits for implementing the defined network upgrades, and that all system outages will be allowed when requested.

Transmission Owner Scope of Work and Cost Summary

The following upgrades are required to support AD1-083 interconnection. Please Note: The estimated costs shown below do not include Contribution in Aid of Construction (CIAC) Federal Income Tax Gross Up charge The total tax is \$1,225,800 may or may not be charged to this project based on whether or not this project meets the eligibility requirements of the latest IRS Notice 88-129 provisions for non-taxable status. Total cost with tax: \$9,619,300. All costs are in 2018 Dollars. All Network Upgrade Numbers will be determined during the facilities study stage.

(a) Attachment Facilities: None.

(b) Direct Connection Network Upgrades:

(b1) PJM Network Upgrade Number: tbd. New 138-kV three (3) breaker ring bus.

.....**\$5,566,400**

(b2) PJM Network Upgrade Number: tbd. Loop the Page-Riverton 138kV line into the new Hawksbill substation.....**\$1,724,800**

(b3) PJM Network Upgrade Number: None. Project management, commissioning, environmental, forestry, Right of Way, and Scada.....**\$570,600**

(b4) PJM Network Upgrade Number: None. Nameplates and drawing updates for line name change at the new generation substation.....**\$28,600**

(b5) PJM Network Upgrade Number: None. Customer-owned 138 kV revenue metering inside Customer Facility.....**\$2,300**

(c) Non-Direct Network Upgrades:

(c1) PJM Network Upgrade Number: tbd. Replace Riverton line tuner and line relaying at Page substation
.....**\$250,400**

(c2) PJM Network Upgrade Number: tbd. Replace Page line tuner and line relaying at with carrier set at Riverton substation.**\$250,400**

(d) Direct Local Network Upgrades: None.

(e) Non-Direct Local Network Upgrades: None.

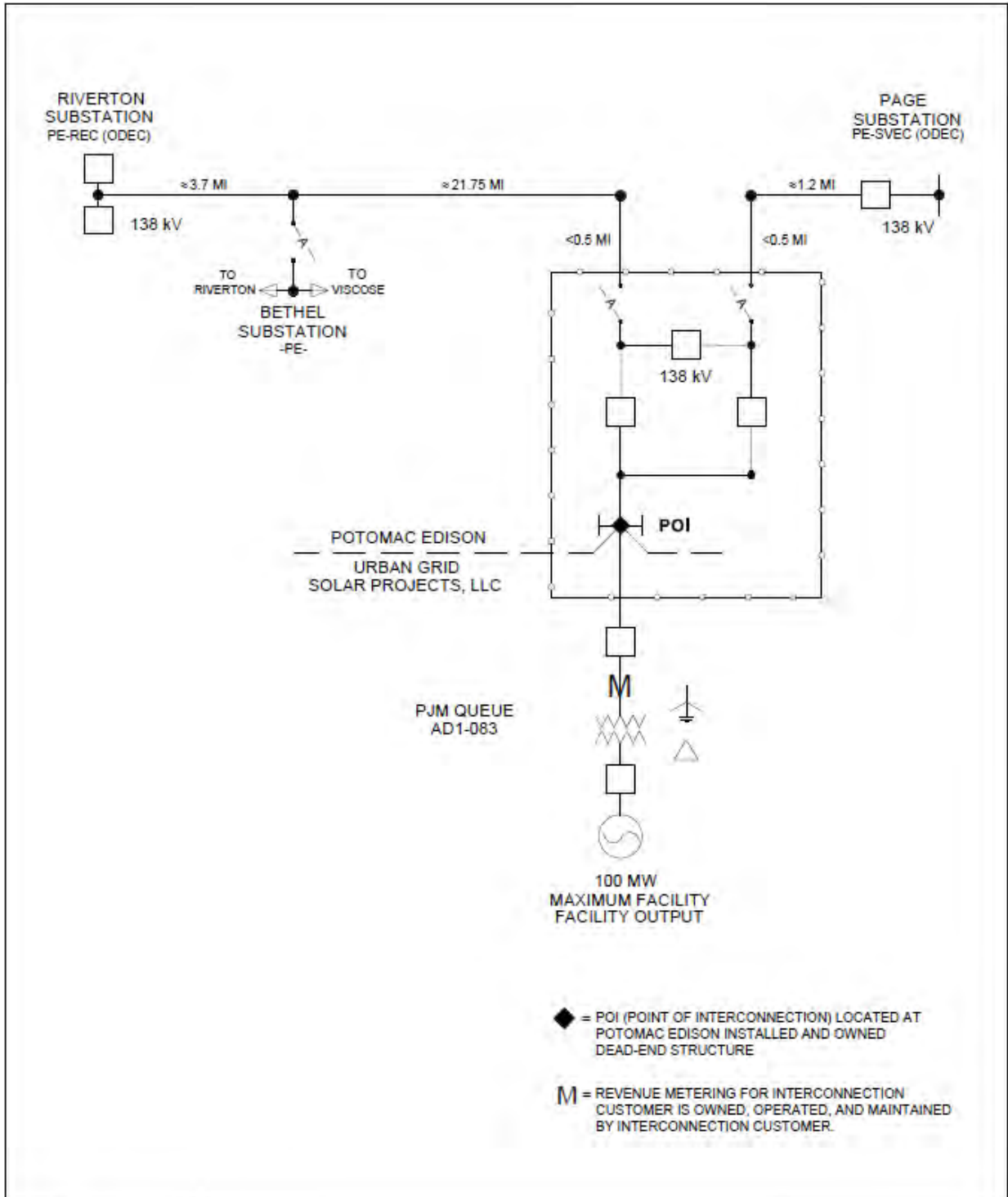
(f) Option to Build Upgrades: None.

Estimated Total Costs (a) to (f):
.....**\$8,393,500**

Facility Location



Interconnection One-Line Diagram



I. Phase 1 Environmental Site Assessment Report

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**CAPE SOLAR
APPROXIMATELY 559 ACRES
PAGE COUNTY, VIRGINIA**

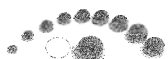
PREPARED FOR:

**URBAN GRID SOLAR PROJECTS, LLC
337 LOG CANOE CIRCLE
STEVENSVILLE, MARYLAND 21666**

PREPARED BY:

**TIMMONS GROUP
5410 TRINITY ROAD, SUITE 102
RALEIGH, NORTH CAROLINA 27607**

Inspection Date: February 21, 2018
Report Publication Date: March 1, 2018



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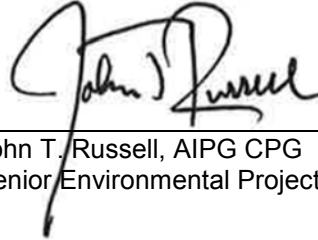
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STATEMENT OF QUALIFICATIONS

We declare to the best of our professional knowledge and belief that this report was prepared in accordance with ASTM International (ASTM) Standards. We further declare that we meet the definition of Environmental Professional as defined in 312.10 of Title 40 of the Code of Federal Regulations (40 CFR) Part 312 and have the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the Subject Property. We have developed and performed the “all appropriate inquiries” in conformance with the standards and practices set forth in 40 CFR Part 312.



Chase Farnsworth IV, CES
Environmental Scientist II



John T. Russell, AIPG CPG
Senior Environmental Project Manager

EXECUTIVE SUMMARY

At the request of Urban Grid Solar Projects, LLC (hereafter “the Client”), and in accordance with 40 CFR, Part 312 and ASTM Standard E 2247-16, Timmons Group conducted a Phase I Environmental Site Assessment (ESA) of approximately 559 acres located off Route (Rt.) 340 and Kimball Road near Luray in Page County, Virginia (hereafter the “Subject Property” or “Site”). Based on our understanding, the Subject Property is being evaluated for the construction of a solar array.

The assessment was performed to evaluate the presence of Recognized Environmental Conditions (RECs) on the Subject Property or adjoining properties based on a review of reasonably available environmental resource information and/or site observations. RECs are defined by ASTM standards as “*the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures or into the ground, groundwater, or surface water on the property.*”

Site Description

The Subject Property is comprised of approximately 559 acres located off Rt. 340 and Kimball Road near Luray in Page County, Virginia. The Subject Property consists of cow pasture, agricultural land, and patches of undeveloped woodlands.

Environmental Conditions on the Subject Property

The results of the Phase I ESA did not identify any RECs for the Subject Property, as defined by ASTM Standard E 2247-16.

Environmental Conditions on Adjoining Properties

The Subject Property is bordered to the north by agricultural land, Kimball Road, private residences, and Rt. 340; to the east by agricultural land and private residences; to the south by residential development, agricultural land, and US-211; and to the west by agricultural land, forested areas, private residences, Hinton Road, a mobile home park, and Rt. 340. As a result of site inspection and a review of resource data, RECs were not identified for the adjoining properties as defined by ASTM Standard E 2247-16.

Data Gaps

No data gaps were encountered during the completion of this Phase I ESA.

Conclusions and Recommended Response Actions

Timmons Group completed a Phase I ESA of approximately 559 acres located off Route (Rt.) 340 and Kimball Road near Luray in Page County, Virginia. Based on the Phase I ESA results, Timmons Group concludes that RECs are absent from the Subject Property and adjoining properties as defined by ASTM Standards. Accordingly, Timmons Group recommends no further assessment to meet due diligence requirements.

1.0 INTRODUCTION

1.1 Purpose and Scope of Services

This Phase I ESA was conducted in accordance with 40 CFR part 312 and ASTM Standard E 2247-16. The assessment was performed to identify RECs based on a review of reasonably available environmental resource information and/or site observations indicating evidence of a release or the threat of release of oil or hazardous materials on or in the vicinity of the Subject Property. RECs are defined by ASTM as “*the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures or into the ground, groundwater, or surface water on the property.*” The term includes “*hazardous substances or petroleum products even under conditions in compliance with laws.*” The term is not intended to include “*de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.*”

The purpose of this report is to provide the Client with a Phase I ESA of approximately 559 acres located off Rt. 340 and Kimball Road near Luray in Page County, Virginia. The scope of work for preparing this assessment included:

- reviewing reasonably available federal and state environmental regulatory records,
- site reconnaissance,
- interviews,
- reviewing and evaluating reasonably available historical maps and data regarding the Subject Property and immediate vicinity, and
- data evaluation and the completion of an ASTM Standard E 2247-16 Phase I ESA.

1.2 Limitations and Exceptions of the Assessment

This report was prepared solely for the use of the Client in accordance with the agreed upon scope of services. The conclusions provided in this report are based only on the information contained in this document. Additional information with respect to this Subject Property or nearby sites, which was not available at the time this assessment was prepared, could modify the conclusions stated herein. This report has been prepared in accordance with ASTM Standard E 2247-16; no other warranty, expressed or implied, is made as to the professional advice provided under the terms of the agreement between the Client and Timmons Group, as discussed below.

Timmons Group was retained to complete a Phase I ESA to evaluate the presence of RECs and/or areas of potential environmental concern, either onsite or on the adjoining properties that could affect the environmental integrity of the Subject Property. Furthermore, this Phase I ESA is only valid up to 180 days prior to the date of acquisition. No estimates, plans or specifications, soil and/or groundwater testing, asbestos inspection, lead-based paint inspection, geotechnical or remedial recommendations or activities other than described herein were included under the scope of services.

1.3 Special Terms and Conditions

No special terms or conditions were applied to the completion of this Phase I ESA.

1.4 Methodology Used

This Phase I ESA was completed in conformance with the scope and limitations of ASTM Standard E 2247-16. Timmons Group reviewed reasonably available federal and state environmental regulatory records, historical maps and data regarding the Subject Property and immediate vicinity. The User (i.e., the party for whom this Phase I ESA was prepared), current landowner and government officials were contacted, as necessary, to obtain additional information pertaining to the Subject Property. Site

reconnaissance was conducted by Timmons Group on February 21, 2018, to determine if any RECs and/or areas of potential environmental concern were present on the Subject Property.

1.5 User Reliance

This Phase I ESA (the "Report") was prepared for the exclusive use of the Client its successors and/or assigns, and reliance is accordingly extended to designated third parties. All limitations and conditions associated with the Report therefore remain in effect, and transfer along with this authorization of reliance. Reliance is subject to the scope of work and the terms and conditions under which the Report was prepared for the Client.

2.0 SUBJECT PROPERTY AND VICINITY DESCRIPTION

2.1 General Site Description

The Subject Property is comprised of approximately 559 acres located off Rt. 340 and Kimball Road near the Town of Luray in Page County, Virginia (Appendix 1). Property details are included as Appendix 2.

2.2 Current Use of the Subject Property

The Subject Property consists of cow pasture, agricultural land, and patches of undeveloped woodlands along with two (2) farms and a residence.

2.3 Description of Site Structures

Two (2) farm areas including barns and sheds of various shape and size are present on the Site with a two-story house also present near the southwestern corner.

2.4 Site Utilities

Overhead electric service and water supply wells are locally available to areas of the Subject Property.

2.5 Current Use of Adjoining Properties

Adjoining Properties	
North:	Agricultural land, Kimball Road, private residences, and Rt. 340
East:	Agricultural land and private residences
South:	Residential development, agricultural land, and US-211
West:	Agricultural land, forested areas, private residences, Hinton Road, a mobile home park, and Rt. 340

3.0 PHYSICAL SETTING

3.1 *Regional Geology*

The Subject Property is located in the Valley and Ridge Physiographic Province. In general, the Valley and Ridge Province is underlain by sedimentary rocks that crop out in long, narrow belts or northeast trending ridges and valleys. Lithologically, the rocks are predominantly clastics and carbonates, and include sandstone, conglomerate, shale, siltstone, dolomite, and limestone (Seaber et al., 1988).

The topography of this region is characterized by a sequence of ridges and valleys that are controlled by the structure and the weathering characteristics of the different lithologies. The ridges generally are underlain by folded/faulted resistant rocks such as sandstone, cherty limestone, dolomite, and conglomerate; the valleys are generally underlain by nonresistant rocks, such as limestone, shale and dolomite; the flanks generally are underlain by siltstone, shale or other rocks of intermediate resistance. Altitudes are commonly in the range of 200 to 500 meters above sea level, and local topographic relief seldom exceeds 200 meters (Seaber et al., 1988).

With reference to the above, the 1993 Geologic Map of Virginia identifies the Site as being underlain the Beekmantown Group unit which is described below.

Beekmantown Group (map label Ob) – Dolomite, limestone, and chert.

3.2 *Regional Hydrogeology*

The 2013 U.S. Geological Survey (USGS) Luray, Virginia 7.5 Minute Topographic Quadrangle Map was reviewed to extrapolate groundwater characteristics in the area of the Subject Property based on topographic expressions (Appendix 1). Depending on location within the Subject Property, groundwater was determined to generally flow to the north toward Pass Run, located near the northern boundary, or to the south and west toward Dry Run and Hawksbill Creek, respectively.

3.3 *Topography*

According to the 2013 USGS Luray, Virginia 7.5 Minute Topographic Quadrangle Map and visual observations, the topography of the Subject Property ranges from approximately 760 feet above mean sea level (MSL) near the northern boundary of the Site to approximately 900 feet above MSL near the eastern boundary (Appendix 1).

3.4 *Soils*

The United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey was utilized to detail the underlying soil units on the Subject Property within Page County, Virginia (Appendix 1). The primary underlying soil units consist of approximately 51 percent (%) Braddock loam (7-15% slopes) and 14% Braddock loam (2-7% slopes) with the smaller units detailed in Appendix 1. Also, approximately 88% of the underlying soils are classified as prime farmland or farmland of statewide importance.

3.5 *Floodplain*

The Federal Emergency Management Agency National Flood Hazard Layer (NFHL) was accessed and reviewed to determine if the Subject Property is located within a floodplain. According to the NFHL, the Subject Property is located mainly in Zone X which is outside of the 0.2% annual chance flood with northern reaches of the Site in a floodway around Pass Run and an area in the southwestern corner within the 1% annual flood chance zone (Appendix 1).

3.6 Wetlands

The National Wetland Inventory Mapper was accessed and reviewed to identify wetland areas on or near the Subject Property (Appendix 1). Pass Run and Dry Run, along with one of the latter's tributaries, are identified on the Site along with several small freshwater ponds. Of note, a wetland delineation is being completed by Timmons Group and will be submitted under separate cover.

4.0 SITE RECONNAISSANCE

Timmons Group completed site reconnaissance on February 21, 2018, which included observing the Subject Property boundaries and the property interior to document existing conditions and identify RECs and/or areas of potential environmental concern associated with the Subject Property and/or adjoining properties. Photographs documenting the site inspection are included as Appendix 3.

4.1 Hazardous Substances and/or Petroleum Products

No evidence of hazardous substances and/or petroleum products was observed on the Subject Property.

4.2 Storage Tanks

One (1) diesel aboveground storage tank (AST) is present near the farm buildings along the western boundary of the Site. The AST is elevated, in good condition, and solely used for farm operations. As such, the AST does not represent a REC.

4.3 Poly-Chlorinated Biphenyls (PCBs)

Several pole-mounted electrical transformers are present on the Site. Each transformer is marked with a Non-PCB placard and all are in good condition. Therefore, the transformers do not represent RECs.

4.4 Heating and Cooling

The house on the Site utilizes a ground-mounted air conditioning unit and propane gas for heating purposes. Such systems do not represent RECs.

4.5 Stained Soil/Pavement and/or Stressed Vegetation

Minimal petroleum staining is present in the two (2) farm areas. The volume of staining and its suspected farm equipment origin, the staining does not represent a REC.

4.6 Pits, Ponds and/or Lagoons/ Pools of Liquids

A freshwater pond is present on the Site; such features do not represent RECs.

4.7 Odors

Strong, pungent, or noxious odors were not detected onsite.

4.8 Drains and/or Sumps

Drains and/or sumps were not identified on the Subject Property.

4.9 Railroad Tracks

Railroad tracks do not cross the Subject Property.

4.10 Wells

Several water supply wells are present on the Site. The wells are used for farm operations and, therefore, do not represent RECs.

4.11 Dumped Materials/Solid Wastes

Minimal volumes of miscellaneous solid waste materials are present on the Subject Property which primarily consist of an old car, farm equipment, bottles, cans, paper goods, and Styrofoam. Such material is considered a *de minimis* condition, which does not represent a potential risk to the Subject Property and is not considered a REC.

4.12 Adjoining Properties

As a result of site reconnaissance and a review of resource data, the following environmental conditions were noted for the adjoining properties:

- Hazardous Substances and/or Petroleum Products
No evidence of hazardous substances and/or petroleum products was observed on the adjoining properties.
- Storage Tanks
Storage tanks were not observed on the adjoining properties.
- Poly-Chlorinated Biphenyls (PCBs)
Several electrical transformers are located along the adjoining properties and peripheral roadways. Given the construction details in tandem with the area(s) of potential effect from potential failure, the transformers do not represent RECs.
- Stained Soil/Pavement and/or Stressed Vegetation
No evidence of stained soil/pavement and/or stressed vegetation was observed on the adjoining properties.
- Pits, Ponds and/or Lagoons/ Pools of Liquid
Several small surface water ponds are located in the vicinity to the Site; however, such features do not represent RECs.
- Odors
Strong, pungent, or noxious odors were not found nor suspected to be emanating from the adjoining properties.
- Drains and/or Sumps
No drains or sumps were observed on the adjoining properties.
- Railroad Tracks
Railroad tracks do not border the Subject Property.
- Wells
Groundwater supply wells are suspected of being utilized on the adjoining properties. However, based on their nature of usage and/or distance in conjunction with proposed property usage, the wells do not represent RECs.
- Dumped/Solid Waste Materials
Minimal volumes of miscellaneous solid waste materials are dispersed across the adjoining properties which primarily consist of bottles, cans, paper goods, and Styrofoam. Such material is considered a *de minimis* condition, which does not represent a potential risk to the Subject Property and is not considered a REC.

5.0 REGULATORY RECORDS REVIEW

Timmons Group retained Environmental Risk Information Services (ERIS) to complete a computer regulatory database search to identify current and/or past uses of the Subject Property, and surrounding properties, that may have contributed to a release, or presents the material threat of a release, of oil and/or hazardous materials, that has or may have environmentally impacted the Subject Property (Appendix 4).

Federal Databases	Search Radius	Government Publication Date
NPL (National Priority List)	1 mile	09/13/2017
SEMS (Superfund Enterprise Management System)	0.5 mile	10/17/2017
SEMS-ARCHIVE (Superfund Enterprise Management System Archive)	0.5 mile	10/17/2017
RCRA CORRACTS (Resource Conservation and Recovery Act – Corrective Action Report)	1 mile	10/17/2017
RCRA-TSD (Treatment, Storage and Disposal)	0.5 mile	10/17/2017
RCRA-LQG/SQG (Large/Small Quantity Generators)	0.25 mile	10/17/2017
RCRA-CESQG (Certified Exempt Small Quantity Generators)	0.25 mile	10/17/2017
Federal Engineering Controls	0.5 mile	01/20/2016
Federal Institutional Controls	0.5 mile	01/20/2016
ERNS (Emergency Response Notification System)	Subject Property Only	02/08/2017
Federal Brownfields	0.5 mile	08/16/2017
State Databases	Search Radius	Government Publication Date
SWF/LF (Solid Waste Landfills)	0.5 mile	10/03/2017
LST (Leaking Petroleum Storage Tanks)	0.5 mile	11/02/2017
UST (Underground Storage Tanks)	0.25 mile	11/02/2017
AST (Aboveground Storage Tanks)	0.25 mile	11/02/2017
VRP (Voluntary Remediation Program)	0.5 mile	01/23/2018

5.1 Federal Database Review

According to the ERIS Database Reports, the Subject Property and adjoining properties are not listed on any of the reviewed federal databases (Appendix 4).

5.2 State Database Review

According to the ERIS Database Reports, the Subject Property is not listed on any of the reviewed state databases (Appendix 4). However, one (1) UST site and two (2) LST sites were identified in the vicinity of the Site. The listings are located within their corresponding search radii, but based on their regulatory status, operational conditions, and/or distance, the listings do not represent RECs.

5.3 Supplementary Database Review

According to the ERIS Database Reports, the Subject Property and adjoining properties are not listed on the reviewed supplementary environmental databases (Appendix 4).

5.4 Orphan Summary

The ERIS Database Reports identified six (6) orphan sites within the vicinity of the Subject Property (Appendix 4). Orphan sites are facilities with inadequate address information to map correctly. The listings included on the orphan summary were examined to identify their locations relative to the Subject Property, but based on distance and/or regulatory status, the orphan sites do not represent RECs to the Subject Property.

6.0 HISTORICAL USE INFORMATION

6.1 Ownership Information

Ownership information for the Subject Property was provided by the User in Appendix 8.

6.2 Aerial Photographs

Historical aerial photographs were obtained from ERIS with Google Earth historical imagery also being utilized for further analysis of the Subject Property (Appendix 5). The Site has historically consisted of agricultural land, farms, and undeveloped woodlands. Various buildings, suspected to be of farm use, have been present on the Site over time. No suspected or visible RECs were identified by the historical aerial imagery.

The adjoining properties mainly consist of agricultural land, undeveloped woodlands, and several private residences. No RECs were identified via historical imagery for the adjoining properties.

6.3 Historical Topographic Maps

Historical topographic maps were obtained from ERIS (Appendix 6). Descriptions of the Subject Property and surrounding properties, as depicted by the topographic maps, are presented below.

Year Quadrangle	Subject Property	Adjoining Properties
1929 Stony Man	The Site is undeveloped with a stream and one (1) structure depicted	Most of the vicinity is undeveloped other than some structures/residences; Pass Run borders the Site to north, Dry Run is to the south, and Hawksbill Creek is to the west
1933 Stony Man	Same as 1929	Same as 1929 with State Route 340 to the west
1965 Luray	Some of the Site is depicted as agricultural along with a few structures and access roads	Same as 1933 with many structures depicted in the vicinity
1972 Luray	Same as 1965	Same as 1965
1987 Luray	Same as 1972	Same as 1972
1994 Luray	Same as 1987	Same as 1987
2013 Luray	Same as 1994	Same as 1994

6.4 Environmental Lien Search

Per the ERIS Environmental Lien Search Report, no environmental liens or Activity and Use Limitations (AULs) were listed for the Subject Property (Appendix 7).

6.5 Previous Reports

Timmons Group was not provided with nor has any knowledge of any reports previously completed for the Subject Property.

7.0 USER'S RESPONSIBILITIES

In order to qualify for Landowner Liability Protections under CERCLA, the User must complete the ASTM Standard E 2247-16 User Questionnaire. Failure to provide this information could result in the determination that the "all appropriate inquiry" is not complete and, therefore, the forfeiture of CERCLA protection. The ASTM Standard E 2247-16 User Questionnaire was completed by Ms. Jessica Berger of Urban Grid. The questionnaire did not contribute any information that compromises the environmental integrity of the Subject Property (Appendix 8).

8.0 INTERVIEWS

The ASTM Standard E 2247-16 Property Owner Questionnaire was completed by Roger Houser. The questionnaire details the current usage of a diesel aboveground storage tank (AST) on the Site. Because of farm operations usage, the AST does not represent a REC (Appendix 9).

Based on the history of the Subject Property mainly as undeveloped agricultural and forested property, additional interviews with Page County officials were not pursued.

9.0 CONCLUSIONS

9.1 Findings

Timmons Group completed a Phase I ESA of approximately 559 acres located off Route (Rt.) 340 and Kimball Road near Luray in Page County, Virginia. Based on our understanding, the Subject Property is being evaluated for the construction of a solar array. This Phase I ESA was completed in accordance with ASTM Standard E 2247-16; any exceptions to, or deletions from, this practice are described in Section 1.2 and 1.3 of this report.

Environmental Conditions on the Subject Property

The results of the Phase I ESA did not identify RECs for the Subject Property, as defined by ASTM Standard E 2247-16.

Environmental Conditions on Adjoining Properties

The Subject Property is bordered to the north by agricultural land, Kimball Road, private residences, and Rt. 340; to the east by agricultural land and private residences; to the south by residential development, agricultural land, and US-211; and to the west by agricultural land, forested areas, private residences, Hinton Road, a mobile home park, and Rt. 340. As a result of site inspection and a review of resource data, RECs were not identified for the adjoining properties as defined by ASTM Standard E 2247-16.

9.2 Data Gaps

No data gaps were encountered during the completion of this Phase I ESA.

9.3 Opinions and Additional Investigation

Following a review of reasonably accessible state and federal environmental regulatory records, standard historical resources, site reconnaissance, and interviews, no further investigation of the Subject Property is necessary to satisfy due diligence requirements as required by ASTM standards.

9.4 Recommendations

Timmons Group completed a Phase I ESA for approximately 559 acres located off Route (Rt.) 340 and Kimball Road near the Town of Luray in Page County, Virginia. No RECs were identified for the Subject Property or the adjoining properties; therefore, Timmons Group recommends no further assessment to satisfy due diligence requirements per ASTM Standard E 2247-16.

10.0 REFERENCES

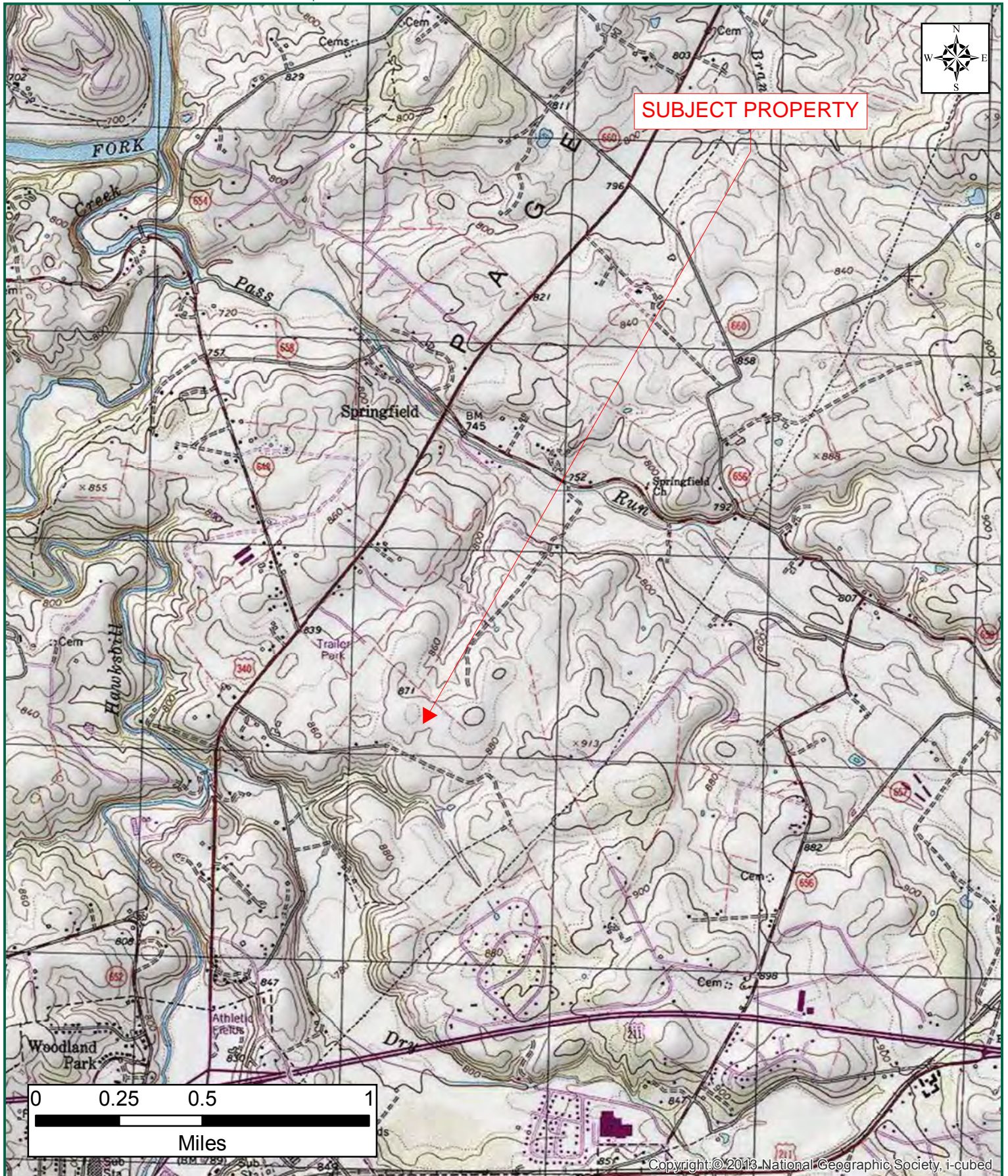
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APPENDICES

- Appendix 1 Site Maps**
- Appendix 2 Property Information**
- Appendix 3 Site Reconnaissance Photographs**
- Appendix 4 ERIS Database Reports**
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- Appendix 6 ERIS Topographic Map Research Results**
- Appendix 7 The ERIS Environmental Lien Search Reports**
- Appendix 8 ASTM Standard E 2247-16 User Questionnaire**
- Appendix 9 ASTM Standard E 2247-16 Property Owner Questionnaire**

APPENDIX 1

Site Maps



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CAPE SOLAR
 PAGE COUNTY, VIRGINIA
 VICINITY MAP

TIMMONS GROUP
 YOUR VISION ACHIEVED THROUGH OURS.

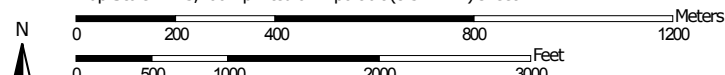
TIMMONS GROUP JOB NUMBER: 41105
 PROJECT STUDY LIMITS: 538 ACRES
 LATITUDE: 38° 41' 11.76" N
 LONGITUDE: 78° 26' 40.26" W

U.S.G.S. QUADRANGLE(S): LURAY
 DATE(S): 1997
 WATERSHED(S): SOUTH FORK SHENANDOAH
 HYDROLOGIC UNIT CODE(S): 02070005

Soil Map—Page County, Virginia
(Cape)



Map Scale: 1:15,200 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/26/2018
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Page County, Virginia

Survey Area Data: Version 11, Oct 11, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

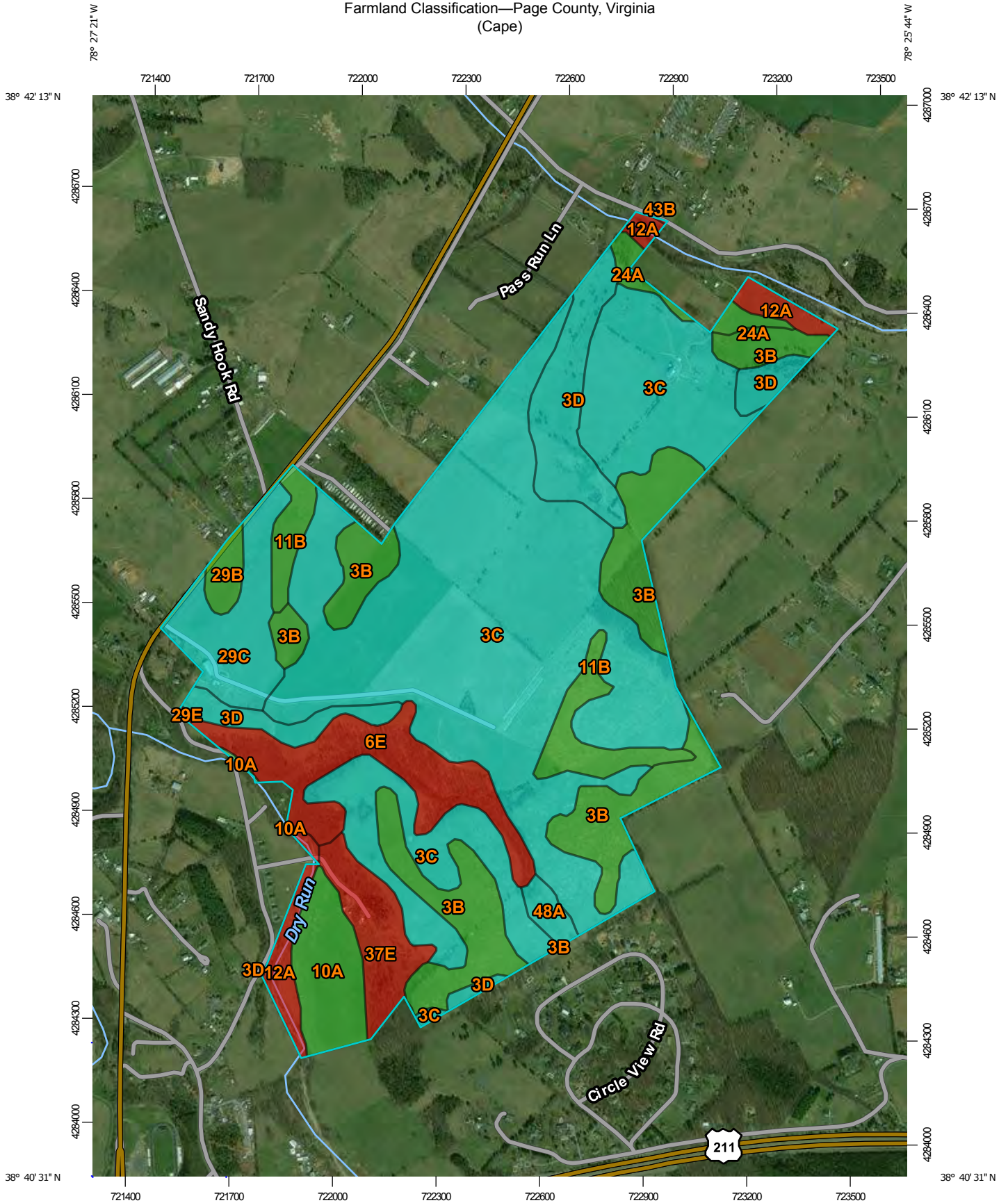
Date(s) aerial images were photographed: May 25, 2014—Mar 10, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

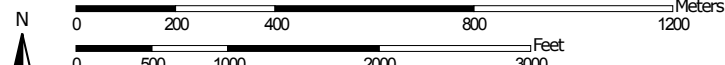
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3B	Braddock loam, 2 to 7 percent slopes	79.1	14.4%
3C	Braddock loam, 7 to 15 percent slopes	278.9	50.8%
3D	Braddock loam, 15 to 25 percent slopes	40.3	7.3%
6E	Carbo-Rock outcrop complex, 15 to 35 percent slopes	35.7	6.5%
10A	Combs fine sandy loam, 0 to 3 percent slopes, occasionally flooded	21.2	3.9%
11B	Cotaco loam, 2 to 7 percent slopes	19.9	3.6%
12A	Craigsville cobbly sandy loam, 0 to 4 percent slopes, frequently flooded	14.5	2.6%
24A	Huntington loam, 0 to 3 percent slopes, occasionally flooded	5.8	1.1%
29B	Lodi silt loam, 2 to 7 percent slopes	4.9	0.9%
29C	Lodi silt loam, 7 to 15 percent slopes	26.2	4.8%
29E	Lodi silt loam, 25 to 35 percent slopes	0.2	0.0%
37E	Oaklet-Carbo complex, 15 to 35 percent slopes, very rocky	18.4	3.3%
43B	Sherando cobbly fine sandy loam, 2 to 7 percent slopes	0.1	0.0%
48A	Tygart silt loam, 0 to 3 percent slopes	4.2	0.8%
Totals for Area of Interest		549.4	100.0%

Farmland Classification—Page County, Virginia
(Cape)



Map Scale: 1:15,200 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

2/26/2018
Page 1 of 5

Farmland Classification—Page County, Virginia
(Cape)









MAP LEGEND








Area of Interest (AOI)

 Area of Interest (AOI)




Soils








Soil Rating Polygons






-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available







Soil Rating Lines










-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained

-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available


Soil Rating Points

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available


Water Features

MAP INFORMATION

 Streams and Canals

Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Page County, Virginia

Survey Area Data: Version 11, Oct 11, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 25, 2014—Mar 10, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3B	Braddock loam, 2 to 7 percent slopes	All areas are prime farmland	79.1	14.4%
3C	Braddock loam, 7 to 15 percent slopes	Farmland of statewide importance	278.9	50.8%
3D	Braddock loam, 15 to 25 percent slopes	Farmland of statewide importance	40.3	7.3%
6E	Carbo-Rock outcrop complex, 15 to 35 percent slopes	Not prime farmland	35.7	6.5%
10A	Combs fine sandy loam, 0 to 3 percent slopes, occasionally flooded	All areas are prime farmland	21.2	3.9%
11B	Cotaco loam, 2 to 7 percent slopes	All areas are prime farmland	19.9	3.6%
12A	Craigsville cobbly sandy loam, 0 to 4 percent slopes, frequently flooded	Not prime farmland	14.5	2.6%
24A	Huntington loam, 0 to 3 percent slopes, occasionally flooded	All areas are prime farmland	5.8	1.1%
29B	Lodi silt loam, 2 to 7 percent slopes	All areas are prime farmland	4.9	0.9%
29C	Lodi silt loam, 7 to 15 percent slopes	Farmland of statewide importance	26.2	4.8%
29E	Lodi silt loam, 25 to 35 percent slopes	Not prime farmland	0.2	0.0%
37E	Oaklet-Carbo complex, 15 to 35 percent slopes, very rocky	Not prime farmland	18.4	3.3%
43B	Sherando cobbly fine sandy loam, 2 to 7 percent slopes	Not prime farmland	0.1	0.0%
48A	Tygart silt loam, 0 to 3 percent slopes	Farmland of statewide importance	4.2	0.8%
Totals for Area of Interest			549.4	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

National Flood Hazard Layer FIRMette

38°41'36.54"N

78°26'52.85"W



Legend

- Cross-Sections
- Base Flood Elevations
- Flood Hazard Zones**
- 1% Annual Chance Flood
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- LOMRs**
- Effective
- Map Panels**
- Digital Data
- Unmodernized Maps
- Unmapped



This map complies with FEMA's standards for the use of digital flood maps. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. The base map shown complies with FEMA's base map accuracy standards.

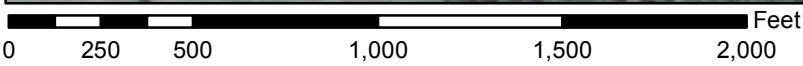
The NFHL is a living database, updated daily, and this map represents a snapshot of information at a specific time.

Flood risks are dynamic and can change frequently due to a variety of factors, including weather patterns, erosion, and new development. FEMA flood maps are continually updated through a variety of processes. Users should always verify through the Map Service Center (<http://msc.fema.gov>) or the Community Map Repository that they have the current effective information.

NFHL maps should not be created for unmapped or unmodernized areas.



FEMA



38°41'32"N

78°26'13.88"W

National Flood Hazard Layer FIRMette

38°41'12.09"N



Legend

- Cross-Sections
- Base Flood Elevations
- Flood Hazard Zones**
 - 1% Annual Chance Flood
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee



LOMRs

- Effective

Map Panels

- Digital Data
- Unmodernized Maps
- Unmapped

This map complies with FEMA's standards for the use of digital flood maps. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. The base map shown complies with FEMA's base map accuracy standards.

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FEMA

National Flood Hazard Layer FIRMette

38°42'2.19"N

78°26'31.85"W



Legend

- Cross-Sections
- Base Flood Elevations
- Flood Hazard Zones**
 - 1% Annual Chance Flood
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee
- LOMRs**
 - Effective
- Map Panels**
 - Digital Data
 - Unmodernized Maps
 - Unmapped



This map complies with FEMA's standards for the use of digital flood maps. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. The base map shown complies with FEMA's base map accuracy standards.

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NFHL maps should not be created for unmapped or unmodernized areas.



FEMA



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

January 30, 2018

Wetlands









- Estuarine and Marine Deepwater
- Freshwater Forested/Shrub Wetland
- Lake
- Freshwater Emergent Wetland
- Freshwater Pond
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



January 31, 2018

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX 2

Property Information

Page County, Virginia

Tax Map #:	Property Address:	Account #:
32-A-43	No Data	3632

General

Owners Name:	HOUSER PROPERTIES LLC	
Mailing Address:	2012 IDA RD LURAY VA 22835	
Zoning:	A	
Year Built:	0	
Acreage:	229.634	
Description:	INST #06-0038	
Grouped With:	No Data	
Assessment Information		Sale information
Land Value	\$1,458,900	Transfer Date: 1/4/2006
Improvement	\$88,500	Sales Price: \$0
Total Value	\$1,547,400	Grantor: \$0
Total Land Area	No Data	Deed Book: No Data
Prior Assessment	\$32,200	Deed Page: 0
		Plat Book: No Data
		Plat Page: 0
		Instrument Number: 2006-38

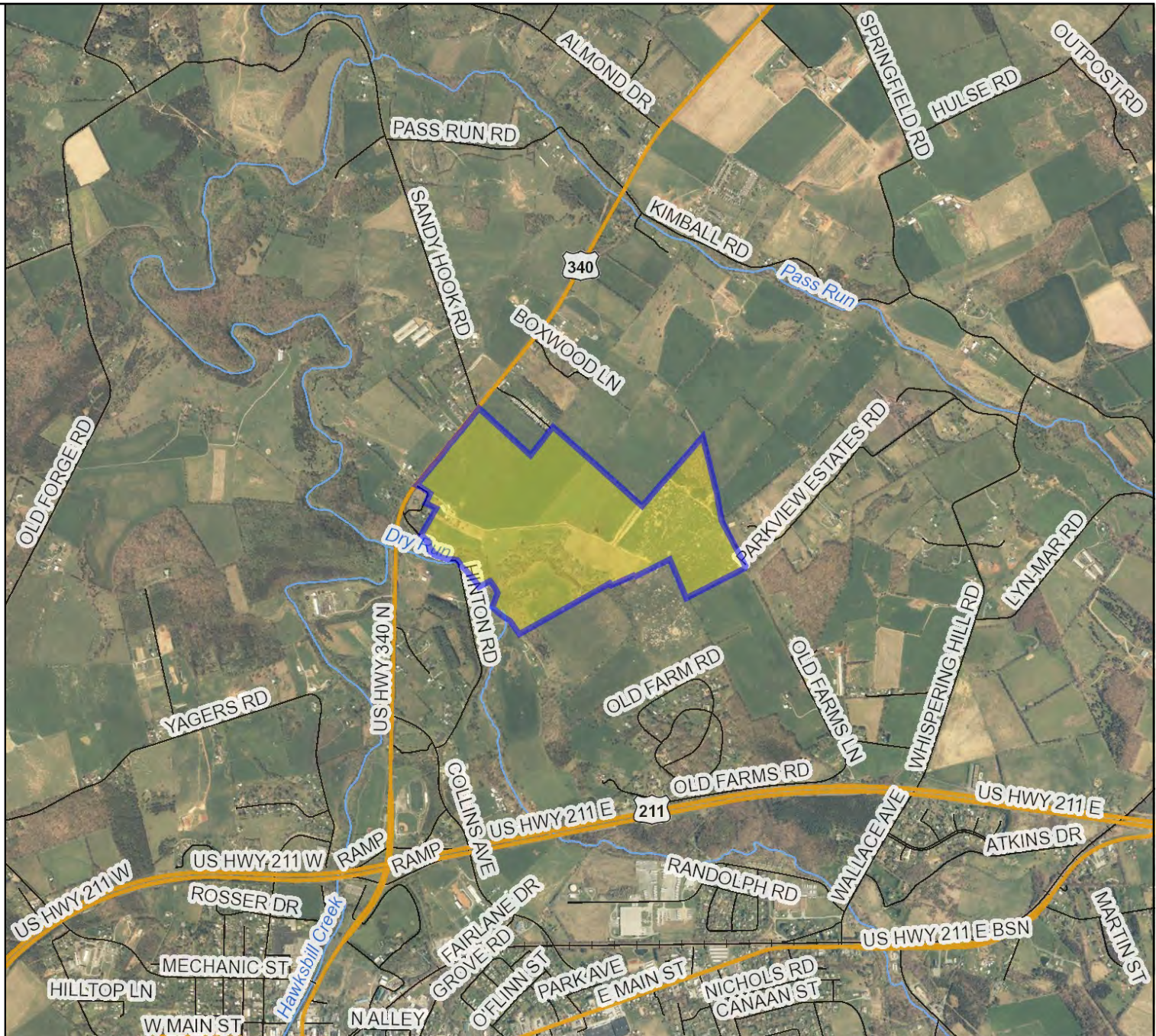
Details

Exterior Information		Interior Information		Building SqFt: 0
Year Built:	No Data	Story Height:	0	Basement SqFt: 0
Occupancy Type:	Vacant Land	# of Rooms:	0	Finished Basement SqFt: 0
Foundation:	No Data	# of Bedrooms:	0	Interior Walls: No Data
Ext. Walls:	Unknown	Full Bathrooms:	0	Heating: No Data
Roofing:	No Data	Half Bathrooms:	0	A/C: No Data
Roof Type:	No Data	Floors:	No Data	
Garage:	No Data			
Garage - # Of Cars:	0			
Carport:	No Data			
Carport - # Of Cars:	0			
Utilities		Other Information		Site Information
Water:	None	Fireplace:	0	Zoning Type: A
Sewer:	None	Stacked Fireplace:	0	Terrain Type: On
Electric:	No	Flue:	0	Character: Rolling/Sloping
Gas:	No	Metal Flues:	0	Right of Way: Public
Fuel Type:	No Data	Stacked Flues:	0	Easement: Paved
		Inop. Flues/FP:	0	

Page County, Virginia

Legend

- Major Roads
- Roads
- Railroads
- Other Counties
- Shenandoah River
- Streams



Title: Parcels

Date: 1/30/2018



DISCLAIMER: THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressly or implied, but no limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional. Please call Page County, VA for specialized products. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Page County, VA expressly disclaims any liability for loss or damage arising from the use of said information by any third party. In addition use of Virginia Base Mapping Program (VBMP) statewide aerial photography requires the following disclaimer: "Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."

Page County, Virginia

Tax Map #:	Property Address:	Account #:
32-A-48	No Data	3637

General

Owners Name: HOUSER PROPERTIES LLC
Mailing Address: 2012 IDA RD
 LURAY VA 22835
Zoning: A
Year Built: 0
Acreage: 57.894
Description: INST #06-38

Grouped With: No Data

Assessment Information

Land Value \$463,200
Improvement \$0
Total Value \$463,200
Total Land Area No Data
Prior Assessment \$0

Sale information

Transfer Date: 1/4/2006
Sales Price: \$0
Grantor: \$0
Deed Book: No Data
Deed Page: 0
Plat Book: No Data
Plat Page: 0
Instrument Number: 2006-38

Details

Exterior Information

Year Built: No Data
Occupancy Type: Vacant Land
Foundation: No Data
Ext. Walls: Unknown
Roofing: No Data
Roof Type: No Data
Garage: No Data
Garage - # Of Cars: 0
Carport: No Data
Carport - # Of Cars: 0

Interior Information

Story Height: 0
of Rooms: 0
of Bedrooms: 0
Full Bathrooms: 0
Half Bathrooms: 0
Floors: No Data

Building SqFt: 0
Basement SqFt: 0
Finished Basement SqFt: 0
Interior Walls: No Data
Heating: No Data
A/C: No Data

Utilities

Water: None
Sewer: None
Electric: No
Gas: No
Fuel Type: No Data

Other Information

Fireplace: 0
Stacked Fireplace: 0
Flue: 0
Metal Flues: 0
Stacked Flues: 0
Inop. Flues/FP: 0

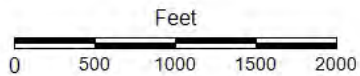
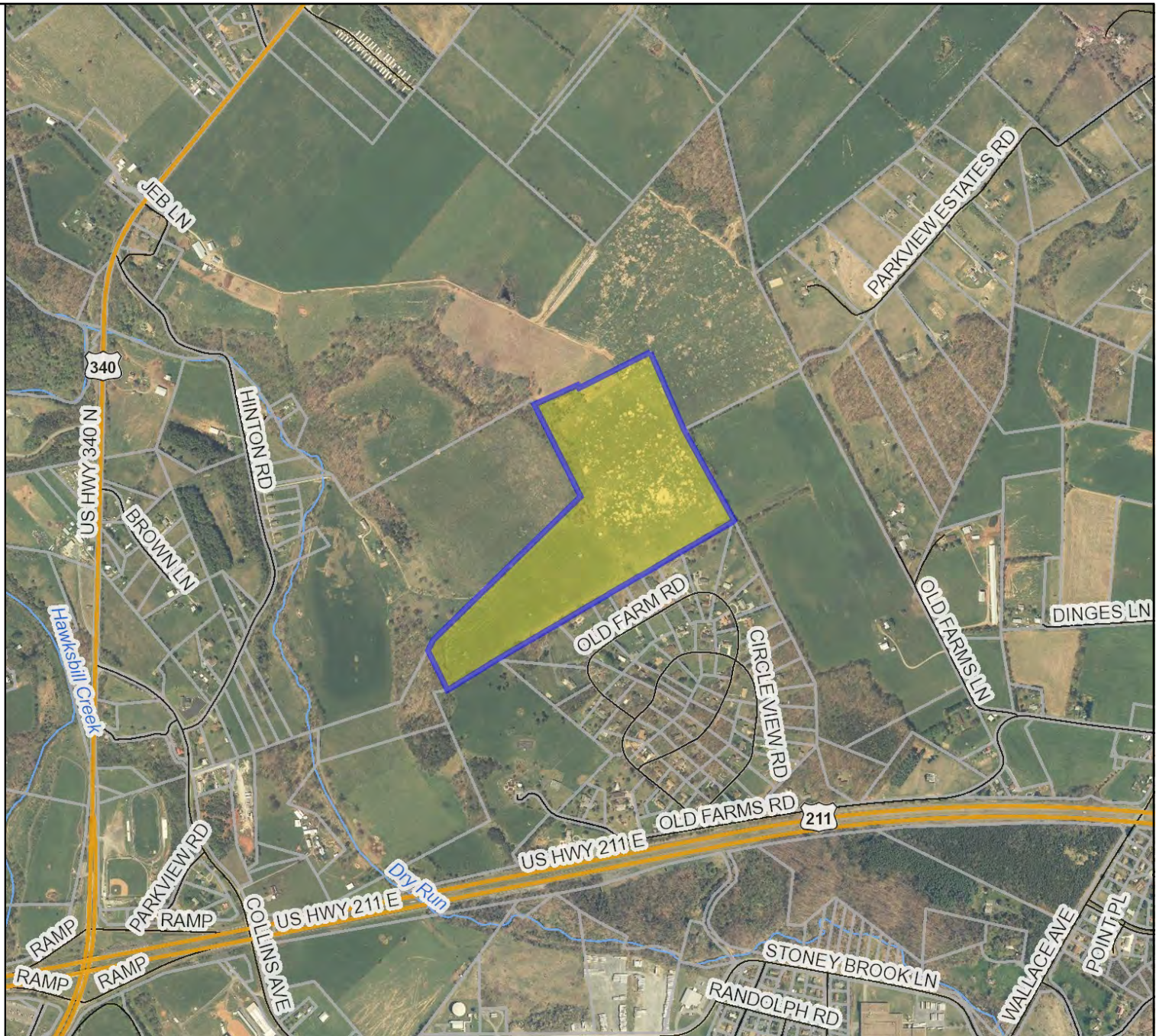
Site Information

Zoning Type: A
Terrain Type: On
Character: Rolling/Sloping
Right of Way: None
Easement: None

Page County, Virginia

Legend

- Major Roads
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Parcels


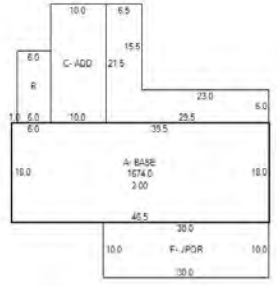
Date: 1/30/2018

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Page County, Virginia

Tax Map #:	Property Address:	Account #:
42-A-14B	530 HINTON RD	5077

General

Owners Name:	HOUSER ROGER W		
Mailing Address:	2134 US HWY 340 N LURAY VA 22835		
Zoning:	A		
Year Built:	1913		
Acreage:	81.88		
Description:	INST#05-0528 PLAT437-350 INST#01-3098		
Grouped With:	No Data		
Assessment Information		Sale information	
Land Value	\$492,000	Transfer Date:	8/28/2001
Improvement	\$110,500	Sales Price:	\$0
Total Value	\$602,500	Grantor:	\$0
Total Land Area	N	Deed Book:	No Data
Prior Assessment	\$48,900	Deed Page:	0
		Plat Book:	No Data
		Plat Page:	0
		Instrument Number:	2001-3098

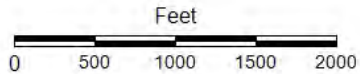
Details

Exterior Information		Interior Information		Building SqFt:	1,889
Year Built:	1913	Story Height:	2	Basement SqFt:	0
Occupancy Type:	Dwelling	# of Rooms:	7	Finished Basement SqFt:	0
Foundation:	Rock	# of Bedrooms:	3	Interior Walls:	Plaster
Ext. Walls:	Frame/Masonite	Full Bathrooms:	1	Heating:	Forced Air
Roofing:	Metal	Half Bathrooms:	1	A/C:	No
Roof Type:	Gable	Floors:	Wood		
Garage:	None				
Garage - # Of Cars:	0				
Carport:	None				
Carport - # Of Cars:	0				
Utilities		Other Information		Site Information	
Water:	Well	Fireplace:	0	Zoning Type:	A
Sewer:	Septic	Stacked Fireplace:	0	Terrain Type:	On
Electric:	Yes	Flue:	1	Character:	Rolling/Sloping
Gas:	No	Metal Flues:	0	Right of Way:	Public
Fuel Type:	Oil	Stacked Flues:	0	Easement:	Gravel
		Inop. Flues/FP:	0		

Page County, Virginia

Legend

- Major Roads
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Parcels

Date: 1/30/2018

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Page County, Virginia

Tax Map #:	Property Address:	Account #:
32-A-56	No Data	3649

General

Owners Name: BAKER EDWARD R JR
Mailing Address: 336 EDEN RD
 LURAY VA 22835
Zoning: A
Year Built: 0
Acreage: 122.86
Description: NR SPRINGFIELD INST#11-1190

Grouped With: No Data

Assessment Information

Land Value \$685,900
Improvement \$41,200
Total Value \$727,100
Total Land Area No Data
Prior Assessment \$22,600

Sale information

Transfer Date: 6/9/2011
Sales Price: \$3,750,000
Grantor: \$3,750,000
Deed Book: No Data
Deed Page: 0
Plat Book: No Data
Plat Page: 0
Instrument Number: 2011-1190

Details

Exterior Information

Year Built: No Data
Occupancy Type: Vacant Land
Foundation: No Data
Ext. Walls: Unknown
Roofing: No Data
Roof Type: No Data
Garage: No Data
Garage - # Of Cars: 0
Carport: No Data
Carport - # Of Cars: 0

Interior Information

Story Height: 0
of Rooms: 0
of Bedrooms: 0
Full Bathrooms: 0
Half Bathrooms: 0
Floors: No Data

Building SqFt: 0
Basement SqFt: 0
Finished Basement SqFt: 0
Interior Walls: No Data
Heating: No Data
A/C: No Data

Utilities

Water: None
Sewer: None
Electric: Yes
Gas: No
Fuel Type: No Data

Other Information

Fireplace: 0
Stacked Fireplace: 0
Flue: 0
Metal Flues: 0
Stacked Flues: 0
Inop. Flues/FP: 0

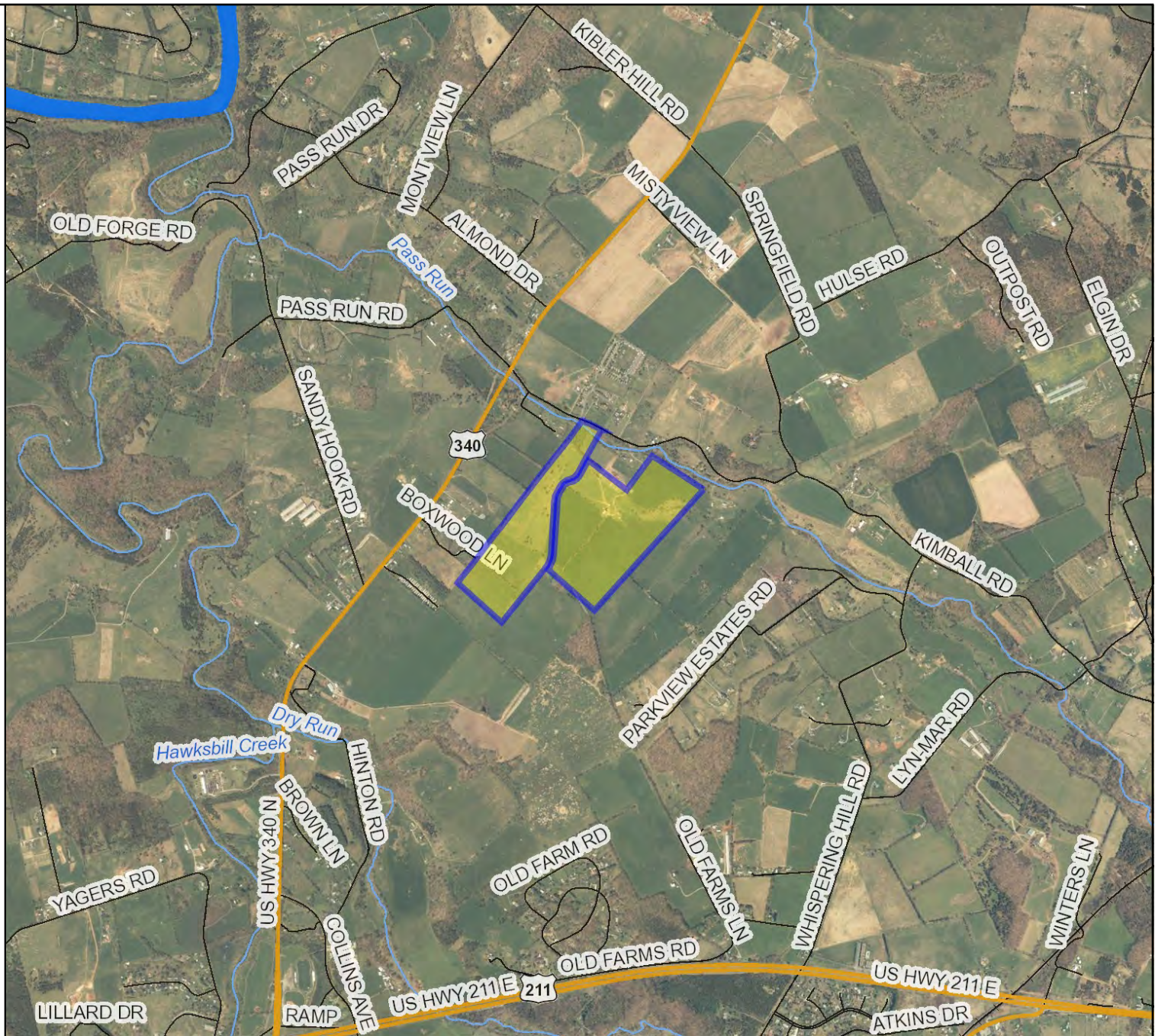
Site Information

Zoning Type: A
Terrain Type: On
Character: Rolling/Sloping
Right of Way: None
Easement: None

Page County, Virginia

Legend

- Major Roads
- Roads
- Railroads
- Other Counties
- Shenandoah River
- Streams



Title: Parcels

Date: 1/30/2018



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Page County, Virginia

Tax Map #:	Property Address:	Account #:
32-A-56A	No Data	23060

General

Owners Name: BAKER EDWARD R JR
Mailing Address: 336 EDEN RD
 LURAY VA 22835
Zoning: A
Year Built: 0
Acreage: 10
Description: INST#11-1190

Grouped With: No Data

Assessment Information

Land Value \$80,000
Improvement \$0
Total Value \$80,000
Total Land Area No Data
Prior Assessment \$0

Sale information

Transfer Date: 6/9/2011
Sales Price: \$750,000
Grantor: \$750,000
Deed Book: No Data
Deed Page: 0
Plat Book: No Data
Plat Page: 0
Instrument Number: 2011-1190

Details

Exterior Information

Year Built: No Data
Occupancy Type: Vacant Land
Foundation: No Data
Ext. Walls: Unknown
Roofing: No Data
Roof Type: No Data
Garage: No Data
Garage - # Of Cars: 0
Carport: No Data
Carport - # Of Cars: 0

Interior Information

Story Height: 0
of Rooms: 0
of Bedrooms: 0
Full Bathrooms: 0
Half Bathrooms: 0
Floors: No Data

Building SqFt: 0
Basement SqFt: 0
Finished Basement SqFt: 0
Interior Walls: No Data
Heating: No Data
A/C: No Data

Utilities

Water: None
Sewer: None
Electric: No
Gas: No
Fuel Type: No Data

Other Information

Fireplace: 0
Stacked Fireplace: 0
Flue: 0
Metal Flues: 0
Stacked Flues: 0
Inop. Flues/FP: 0

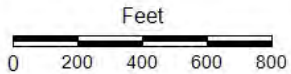
Site Information

Zoning Type: A
Terrain Type: On
Character: Rolling/Sloping
Right of Way: None
Easement: None

Page County, Virginia

Legend

- Major Roads
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Parcels

Date: 1/30/2018

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Page County, Virginia

Tax Map #:	Property Address:	Account #:
32-A-56B	No Data	23061

General

Owners Name: BAKER EDWARD R JR
Mailing Address: 336 EDEN RD
 LURAY VA 22835
Zoning: A
Year Built: 0
Acreage: 25
Description: INST#11-1190

Grouped With: No Data

Assessment Information

Land Value \$175,000
Improvement \$0
Total Value \$175,000
Total Land Area No Data
Prior Assessment \$0

Sale information

Transfer Date: 6/9/2011
Sales Price: \$750,000
Grantor: \$750,000
Deed Book: No Data
Deed Page: 0
Plat Book: No Data
Plat Page: 0
Instrument Number: 2011-1190

Details

Exterior Information

Year Built: No Data
Occupancy Type: Vacant Land
Foundation: No Data
Ext. Walls: Unknown
Roofing: No Data
Roof Type: No Data
Garage: No Data
Garage - # Of Cars: 0
Carport: No Data
Carport - # Of Cars: 0

Interior Information

Story Height: 0
of Rooms: 0
of Bedrooms: 0
Full Bathrooms: 0
Half Bathrooms: 0
Floors: No Data

Building SqFt: 0
Basement SqFt: 0
Finished Basement SqFt: 0
Interior Walls: No Data
Heating: No Data
A/C: No Data

Utilities

Water: None
Sewer: None
Electric: No
Gas: No
Fuel Type: No Data

Other Information

Fireplace: 0
Stacked Fireplace: 0
Flue: 0
Metal Flues: 0
Stacked Flues: 0
Inop. Flues/FP: 0

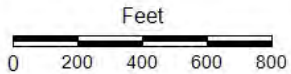
Site Information

Zoning Type: A
Terrain Type: On
Character: Rolling/Sloping
Right of Way: None
Easement: None

Page County, Virginia

Legend

- Major Roads
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Parcels

Date: 1/30/2018

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Page County, Virginia

Tax Map #:	Property Address:	Account #:
32-A-56C	No Data	23075

General

Owners Name: BAKER EDWARD R JR
Mailing Address: 336 EDEN RD
 LURAY VA 22835
Zoning: A
Year Built: 0
Acreage: 10
Description: INST#11-1190 L-1

Grouped With: No Data

Assessment Information

Land Value \$80,000
Improvement \$0
Total Value \$80,000
Total Land Area No Data
Prior Assessment \$0

Sale information

Transfer Date: 6/9/2011
Sales Price: \$750,000
Grantor: \$750,000
Deed Book: No Data
Deed Page: 0
Plat Book: No Data
Plat Page: 0
Instrument Number: 2011-1190

Details

Exterior Information

Year Built: No Data
Occupancy Type: Vacant Land
Foundation: No Data
Ext. Walls: Unknown
Roofing: No Data
Roof Type: No Data
Garage: No Data
Garage - # Of Cars: 0
Carport: No Data
Carport - # Of Cars: 0

Interior Information

Story Height: 0
of Rooms: 0
of Bedrooms: 0
Full Bathrooms: 0
Half Bathrooms: 0
Floors: No Data

Building SqFt: 0
Basement SqFt: 0
Finished Basement SqFt: 0
Interior Walls: No Data
Heating: No Data
A/C: No Data

Utilities

Water: None
Sewer: None
Electric: Yes
Gas: No
Fuel Type: No Data

Other Information

Fireplace: 0
Stacked Fireplace: 0
Flue: 0
Metal Flues: 0
Stacked Flues: 0
Inop. Flues/FP: 0

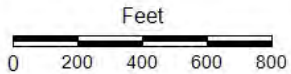
Site Information

Zoning Type: A
Terrain Type: On
Character: Rolling/Sloping
Right of Way: Private
Easement: Gravel

Page County, Virginia

Legend

- Major Roads
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Parcels

Date: 1/30/2018

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APPENDIX 3

Site Reconnaissance Photographs

Phase I ESA – Cape Solar



Barn and farm equipment near the western boundary of the Site



Northern view near the western boundary of the Site



AST and light petroleum staining near the farm buildings near the western boundary



Northern view from the central area of the Site



Eastern view from the central area of the Site



Northeastern view from the north-central area of the Site

Phase I ESA – Cape Solar



Northern view from the northern area of the Site



Old car in the northern area of the Site



Sheds and farm materials around the northernmost farm on the Site



Farm structures at the northernmost farm on the Site



Southern view of the house and barns in the southern area of the Site



House in the southern area of the Site

APPENDIX 4

ERIS Database Reports

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



DATABASE REPORT

Project Property: *Houser I
530 Hinton Rd
Luray VA*

Project No:

Report Type: *Database Report*

Order No: *20180130140*

Requested by: *Timmons Group, Inc.*

Date Completed: *February 1, 2018*

**Environmental Risk
Information Services**
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

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Executive Summary

Property Information:

Project Property: *Houser I
530 Hinton Rd Luray VA*

Project No:

Coordinates:

Latitude: *38.686182*
Longitude: *-78.444818*
UTM Northing: *4,285,051.57*
UTM Easting: *722,247.98*
UTM Zone: *UTM Zone 17S*

Elevation: *838 FT*

Order Information:

Order No: *20180130140*
Date Requested: *January 30, 2018*
Requested by: *Timmons Group, Inc.*
Report Type: *Database Report*

Historicals/Products:

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	0	0	-	-	0
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	0	0	-	-	0
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
State								
SWF/LF	Y	.5	0	0	0	0	-	0
LST	Y	.5	0	0	0	0	-	0
DELISTED LST	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	1	0	-	-	1
AST	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED TANK	Y	.25	0	0	0	-	-	0
INST CONTROL	Y	.5	0	0	0	0	-	0
VRP	Y	.5	0	0	0	0	-	0
BROWNFIELDS	Y	.5	0	0	0	0	-	0

Tribal

INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0

County

No County standard environmental record sources available for this State.

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
ODI	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	0	0	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	.5	0	0	0	0	-	0

State

SPILLS	Y	.125	0	0	-	-	-	0
PC SPILLS	Y	.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DRYCLEANERS	Y	.25	0	0	0	-	-	0

Tribal *No Tribal additional environmental record sources available for this State.*

County *No County additional environmental record sources available for this State.*

Total: 0 1 0 0 0 1

* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
1	UST	LURAY MOBILE HOMES	2134 Us Hwy 340 N Luray VA 22835	NW	0.00 / 15.45	2	15

Facility ID | Facility Active | Active UST | Inactive UST: 6013439 | No | 0 | 1
Tank No | Tank Status: R1 | REM FROM GRD

Executive Summary: Summary by Data Source

Standard

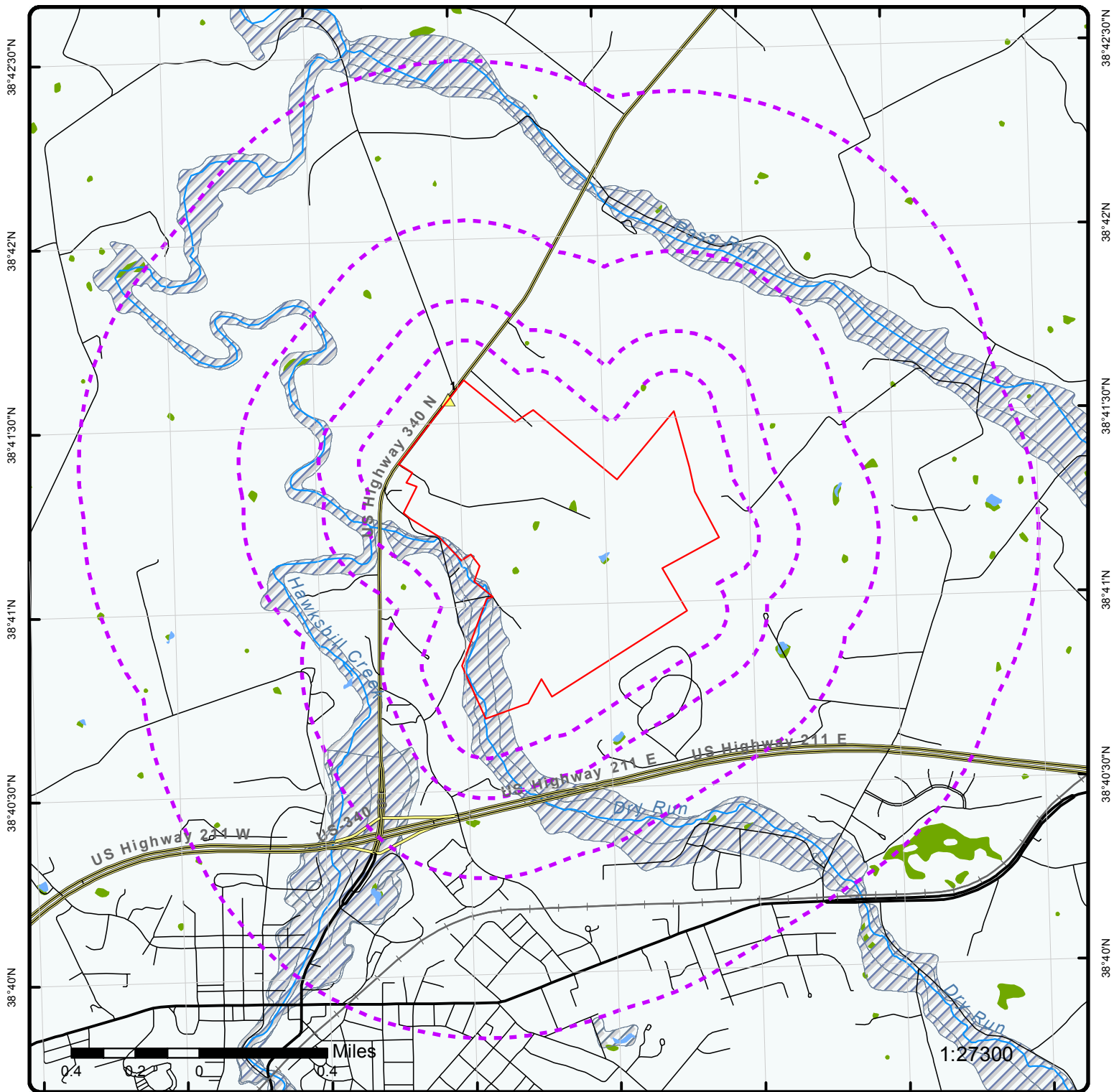
State

UST - Underground Storage Tanks

A search of the UST database, dated Nov 02, 2017 has found that there are 1 UST site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
LURAY MOBILE HOMES	2134 Us Hwy 340 N Luray VA 22835	NW	0.00 / 15.45	1
<i>Facility ID Facility Active Active UST Inactive UST: 6013439 No 0 1</i> <i>Tank No Tank Status: R1 REM FROM GRD</i>				

78°28'W 78°27'30"W 78°27'W 78°26'30"W 78°26'W 78°25'30"W 78°25'W

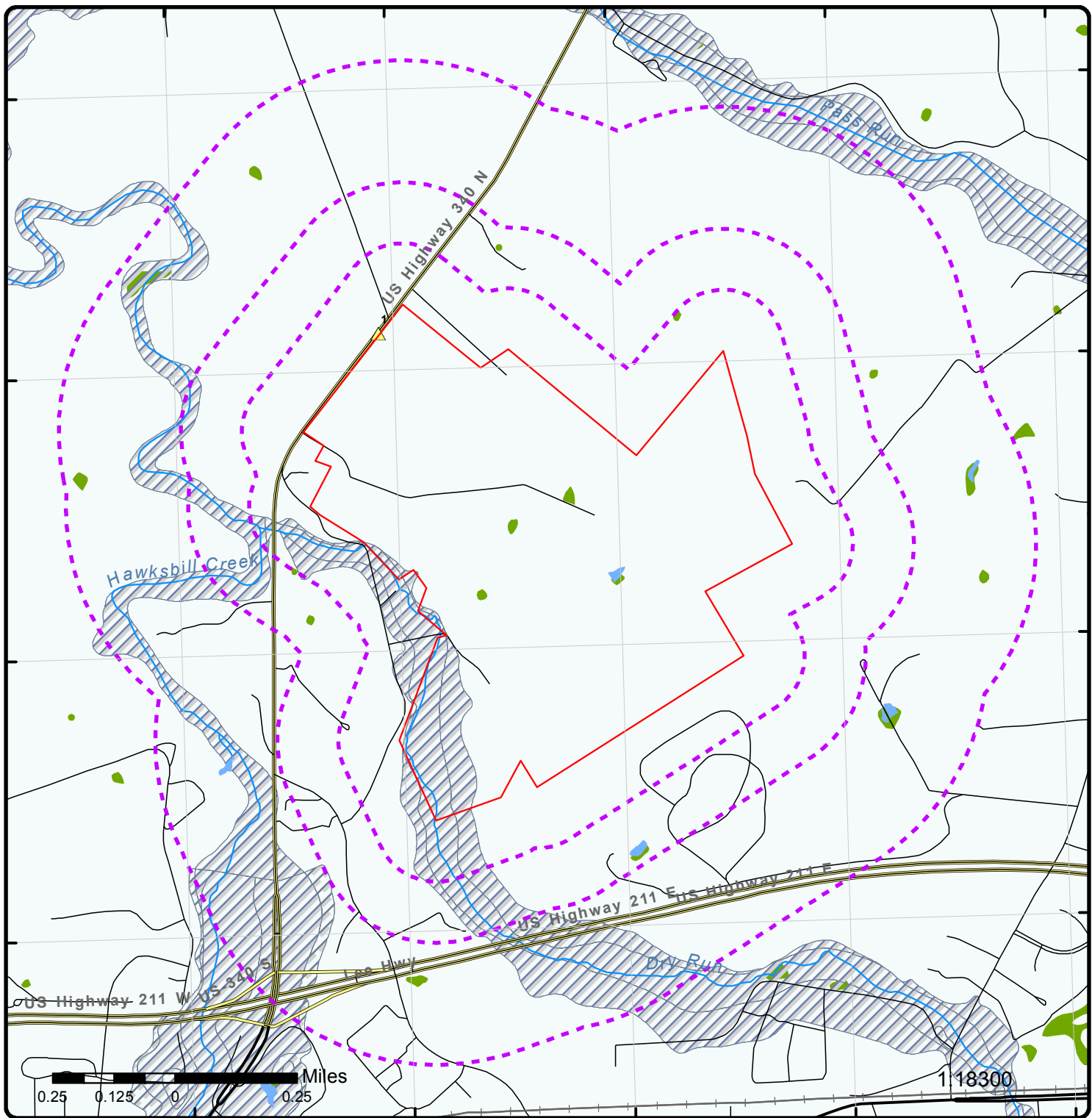


Map : 1 Mile Radius

Order No: 20180130140
 Address: 530 Hinton Rd, Luray, VA



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

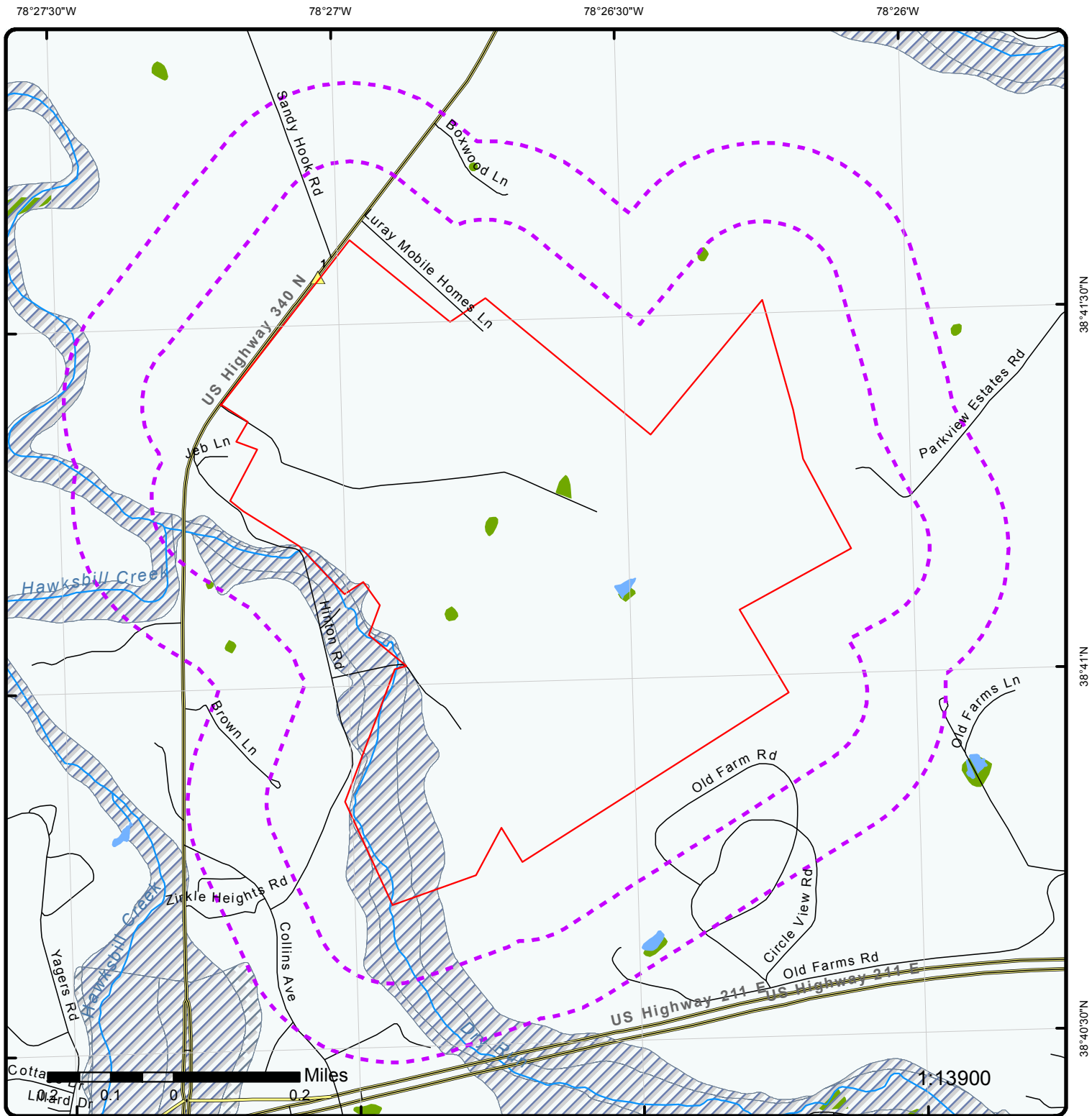


Map : 0.5 Mile Radius

Order No: 20180130140
Address: 530 Hinton Rd, Luray, VA



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



Map : 0.25 Mile Radius

Order No: 20180130140
 Address: 530 Hinton Rd, Luray, VA



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

78°27'W

78°26'30"W

78°26'W

38°41'30"N

38°41'30"N

38°41'N

38°41'N



Aerial (2015)

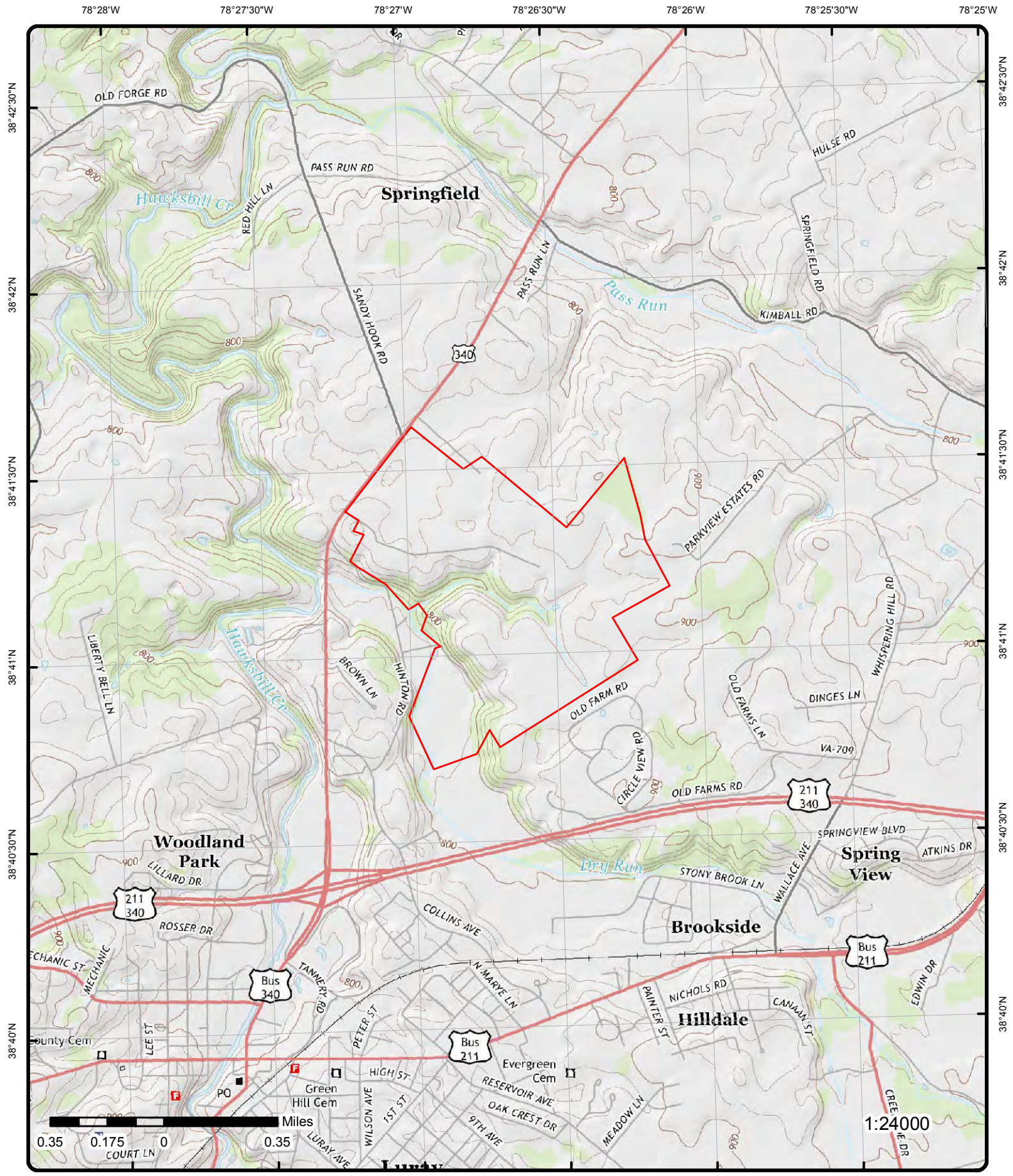
Address: 530 Hinton Rd, Luray, VA

Source: ESRI World Imagery

Order No: 20180130140



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Topographic Map (2013)

Address: 530 Hinton Rd, Luray, VA

Quadrangle(s): Luray, VA

Source: USGS Topographic Map

Order No: 20180130140



© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1</u>	1 of 1	NW	0.00 / 15.45	840.43 / 2	LURAY MOBILE HOMES 2134 Us Hwy 340 N Luray VA 22835	UST

Facility ID:	6013439	Region:	VRO
CEDS Facility ID:	200000069888	Parent Region:	Valley
Facility Active:	No	Facility Addr 1:	2134 Us Hwy 340 N
Federally Regulated:	Yes	Facility Addr 2:	
Active UST:	0	City:	Luray
Inactive UST:	1	Facility Location:	2134 Us Highway 340 N
Active AST:	0	County:	Page County
Inactive AST:	0	State:	VA
Facility Type:	COMMERCIAL	Latitude:	38.69446677600
Facility Name:	LURAY MOBILE HOMES	Longitude:	-78.44875666040

Tank Details

Tank Owner ID:	34383	Install Date:	5/6/1971
Tank No:	R1	Date Closed:	5/1/1997
Tank Status:	REM FROM GRD	Capacity:	550
Tank Type:	UST	Contents:	GASOLINE
Fed Regulated Tank:	Y	Other Contents:	

Tank Materials

Asphalt/Bare Steel:	Yes	Impressed Current:	No
CCP/STI-P3:	No	Polyethyl Jacket:	No
Composite:	No	Concrete:	No
Fiberglass:	No	Excavation Liner:	No
Lined Interior:	No	Secondary Contain:	No
Double Walled:	No	Repaired:	No
Other:	No	Unknown:	No
Other Specify:		Note:	

Pipe Materials

Piping Type:	NO VALVE: SUCTION	Double Walled:	No
Asphalt/Bare Steel:	No	Polyflexible:	No
Galvanized Steel:	Yes	Unknown:	No
Fiberglass:	No	Secondary Contain:	No
Copper:	No	Other:	No
Cathodic Protected:	No	Other Specify:	
Repaired:	No	Note:	
Impressed Current:			

Tank/Pipe Release Detection

Manual Gauging:	No	Overfill Spec:	
Tank RD Tight Test:	No	Pipe RD MTG:	No
Inventory Controls:	No	Pipe RD ATG:	
Tank RD ATG:	No	Pipe RD GW Monitor:	No
Tank RD Vapor Mntr:	No	Pipe RD Vapor Mntr:	No
Tank RD GW Monitor:	No	Pipe IM Dbl Wall:	No
Tnk RD IM Dbl Wall:	No	Pipe IM Sec Cont:	No
Tnk RD IM Sec Cont:	No	Pipe RD ALLD:	No

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
<i>Tank RD SIR:</i>	No				<i>Pipe RD Tight Test:</i>	No
<i>Tank RD Leak Defer:</i>	No				<i>Pipe RD SIR:</i>	No
<i>Tank RD Other:</i>	No				<i>Pipe RD Leak Defer:</i>	
<i>Tank RD Other Spec:</i>					<i>Pipe RD Other:</i>	No
<i>Spl Device Install:</i>	No				<i>Pipe RD Other Spec:</i>	
<i>Overfill Dev Inst:</i>	No				<i>Note:</i>	
<i>Overfill Type:</i>						

Owner

<i>Tank Owner ID:</i>	34383	<i>Owner Name:</i>	E.N. Hershberger Company Inc
<i>No of Active AST:</i>	0	<i>Owner Address 1:</i>	1 Heritage Dr
<i>No of Active UST:</i>	0	<i>Owner Address 2:</i>	
<i>No of Inactive AST:</i>	0	<i>Owner City:</i>	Luray
<i>No of Inactive UST:</i>	1	<i>Owner State:</i>	VA
<i>Federal Regulated:</i>	Y	<i>Owner Zip 5:</i>	22835
<i>Region:</i>	VRO	<i>Owner Zip 4:</i>	
<i>Name:</i>	LURAY MOBILE HOMES	<i>Owner Type:</i>	COMMERCIAL

Unplottable Summary

Total: 2 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
SPILLS	Cub Run Farm	Route 340 South of Page Co High School	Luray VA		812582590
SPILLS	Old VOTAN Site	Off Route 340	Luray VA		812572368

Unplottable Report

Site: **Cub Run Farm**
Route 340 South of Page Co High School Luray VA

SPILLS

IR No: 2008-V-0266
Reference ID:
Status:
Incident Type: Agriculture
Incident Subtype: Agriculture
Effect to Receptor:
Associated IR:
Incident Dte Time: 2/5/2008
Call Recvd Dte Time: 2/5/2008
Closure Date: 2/5/2008
Agencies Notified?: NO
Other Agencies:
Threat to:
Terrorism?: NO
Characterize Incident:
Quantity Units:
Other Receptors: None
RP Company: Cub Run Farm
RP Name:
Low Quantity to Water:
High Quantity to Water:
Incident Ongoing at time of Call:
Call Reprtd by Name:
Call Reprtd by Company Name: Anonymous
Call RP Company Name:
Call RP Name:
Call Prpty Owner Co:
Call Prpty Owner Name:
Steps taken Desc:
Materials: Waste (Animal)(-1 - -1 Each)
Corrective Action Taken:
Site Summary: Referred to Ag. No further Prep involvement.
Original Call Incident Desc: Dumping of turkey and/or chicken in a woodlot on land owned by Paul Foltz.
Original Call Loc Desc: Cub Run Farm-Rt 340 South of Page Co High School-Luray-VA--Page County
Cause of Event:
Closure Comments: See Site Summary for details
Original Call Material Desc: Dead turkeys/chickens

Impacts:
Other Impacts:
Steps Taken:
System Comp:
Other System Comp:
Weather Status:
Precipitation Wet:
Discharge Type:
Discharge Vol:
Unkwn Discharge?: NO
Permitted?: NO
Facility Name:
Property Owner:
Property Company: Cub Run Farm
Duration of Event Hrs:
Water Body:
Region: Valley
FIPS City County: Page County

Site: **Old VOTAN Site**
Off Route 340 Luray VA

SPILLS

IR No: 2005-V-0207
Reference ID:
Status:
Incident Type:
Incident Subtype:
Effect to Receptor:
Associated IR:
Incident Dte Time:
Call Recvd Dte Time: 12/10/2004
Closure Date: 1/12/2005
Agencies Notified?: NO
Other Agencies:
Threat to:
Terrorism?: NO

Impacts:
Other Impacts:
Steps Taken:
System Comp:
Other System Comp:
Weather Status:
Precipitation Wet:
Discharge Type:
Discharge Vol:
Unkwn Discharge?: NO
Permitted?: NO
Facility Name:
Property Owner:
Property Company: Sunny Mehta

Characterize Incident:
Quantity Units:
Other Receptors:
RP Company: Sunny Mehta
RP Name:

Duration of Event Hrs:
Water Body:
Region: Valley
FIPS City County: Page County

Low Quantity to Water:
High Quantity to Water:
Incident Ongoing at time of Call:

Call Reprtd by Name:
Call Reprtd by Company Name: Judy McNeally

Call RP Company Name:
Call RP Name:

Call Prpty Owner Co:
Call Prpty Owner Name:

Steps taken Desc:
Materials: Waste (Tires)(-1 - -1 Unknown)

Corrective Action Taken:
Site Summary: Site visited on 1/12/05 and observed that T/T tire, automobile, RR ties, brush, stumps were in fill. Assistant Zoning Administration and Code Enforcement will ask that non-complying items be removed.

Original Call Incident Desc: Area in front of old VOTAN plant being filled in. Objects other than clean fill showing up in fill.
Original Call Loc Desc: Old VOTAN Site-Off Route 340-Luray-VA--Page County

Cause of Event:
Closure Comments: See Site Summary for details
Original Call Material Desc: Tires, brush, RR ties

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Sep 13, 2017

National Priority List - Proposed:

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Sep 13, 2017

Deleted NPL:

DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Sep 13, 2017

SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Oct 17, 2017

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Oct 17, 2017

Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned:

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

[RCRA CORRACTS](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Oct 17, 2017

RCRA non-CORRACTS TSD Facilities:

[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Oct 17, 2017

RCRA Generator List:

[RCRA LQG](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Oct 17, 2017

RCRA Small Quantity Generators List:

[RCRA SQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Oct 17, 2017

RCRA Conditionally Exempt Small Quantity Generators List:

[RCRA CESQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

Government Publication Date: Oct 17, 2017

RCRA Non-Generators:

[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Oct 17, 2017

Federal Engineering Controls-ECs:

FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 20, 2016

Federal Institutional Controls- ICs:

FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jan 20, 2016

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 8, 2017

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Aug 16, 2017

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: May 31, 2017

LIEN on Property:

SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Oct 17, 2017

State

Solid Waste Landfills:

SWF/LF

The solid waste program in the Department of Environmental Quality (DEQ) is designed to encourage the reuse and recycling of solid waste and to regulate the disposal and treatment of solid waste, including regulated medical waste, and to ensure that hazardous waste is properly managed. Standards are designed to protect human health and the environment and driven by regulatory requirements.

Government Publication Date: Oct 3, 2017

Leaking Petroleum Storage Tanks:

LST

When a release occurs from an aboveground or underground storage tank, the owner and/or operator of the tank is required to report the release to the Department of Environmental Quality (DEQ). This database contains a listing of releases from tanks both above and underground.

Government Publication Date: Nov 02, 2017

Delisted Leaking Petroleum Storage Tanks:

DELISTED LST

Facilities which have been removed from the list of leaking petroleum storage tanks made available by the Virginia Department of Environmental Quality (DEQ). Facilities may be removed from the lists of leaking petroleum tanks when it is determined that the release reported is not an actual release, or the released substance is not petroleum - these sites may still have endured non-petroleum hazardous substance releases.

Government Publication Date: Nov 02, 2017

Underground Storage Tanks:

UST

A listing of registered underground storage tanks. This list is maintained by The Department of Environmental Quality (DEQ).

Government Publication Date: Nov 02, 2017

Aboveground Storage Tanks:

AST

A listing of registered aboveground storage tanks. This list is maintained by The Department of Environmental Quality (DEQ).

Government Publication Date: Nov 02, 2017

Delisted Tanks:

DELISTED TANK

Facilities which have been removed from the list of registered aboveground and/or underground storage tanks made available by the Virginia Department of Environmental Quality (DEQ). Facilities may be removed from the lists of registered tanks when it is determined that the tank does not require registration, for example, due to capacity or contents.

Government Publication Date: Nov 02, 2017

Institutional Controls:

INST CONTROL

Institutional controls are legal or contractual restrictions on property use that remain effective after remediation is completed and are used to satisfy remediation levels. This list is maintained by the Department of Environmental Quality (DEQ).

Government Publication Date: Jan 23, 2018

Voluntary Remediation Program:

VRP

The Voluntary Remediation Program is to encourage hazardous substance cleanups that might not otherwise take place. The program is a streamlined mechanism for site owners or operators to voluntarily address contamination at sites with concurrence from the Department of Environmental Quality (DEQ).

Government Publication Date: Jan 23, 2018

Brownfields Site Specific Assessments:

BROWNFIELDS

Brownfields are idled, underutilized, or abandoned industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination. Examples include factories, railyards, landfills, dry cleaners, etc. This list is maintained by the Department of Environmental Quality (DEQ).

Government Publication Date: Aug 22, 2017

Tribal

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands:

INDIAN LUST

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands in EPA Region 3, which includes Virginia. There are no LUST records in Virginia at this time.

Government Publication Date: Feb 20, 2014

Underground Storage Tanks (USTs) on Indian Lands:

INDIAN UST

Listing of Underground Storage Tanks (USTs) on Tribal/Indian Lands in EPA Region 3, which includes Virginia. There are no UST records in Virginia at this time.

Government Publication Date: Feb 20, 2014

Delisted Tribal Leaking Storage Tanks:

DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Aug 3, 2017

Delisted Tribal Underground Storage Tanks:

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Aug 3, 2017

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Sep 06, 2017

Toxics Release Inventory (TRI) Program:

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2016

Hazardous Materials Information Reporting System:

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 11, 2017

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Dec 21, 2017

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA of the Act) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

Toxic Substances Control Act:

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2017

Hist TSCA:

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

[FTTS INSP](#)

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

[PRP](#)

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Oct 10, 2017

State Coalition for Remediation of Drycleaners Listing:

[SCRD DRYCLEANER](#)

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

[ICIS](#)

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Nov 18, 2016

Drycleaner Facilities:

[FED DRYCLEANERS](#)

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Sep 14, 2016

Delisted Drycleaner Facilities:

[DELISTED FED DRY](#)

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Sep 14, 2016

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Nov 22, 2016

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Sep 13, 2016

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Jul 31, 2017

Alternative Fueling Stations:

ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Nov 07, 2017

Superfund Decision Documents:

SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Oct 13, 2017

Registered Pesticide Establishments:

SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Feb 28, 2017

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Jul 18, 2017

State

Spills:

SPILLS

The Department of Environmental Quality (DEQ) Pollution Response Program (PREP), provides for responses to air, water and waste pollution incidents in order to protect human health and the environment. PREP staff often work to assist local emergency responders, other state agencies, federal agencies, and responsible parties, as may be needed, to manage pollution incidents. Oil spills, fish kills, and hazardous materials spills are examples of incidents that may involve the DEQ's PREP Program.

Government Publication Date: Jan 02, 2018

Pollution Complaint:

[PC SPILLS](#)

The database contains a listing of Pollution Complaints from 1986 to 1994 that include petroleum releases and other releases on state land and waters. This list is maintained by the Department of Environmental Quality (DEQ).

Government Publication Date: 1986-1994

Drycleaners List:

[DRYCLEANERS](#)

A listing of registered drycleaners maintained by the Department of Environmental Quality.

Government Publication Date: Jan 16, 2018

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



DATABASE REPORT

Project Property: *Houser II
Kimball Road
Luray VA*

Project No:

Report Type: *Database Report*

Order No: *20180131132*

Requested by: *Timmons Group, Inc.*

Date Completed: *February 2, 2018*

**Environmental Risk
Information Services**
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Executive Summary

Property Information:

Project Property: *Houser II
Kimball Road Luray VA*

Project No:

Coordinates:

Latitude: 38.694649
Longitude: -78.439095
UTM Northing: 4,286,005.17
UTM Easting: 722,719.55
UTM Zone: UTM Zone 17S

Elevation: 863 FT

Order Information:

Order No: 20180131132
Date Requested: January 31, 2018
Requested by: Timmons Group, Inc.
Report Type: Database Report

Historicals/Products:

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	0	0	-	-	0
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	0	0	-	-	0
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
State								
SWF/LF	Y	.5	0	0	0	0	-	0
LST	Y	.5	0	0	0	2	-	2
DELISTED LST	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	0	0	-	-	0
AST	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED TANK	Y	.25	0	0	0	-	-	0
INST CONTROL	Y	.5	0	0	0	0	-	0
VRP	Y	.5	0	0	0	0	-	0
BROWNFIELDS	Y	.5	0	0	0	0	-	0

Tribal

INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0

County

No County standard environmental record sources available for this State.

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
ODI	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	0	0	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	.5	0	0	0	0	-	0

State

SPILLS	Y	.125	0	0	-	-	-	0
PC SPILLS	Y	.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DRYCLEANERS	Y	.25	0	0	0	-	-	0

Tribal **No Tribal additional environmental record sources available for this State.**

County **No County additional environmental record sources available for this State.**

Total:	0	0	0	2	0	2
---------------	---	---	---	---	---	---

* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	LST	Hope Mills Country Store	2937 US Highway 340 Luray VA 22835	N	0.31 / 1,635.66	-80	15
CEDS Fac ID Case Status: 200000069553 Closed							
1	LST	Hope Mills Country Store - Abandoned Tanks	2937 US Highway 340 Luray VA 22835	N	0.31 / 1,635.66	-80	15
CEDS Fac ID Case Status: 200000069553 Closed							

Executive Summary: Summary by Data Source

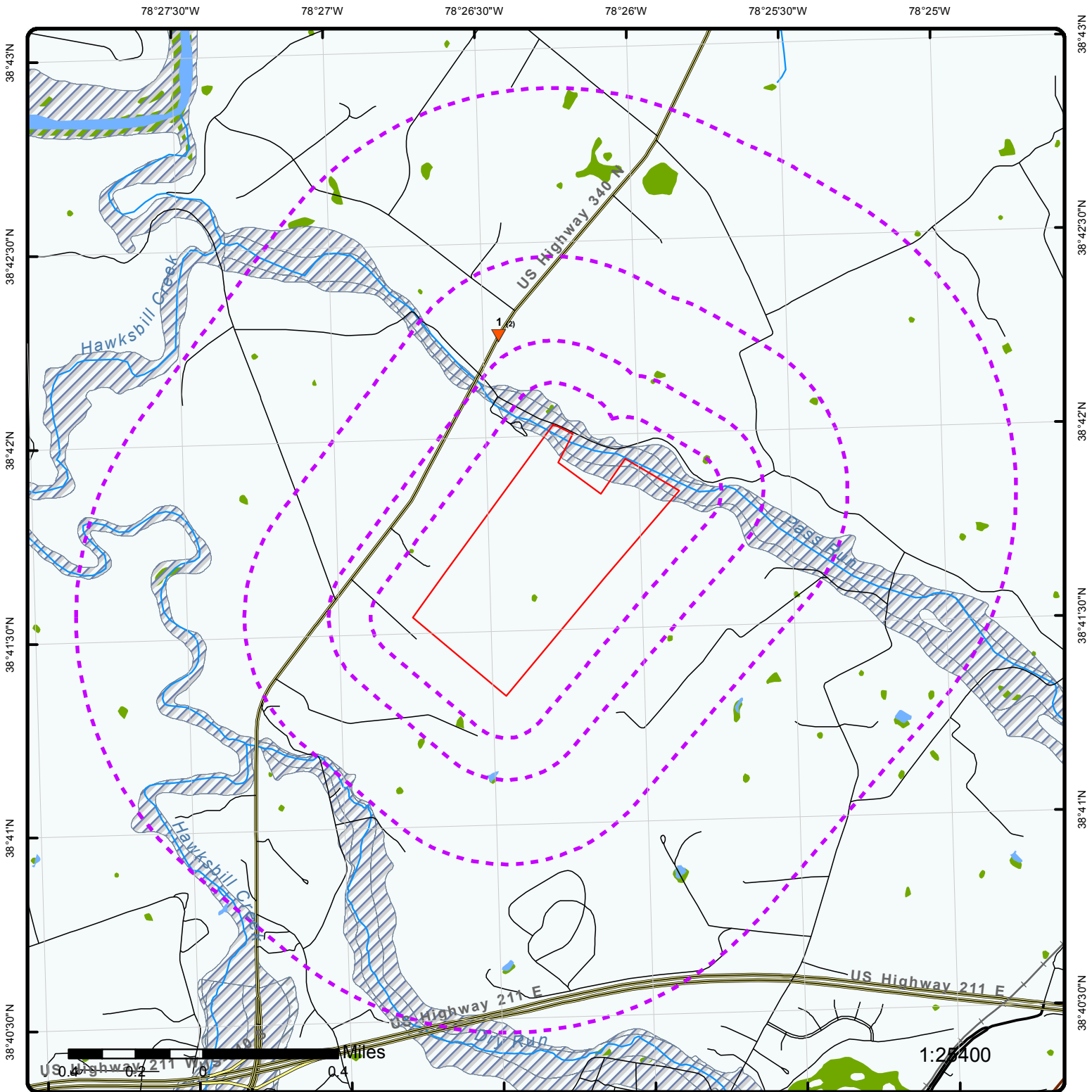
Standard

State

LST - Leaking Petroleum Storage Tanks

A search of the LST database, dated Nov 02, 2017 has found that there are 2 LST site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Hope Mills Country Store - Abandoned Tanks	2937 US Highway 340 Luray VA 22835	N	0.31 / 1,635.66	1
	<i>CEDS Fac ID Case Status: 200000069553 Closed</i>			
Hope Mills Country Store	2937 US Highway 340 Luray VA 22835	N	0.31 / 1,635.66	1
	<i>CEDS Fac ID Case Status: 200000069553 Closed</i>			



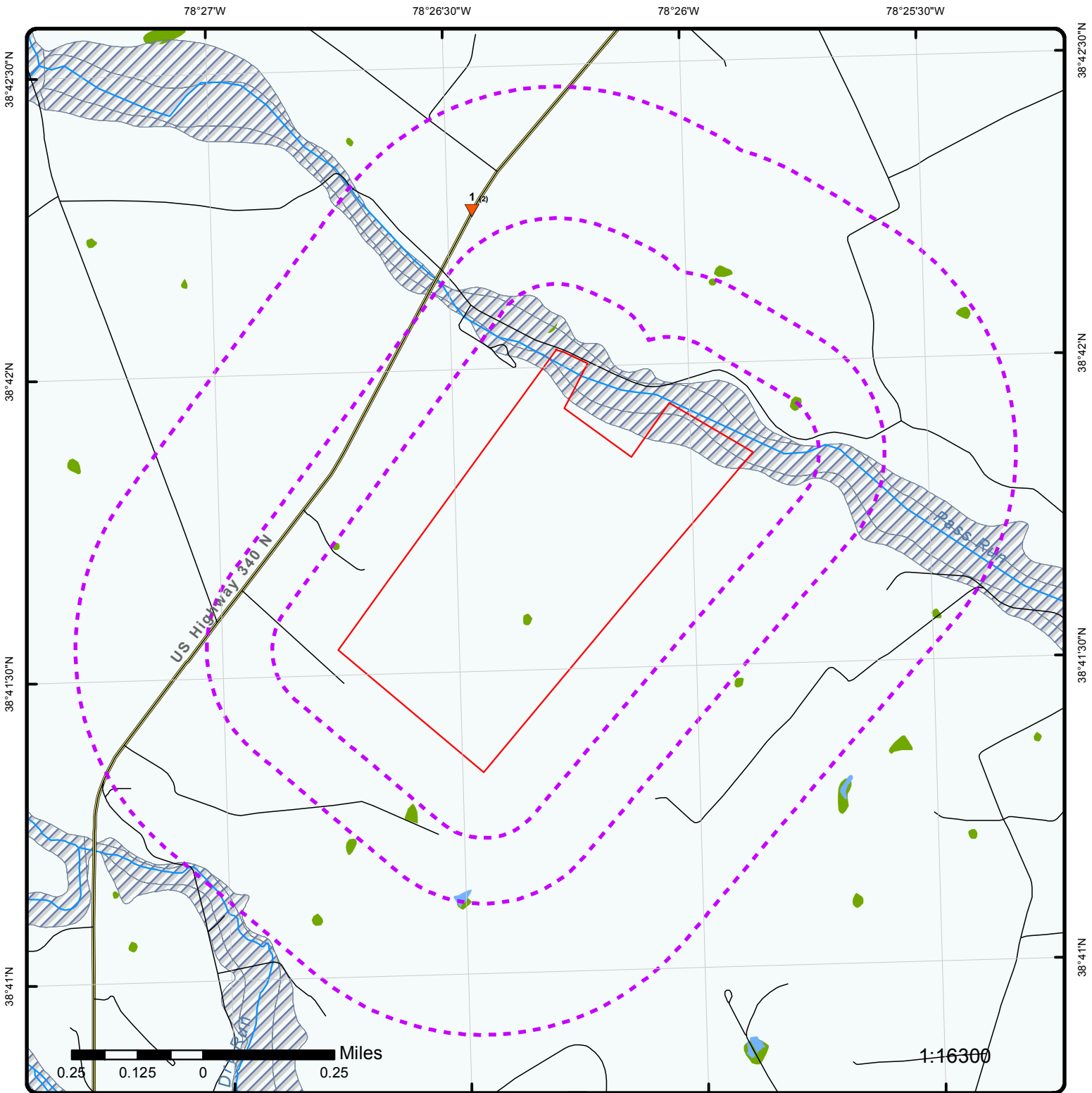
Map : 1 Mile Radius

Order No: 20180131132

Address: Kimball Road, Luray, VA



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



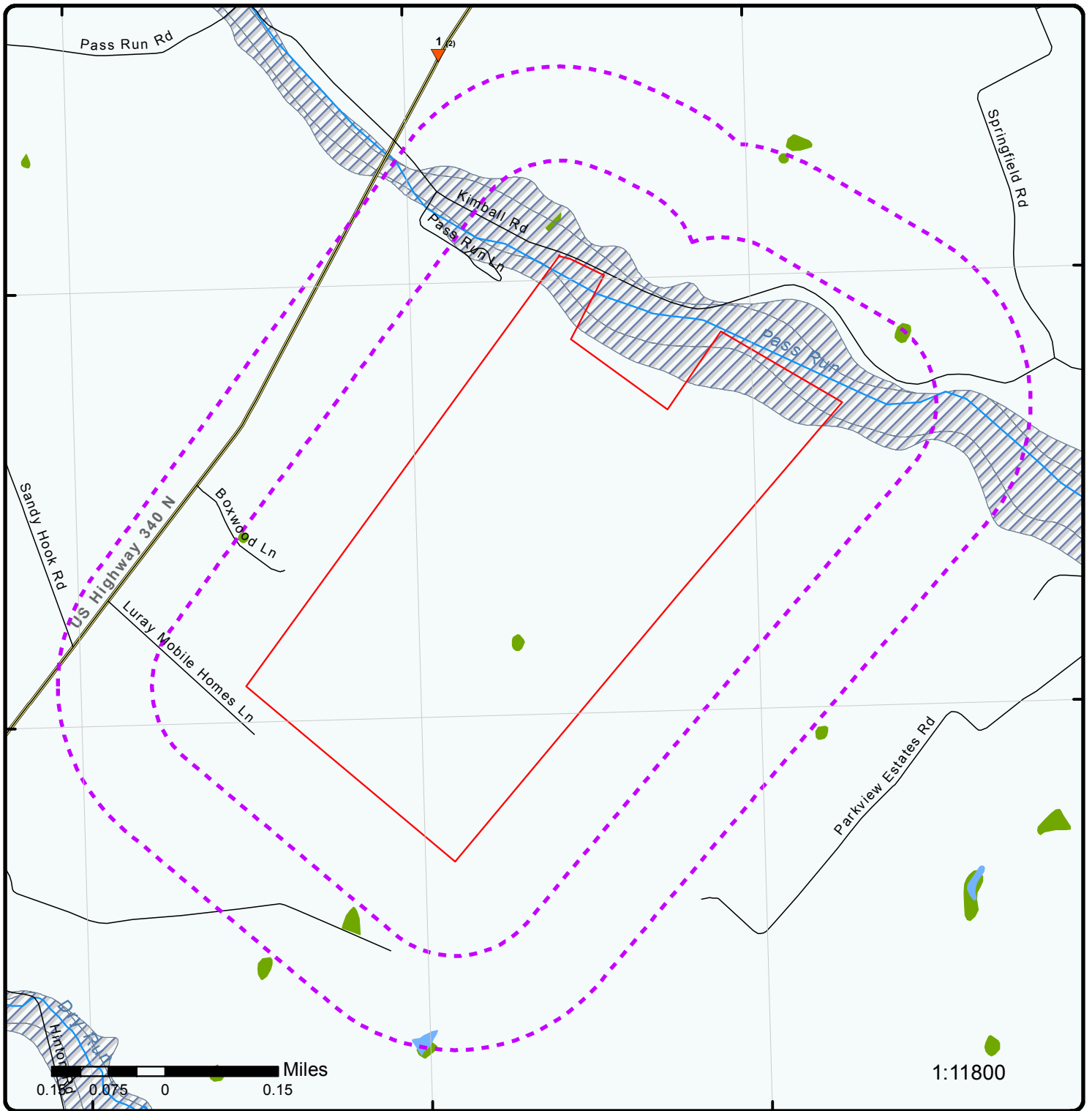
Map : 0.5 Mile Radius

Order No: 20180131132

Address: Kimball Road, Luray, VA



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



Map : 0.25 Mile Radius

Order No: 20180131132

Address: Kimball Road, Luray, VA



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

78°26'30"W

78°26'W

38°42'N

38°42'N

38°41'30"N

38°41'30"N



0.1 0.05 0 0.1 Miles

1:7800

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Aerial (2015)

Address: Kimball Road, Luray, VA

Source: ESRI World Imagery

Order No: 20180131132



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78°27'30"W

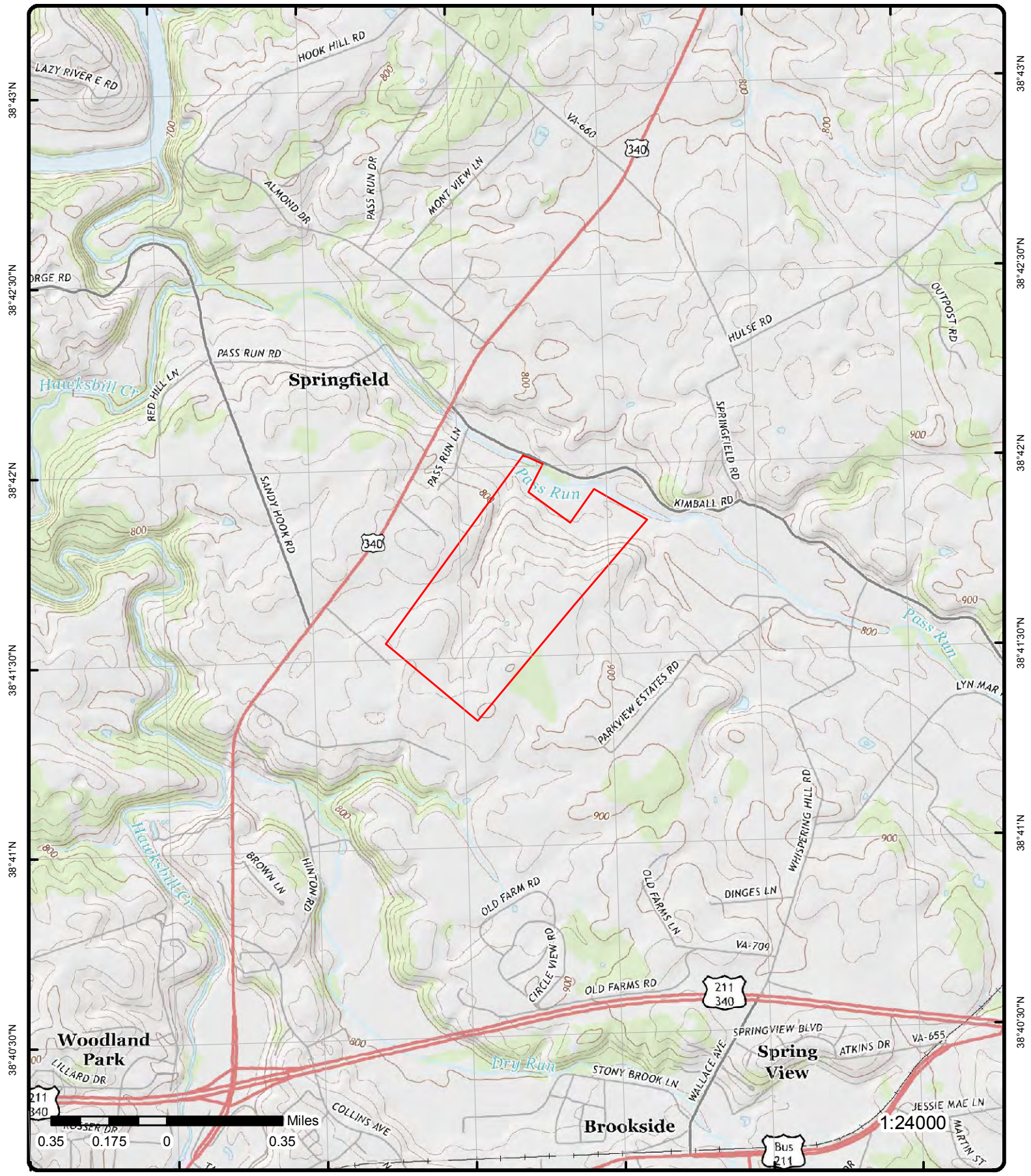
78°27'W

78°26'30"W

78°26'W

78°25'30"W

78°25'W



38°43'N
38°42'30"N
38°42'N
38°41'30"N
38°41'N
38°40'30"N

38°43'N
38°42'30"N
38°42'N
38°41'30"N
38°41'N
38°40'30"N

Topographic Map (2013)

Address: Kimball Road, Luray, VA

Quadrangle(s): Luray, VA

Source: USGS Topographic Map

Order No: 20180131132



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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	N	0.31 / 1,635.66	783.34 / -80	Hope Mills Country Store 2937 US Highway 340 Luray VA 22835	LST
		PC No:	20036004			
		CEDS Fac ID:	200000069553			
		Program:	RP Lead			
		Case Status:	Closed			
		Release Reported:	7/11/2002			
		Case Closed Date:	12/16/2016			
		Fed Regulated UST?:	Yes			
		Regulated Petroleum UST 1:	Yes			
		Excluded UST 1:	No			
		Deferred UST 1:	No			
		Partially Deferred UST 1:	No			
		Exempt 1 UST 2:	No			
		Small Heating Oil AST 2:	No			
		Regulated AST 3:	No			
		Unregulated AST 3:	No			
		Other Tank Type?:	No			
		Other Tank Type Desc:				
		Unknown Tank Type?:	No			
		Heating Oil Category:				
		Exmpt 2 Ht Oil UST 2:	No			
		County:	Page County			
		Region:	VRO			

1	2 of 2	N	0.31 / 1,635.66	783.34 / -80	Hope Mills Country Store - Abandoned Tanks 2937 US Highway 340 Luray VA 22835	LST
		PC No:	20056077			
		CEDS Fac ID:	200000069553			
		Program:	RP Lead			
		Case Status:	Closed			
		Release Reported:	12/29/2004			
		Case Closed Date:	12/16/2016			
		Fed Regulated UST?:	Yes			
		Regulated Petroleum UST 1:	Yes			
		Excluded UST 1:	No			
		Deferred UST 1:	No			
		Partially Deferred UST 1:	No			
		Exempt 1 UST 2:	No			
		Small Heating Oil AST 2:	No			
		Regulated AST 3:	No			
		Unregulated AST 3:	No			
		Other Tank Type?:	No			
		Other Tank Type Desc:				
		Unknown Tank Type?:	No			
		Heating Oil Category:				
		Exmpt 2 Ht Oil UST 2:	No			
		County:	Page County			
		Region:	VRO			

Unplottable Summary

Total: 4 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
SPILLS	Cub Run Farm	Route 340 South of Page Co High School	Luray VA		812582590
SPILLS	Shewmake Property - Poultry Litter Complaint	Kimball Road	Luray VA	22835	812598853
SPILLS	Old VOTAN Site	Off Route 340	Luray VA		812572368
UST	J. REX BURNER CO INC	2909 US Hwy 340 Bus	Luray VA	22835	811822070

Unplottable Report

Site: **Cub Run Farm**
Route 340 South of Page Co High School Luray VA

SPILLS

IR No: 2008-V-0266
Reference ID:
Status:
Incident Type: Agriculture
Incident Subtype: Agriculture
Effect to Receptor:
Associated IR:
Incident Dte Time: 2/5/2008
Call Recvd Dte Time: 2/5/2008
Closure Date: 2/5/2008
Agencies Notified?: NO
Other Agencies:
Threat to:
Terrorism?: NO
Characterize Incident:
Quantity Units:
Other Receptors: None
RP Company: Cub Run Farm
RP Name:
Low Quantity to Water:
High Quantity to Water:
Incident Ongoing at time of Call:
Call Reprtd by Name:
Call Reprtd by Company Name: Anonymous
Call RP Company Name:
Call RP Name:
Call Prpty Owner Co:
Call Prpty Owner Name:
Steps taken Desc:
Materials: Waste (Animal)(-1 - -1 Each)
Corrective Action Taken:
Site Summary: Referred to Ag. No further Prep involvement.
Original Call Incident Desc: Dumping of turkey and/or chicken in a woodlot on land owned by Paul Foltz.
Original Call Loc Desc: Cub Run Farm-Rt 340 South of Page Co High School-Luray-VA--Page County
Cause of Event:
Closure Comments: See Site Summary for details
Original Call Material Desc: Dead turkeys/chickens

Impacts:
Other Impacts:
Steps Taken:
System Comp:
Other System Comp:
Weather Status:
Precipitation Wet:
Discharge Type:
Discharge Vol:
Unkwn Discharge?: NO
Permitted?: NO
Facility Name:
Property Owner:
Property Company: Cub Run Farm
Duration of Event Hrs:
Water Body:
Region: Valley
FIPS City County: Page County

Site: **Shewmake Property - Poultry Litter Complaint**
Kimball Road Luray VA 22835

SPILLS

IR No: 2013-V-2889
Reference ID: 19111
Status: Closed
Incident Type: Agriculture
Incident Subtype: Agriculture * Poultry
Effect to Receptor:
Associated IR:
Incident Dte Time: 4/29/2013
Call Recvd Dte Time: 4/30/2013
Closure Date: 7/5/2013
Agencies Notified?: No
Other Agencies:
Threat to:
Terrorism?: No

Impacts:
Other Impacts:
Steps Taken:
System Comp:
Other System Comp:
Weather Status: N/A
Precipitation Wet: 0
Discharge Type: N/A
Discharge Vol: 0
Unkwn Discharge?: No
Permitted?: No
Facility Name:
Property Owner:
Property Company:

Characterize Incident: Unknown

Duration of Event Hrs: 0

Quantity Units:

Water Body:

Other Receptors:

Region:

RP Company:

FIPS City County:

Valley

RP Name:

Page County

Low Quantity to Water:

High Quantity to Water:

Incident Ongoing at time of Call: Yes

Call Reprtd by Name: ANONYMOUS ANONYMOUS

Call Reprtd by Company Name:

Call RP Company Name:

Call RP Name:

Bubby Kibler

Call Prpty Owner Co:

Call Prpty Owner Name:

Joan Shewmake

Steps taken Desc:

Materials:

POULTRY LITTER (42-42 Ton)

Corrective Action Taken:

Site Summary:

Caller stated that 6 loads of poultry litter were taken onto ~18 acre field in the last few days. Caller is concerned about overapplication of poultry litter and runoff onto neighboring properties. Property owner lives in Florida, but Bubby Kibler is local caretaker of property.

Original Call Incident Desc:

Caller stated that 6 loads of poultry litter were taken onto ~18 acre field in the last few days. Caller is concerned about overapplication of poultry litter and runoff onto neighboring properties. Property owner lives in Florida, but Bubby Kibler is local caretaker of property.

Original Call Loc Desc:

Property between 1239 Kimball Road and 1055 Kimball Road, Luray, VA 22835

Cause of Event:

Closure Comments:

Poultry manure application seems to be 1.5 tons per acre and land caretaker expressed interest in pulling soil samples and getting a NMP to allow future applications.

Original Call Material Desc:

poultry litter

Site: Old VOTAN Site
Off Route 340 Luray VA

SPILLS

IR No: 2005-V-0207

Reference ID:

Status:

Incident Type:

Incident Subtype:

Effect to Receptor:

Associated IR:

Incident Dte Time:

Call Recvd Dte Time: 12/10/2004

Closure Date: 1/12/2005

Agencies Notified?: NO

Other Agencies:

Threat to:

Terrorism?: NO

Characterize Incident:

Quantity Units:

Other Receptors:

RP Company: Sunny Mehta

RP Name:

Low Quantity to Water:

High Quantity to Water:

Incident Ongoing at time of Call:

Call Reprtd by Name:

Call Reprtd by Company Name: Judy McNeally

Call RP Company Name:

Call RP Name:

Call Prpty Owner Co:

Call Prpty Owner Name:

Steps taken Desc:

Materials:

Waste (Tires)(-1 - -1 Unknown)

Corrective Action Taken:

Site Summary:

Site visited on 1/12/05 and observed that T/T tire, automobile, RR ties, brush, stumps were in fill. Assistant Zoning Administration and Code Enforcement will ask that non-complying items be removed.

Original Call Incident Desc:

Area in front of old VOTAN plant being filled in. Objects other than clean fill showing up in fill.

Original Call Loc Desc:

Old VOTAN Site-Off Route 340-Luray-VA--Page County

Impacts:

Other Impacts:

Steps Taken:

System Comp:

Other System Comp:

Weather Status:

Precipitation Wet:

Discharge Type:

Discharge Vol:

Unkwn Discharge?: NO

Permitted?: NO

Facility Name:

Property Owner:

Property Company: Sunny Mehta

Duration of Event Hrs:

Water Body:

Region:

Valley

FIPS City County:

Page County

Cause of Event:
Closure Comments: See Site Summary for details
Original Call Material Desc: Tires, brush, RR ties

Site: J. REX BURNER CO INC
2909 US Hwy 340 Bus Luray VA 22835

UST

Facility ID: 6002675
CEDS Facility ID: 200000069549
Facility Active: No
Federally Regulated: Yes
Active UST: 0
Inactive UST: 2
Active AST: 0
Inactive AST: 0
Facility Type: COMMERCIAL
Facility Name: J. REX BURNER CO INC

Region: VRO
Parent Region: Valley
Facility Addr 1: 2909 US Hwy 340 Bus
Facility Addr 2:
City: Luray
Facility Location: Route 340 South
County: Page County
State: VA
Latitude: 38.63425313710
Longitude: -78.47413146030

Tank Details

Tank Owner ID: 27854
Tank No: R1
Tank Status: REM FROM GRD
Tank Type: UST
Fed Regulated Tank: Y

Install Date: 4/15/1968
Date Closed: 10/11/1997
Capacity: 550
Contents: GASOLINE
Other Contents:

Tank Materials

Asphalt/Bare Steel: Yes
CCP/STI-P3: No
Composite: No
Fiberglass: No
Lined Interior: No
Double Walled: No
Other: No
Other Specify:

Impressed Current: No
Polyethyl Jacket: No
Concrete: No
Excavation Liner: No
Secondary Contain: No
Repaired: No
Unknown: No
Note:

Pipe Materials

Piping Type: UNKNOWN
Asphalt/Bare Steel: No
Galvanized Steel: Yes
Fiberglass: No
Copper: No
Cathodic Protected: No
Repaired: No
Impressed Current:

Double Walled: No
Polyflexible: No
Unknown: No
Secondary Contain: No
Other: No
Other Specify:
Note:

Tank/Pipe Release Detection

Manual Gauging: No
Tank RD Tight Test: No
Inventory Controls: No
Tank RD ATG: No
Tank RD Vapor Mntr: No
Tank RD GW Monitor: No
Tnk RD IM Dbl Wall: No
Tnk RD IM Sec Cont: No
Tank RD SIR: No
Tank RD Leak Defer: No
Tank RD Other: No
Tank RD Other Spec:
Spl Device Install: No
Overfill Dev Inst: No
Overfill Type:

Overfill Spec:
Pipe RD MTG: No
Pipe RD ATG:
Pipe RD GW Monitor: No
Pipe RD Vapor Mntr: No
Pipe IM Dbl Wall: No
Pipe IM Sec Cont: No
Pipe RD ALLD: No
Pipe RD Tight Test: No
Pipe RD SIR: No
Pipe RD Leak Defer:
Pipe RD Other: No
Pipe RD Other Spec:
Note:

Tank Details

Tank Owner ID: 27854
Tank No: R2
Tank Status: REM FROM GRD
Tank Type: UST
Fed Regulated Tank: Y

Install Date: 4/16/1979
Date Closed: 10/1/1997
Capacity: 550
Contents: GASOLINE
Other Contents:

Tank Materials

Asphalt/Bare Steel: Yes
CCP/STI-P3: No
Composite: No
Fiberglass: No
Lined Interior: No
Double Walled: No
Other: No
Other Specify:

Impressed Current: No
Polyethyl Jacket: No
Concrete: No
Excavation Liner: No
Secondary Contain: No
Repaired: No
Unknown: No
Note:

Pipe Materials

Piping Type: UNKNOWN
Asphalt/Bare Steel: No
Galvanized Steel: Yes
Fiberglass: No
Copper: No
Cathodic Protected: No
Repaired: No
Impressed Current:

Double Walled: No
Polyflexible: No
Unknown: No
Secondary Contain: No
Other: No
Other Specify:
Note:

Tank/Pipe Release Detection

Manual Gauging: No
Tank RD Tight Test: No
Inventory Controls: No
Tank RD ATG: No
Tank RD Vapor Mntr: No
Tank RD GW Monitor: No
Tnk RD IM Dbl Wall: No
Tnk RD IM Sec Cont: No
Tank RD SIR: No
Tank RD Leak Defer: No
Tank RD Other: No
Tank RD Other Spec:
Spl Device Install: No
Overfill Dev Inst: No
Overfill Type:

Overfill Spec:
Pipe RD MTG: No
Pipe RD ATG:
Pipe RD GW Monitor: No
Pipe RD Vapor Mntr: No
Pipe IM Dbl Wall: No
Pipe IM Sec Cont: No
Pipe RD ALLD: No
Pipe RD Tight Test: No
Pipe RD SIR: No
Pipe RD Leak Defer:
Pipe RD Other: No
Pipe RD Other Spec:
Note:

Owner

Tank Owner ID: 27854
No of Active AST: 0
No of Active UST: 0
No of Inactive AST: 0
No of Inactive UST: 2
Federal Regulated: Y
Region: VRO
Name: J. REX BURNER CO INC

Owner Name: J REX BURNER CO INC
Owner Address 1: RT. 5; BOX 105
Owner Address 2: PAGE
Owner City: LURAY
Owner State: VA
Owner Zip 5: 22835
Owner Zip 4:
Owner Type: COMMERCIAL

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Sep 13, 2017

National Priority List - Proposed:

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Sep 13, 2017

Deleted NPL:

DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Sep 13, 2017

SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Oct 17, 2017

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Oct 17, 2017

Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned:

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

[RCRA CORRACTS](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Oct 17, 2017

RCRA non-CORRACTS TSD Facilities:

[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Oct 17, 2017

RCRA Generator List:

[RCRA LQG](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Oct 17, 2017

RCRA Small Quantity Generators List:

[RCRA SQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Oct 17, 2017

RCRA Conditionally Exempt Small Quantity Generators List:

[RCRA CESQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

Government Publication Date: Oct 17, 2017

RCRA Non-Generators:

[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Oct 17, 2017

Federal Engineering Controls-ECs:

FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 20, 2016

Federal Institutional Controls- ICs:

FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jan 20, 2016

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 8, 2017

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Aug 16, 2017

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: May 31, 2017

LIEN on Property:

SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Dec 11, 2017

State

Solid Waste Landfills:

SWF/LF

The solid waste program in the Department of Environmental Quality (DEQ) is designed to encourage the reuse and recycling of solid waste and to regulate the disposal and treatment of solid waste, including regulated medical waste, and to ensure that hazardous waste is properly managed. Standards are designed to protect human health and the environment and driven by regulatory requirements.

Government Publication Date: Oct 3, 2017

Leaking Petroleum Storage Tanks:

LST

When a release occurs from an aboveground or underground storage tank, the owner and/or operator of the tank is required to report the release to the Department of Environmental Quality (DEQ). This database contains a listing of releases from tanks both above and underground.

Government Publication Date: Nov 02, 2017

Delisted Leaking Petroleum Storage Tanks:

DELISTED LST

Facilities which have been removed from the list of leaking petroleum storage tanks made available by the Virginia Department of Environmental Quality (DEQ). Facilities may be removed from the lists of leaking petroleum tanks when it is determined that the release reported is not an actual release, or the released substance is not petroleum - these sites may still have endured non-petroleum hazardous substance releases.

Government Publication Date: Nov 02, 2017

Underground Storage Tanks:

UST

A listing of registered underground storage tanks. This list is maintained by The Department of Environmental Quality (DEQ).

Government Publication Date: Nov 02, 2017

Aboveground Storage Tanks:

AST

A listing of registered aboveground storage tanks. This list is maintained by The Department of Environmental Quality (DEQ).

Government Publication Date: Nov 02, 2017

Delisted Tanks:

DELISTED TANK

Facilities which have been removed from the list of registered aboveground and/or underground storage tanks made available by the Virginia Department of Environmental Quality (DEQ). Facilities may be removed from the lists of registered tanks when it is determined that the tank does not require registration, for example, due to capacity or contents.

Government Publication Date: Nov 02, 2017

Institutional Controls:

INST CONTROL

Institutional controls are legal or contractual restrictions on property use that remain effective after remediation is completed and are used to satisfy remediation levels. This list is maintained by the Department of Environmental Quality (DEQ).

Government Publication Date: Jan 23, 2018

Voluntary Remediation Program:

VRP

The Voluntary Remediation Program is to encourage hazardous substance cleanups that might not otherwise take place. The program is a streamlined mechanism for site owners or operators to voluntarily address contamination at sites with concurrence from the Department of Environmental Quality (DEQ).

Government Publication Date: Jan 23, 2018

Brownfields Site Specific Assessments:

BROWNFIELDS

Brownfields are idled, underutilized, or abandoned industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination. Examples include factories, railyards, landfills, dry cleaners, etc. This list is maintained by the Department of Environmental Quality (DEQ).

Government Publication Date: Aug 22, 2017

Tribal

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands:

INDIAN LUST

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands in EPA Region 3, which includes Virginia. There are no LUST records in Virginia at this time.

Government Publication Date: Feb 20, 2014

Underground Storage Tanks (USTs) on Indian Lands:

INDIAN UST

Listing of Underground Storage Tanks (USTs) on Tribal/Indian Lands in EPA Region 3, which includes Virginia. There are no UST records in Virginia at this time.

Government Publication Date: Feb 20, 2014

Delisted Tribal Leaking Storage Tanks:

DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Aug 3, 2017

Delisted Tribal Underground Storage Tanks:

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Aug 3, 2017

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Sep 06, 2017

Toxics Release Inventory (TRI) Program:

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2016

Hazardous Materials Information Reporting System:

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 11, 2017

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Dec 21, 2017

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA of the Act) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

Toxic Substances Control Act:

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2017

Hist TSCA:

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

[FTTS INSP](#)

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

[PRP](#)

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Oct 10, 2017

State Coalition for Remediation of Drycleaners Listing:

[SCRD DRYCLEANER](#)

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

[ICIS](#)

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Nov 18, 2016

Drycleaner Facilities:

[FED DRYCLEANERS](#)

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Sep 14, 2016

Delisted Drycleaner Facilities:

[DELISTED FED DRY](#)

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Sep 14, 2016

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Nov 22, 2016

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Sep 13, 2016

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Jul 31, 2017

Alternative Fueling Stations:

ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Nov 07, 2017

Superfund Decision Documents:

SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Oct 13, 2017

Registered Pesticide Establishments:

SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Feb 28, 2017

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Jul 18, 2017

State

Spills:

SPILLS

The Department of Environmental Quality (DEQ) Pollution Response Program (PREP), provides for responses to air, water and waste pollution incidents in order to protect human health and the environment. PREP staff often work to assist local emergency responders, other state agencies, federal agencies, and responsible parties, as may be needed, to manage pollution incidents. Oil spills, fish kills, and hazardous materials spills are examples of incidents that may involve the DEQ's PREP Program.

Government Publication Date: Jan 02, 2018

Pollution Complaint:

[PC SPILLS](#)

The database contains a listing of Pollution Complaints from 1986 to 1994 that include petroleum releases and other releases on state land and waters. This list is maintained by the Department of Environmental Quality (DEQ).

Government Publication Date: 1986-1994

Drycleaners List:

[DRYCLEANERS](#)

A listing of registered drycleaners maintained by the Department of Environmental Quality.

Government Publication Date: Jan 16, 2018

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX 5

ERIS Historical Aerial Reports



HISTORICAL AERIAL REPORT

for the site:
 Houser I
 530 Hinton Rd
 Luray, VA
 PO #:

Report ID: 20180130140
 Completed: 1/31/2018

ERIS Information Inc.
 Environmental Risk Information
 Services (ERIS)
 A division of Glacier Media Inc.
 T: 1.866.517.5204
 E: info@erisinfo.com

www.erisinfo.com

Search Results Summary

Date	Source	Scale	Comment
2016	NAIP - National Agriculture Information Program	1"=700'	
2014	NAIP - National Agriculture Information Program	1"=700'	
2012	NAIP - National Agriculture Information Program	1"=700'	
2008	NAIP - National Agriculture Information Program	1"=700'	
2006	NAIP - National Agriculture Information Program	1"=700'	
2000	USGS - US Geological Survey	1"=700'	
1997	USGS - US Geological Survey	1"=700'	
1984	NHAP - National High Altitude Photography	1"=700'	BEST COPY AVAILABLE
1977	USGS - US Geological Survey	1"=700'	BEST COPY AVAILABLE
1972	USGS - US Geological Survey	1"=700'	
1963	USGS - US Geological Survey	1"=700'	
1960	USAF - United States Air Force	1"=700'	

one inch



SUBJECT PROPERTY

Date: 2016
Source: NAIP
Scale: 1" to 700'
Comments:

Subject: 530 Hinton Rd Luray VA
Approx Center: 38.68463 / -78.44485



www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY

Date: 2014
Source: NAIP
Scale: 1" to 700'
Comments:



Subject: 530 Hinton Rd Luray VA
Approx Center: 38.68463 / -78.44485

www.erisinfo.com | 1.866.517.5204

one inch



Date: 2012
Source: NAIP
Scale: 1" to 700'
Comments:



Subject: 530 Hinton Rd Luray VA
Approx Center: 38.68463 / -78.44485



www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY

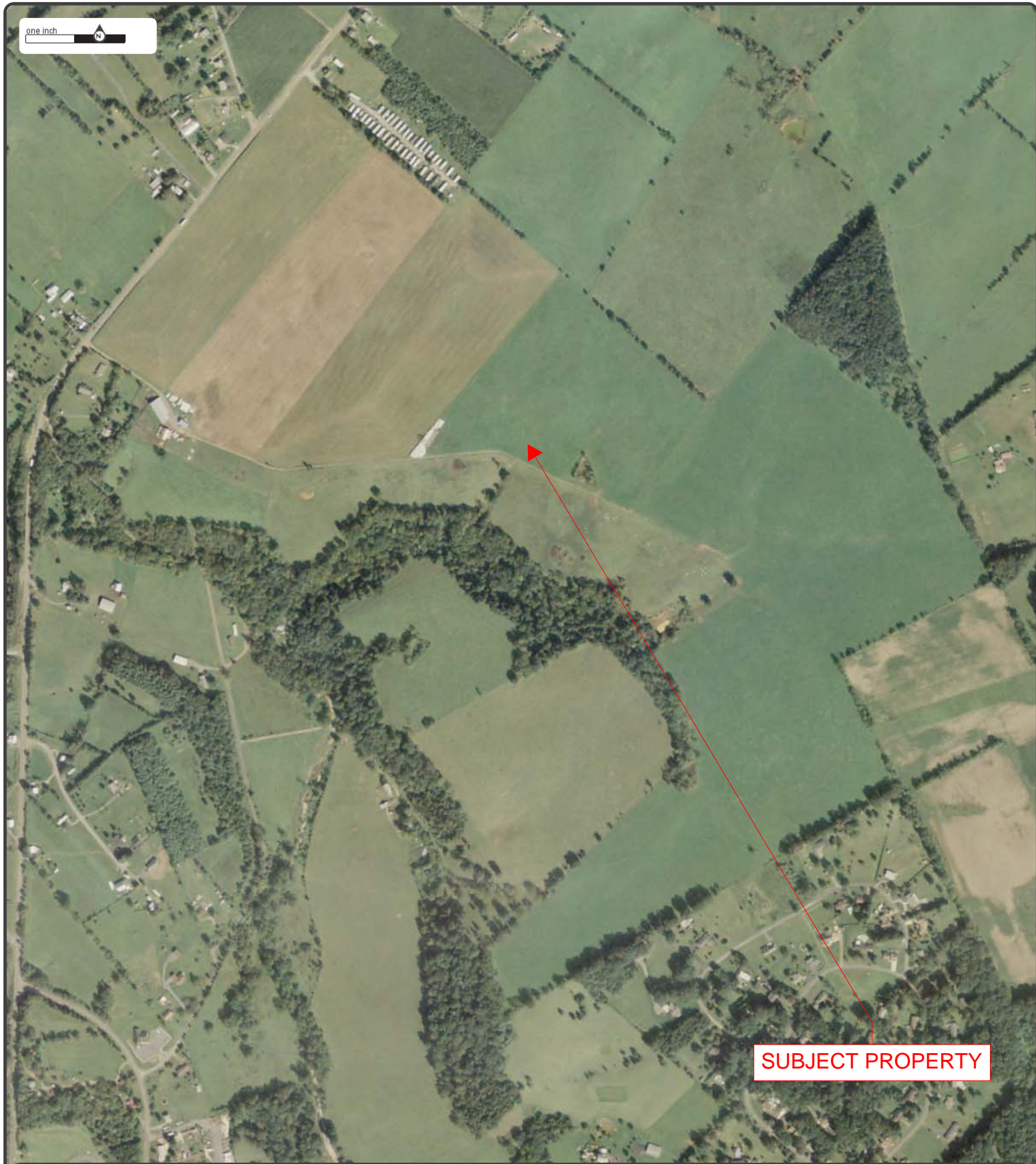
Date: 2008
Source: NAIP
Scale: 1" to 700'
Comments:



Subject: 530 Hinton Rd Luray VA
Approx Center: 38.68463 / -78.44485

www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY

Date: 2006
Source: NAIP
Scale: 1" to 700'
Comments:



Subject: 530 Hinton Rd Luray VA
Approx Center: 38.68463 / -78.44485

www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY

Date: 2000
Source: USGS
Scale: 1" to 700'
Comments:



Subject: 530 Hinton Rd Luray VA
Approx Center: 38.68463 / -78.44485

www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY

Date: 1997
Source: USGS
Scale: 1" to 700'
Comments:



Subject: 530 Hinton Rd Luray VA
Approx Center: 38.68463 / -78.44485

www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY

Date: 1984
Source: NHAP
Scale: 1" to 700'
Comments: BEST COPY AVAILABLE



Subject: 530 Hinton Rd Luray VA
Approx Center: 38.68463 / -78.44485

www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY

Date: 1977
Source: USGS
Scale: 1" to 700'
Comments: BEST COPY AVAILABLE



Subject: 530 Hinton Rd Luray VA
Approx Center: 38.68463 / -78.44485

www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY

Date: 1972
Source: USGS
Scale: 1" to 700'
Comments:

Subject: 530 Hinton Rd Luray VA
Approx Center: 38.68463 / -78.44485



www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY

Date: 1963
Source: USGS
Scale: 1" to 700'
Comments:



Subject: 530 Hinton Rd Luray VA
Approx Center: 38.68463 / -78.44485

www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY

Date: 1960
Source: USAF
Scale: 1" to 700'
Comments:



Subject: 530 Hinton Rd Luray VA
Approx Center: 38.68463 / -78.44485



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HISTORICAL AERIAL REPORT

for the site:
 Houser II
 Kimball Road
 Luray, VA
 PO #:

Report ID: 20180131132
 Completed: 2/1/2018

ERIS Information Inc.
 Environmental Risk Information
 Services (ERIS)
 A division of Glacier Media Inc.
 T: 1.866.517.5204
 E: info@erisinfo.com

www.erisinfo.com

Search Results Summary

Date	Source	Scale	Comment
2016	NAIP - National Agriculture Information Program	1"=700'	
2014	NAIP - National Agriculture Information Program	1"=700'	
2012	NAIP - National Agriculture Information Program	1"=700'	
2008	NAIP - National Agriculture Information Program	1"=700'	
2006	NAIP - National Agriculture Information Program	1"=700'	
2000	USGS - US Geological Survey	1"=700'	
1997	USGS - US Geological Survey	1"=700'	
1984	NHAP - National High Altitude Photography	1"=700'	BEST COPY AVAILABLE
1977	USGS - US Geological Survey	1"=700'	
1972	USGS - US Geological Survey	1"=700'	
1963	USGS - US Geological Survey	1"=700'	
1960	USAF - United States Air Force	1"=700'	

one inch

SUBJECT PROPERTY



Date: 2016
Source: NAIP
Scale: 1" to 700'
Comments:



Subject: Kimball Road Luray VA
Approx Center: 38.69464 / -78.43909

www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY



Date: 2014
Source: NAIP
Scale: 1" to 700'
Comments:

Subject: Kimball Road Luray VA
Approx Center: 38.69464 / -78.43909



ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY



Date: 2012
Source: NAIP
Scale: 1" to 700'
Comments:

Subject: Kimball Road Luray VA
Approx Center: 38.69464 / -78.43909



ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY



Date: 2008
Source: NAIP
Scale: 1" to 700'
Comments:



ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



Subject: Kimball Road Luray VA
Approx Center: 38.69464 / -78.43909

www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY



Date: 2006
Source: NAIP
Scale: 1" to 700'
Comments:



Subject: Kimball Road Luray VA
Approx Center: 38.69464 / -78.43909

www.erisinfo.com | 1.866.517.5204

one inch

SUBJECT PROPERTY



Date: 2000
Source: USGS
Scale: 1" to 700'
Comments:



Subject: Kimball Road Luray VA
Approx Center: 38.69464 / -78.43909

www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY

Date: 1997
Source: USGS
Scale: 1" to 700'
Comments:



Subject: Kimball Road Luray VA
Approx Center: 38.69464 / -78.43909

www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY



Date: 1984
Source: NHAP
Scale: 1" to 700'
Comments: BEST COPY AVAILABLE



ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



Subject: Kimball Road Luray VA
Approx Center: 38.69464 / -78.43909

www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY



Date: 1977
Source: USGS
Scale: 1" to 700'
Comments:

Subject: Kimball Road Luray VA
Approx Center: 38.69464 / -78.43909



www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY



Date: 1972
Source: USGS
Scale: 1" to 700'
Comments:



Subject: Kimball Road Luray VA
Approx Center: 38.69464 / -78.43909

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY



Date: 1963
Source: USGS
Scale: 1" to 700'
Comments:



Subject: Kimball Road Luray VA
Approx Center: 38.69464 / -78.43909

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



www.erisinfo.com | 1.866.517.5204

one inch



SUBJECT PROPERTY

Date: 1960
Source: USAF
Scale: 1" to 700'
Comments:



Subject: Kimball Road Luray VA
Approx Center: 38.69464 / -78.43909



www.erisinfo.com | 1.866.517.5204

APPENDIX 6

ERIS Topographic Map Research Results



TOPOGRAPHIC MAP RESEARCH RESULTS

Date: 2018-01-30

Project Property: 530 Hinton Rd, Luray, VA

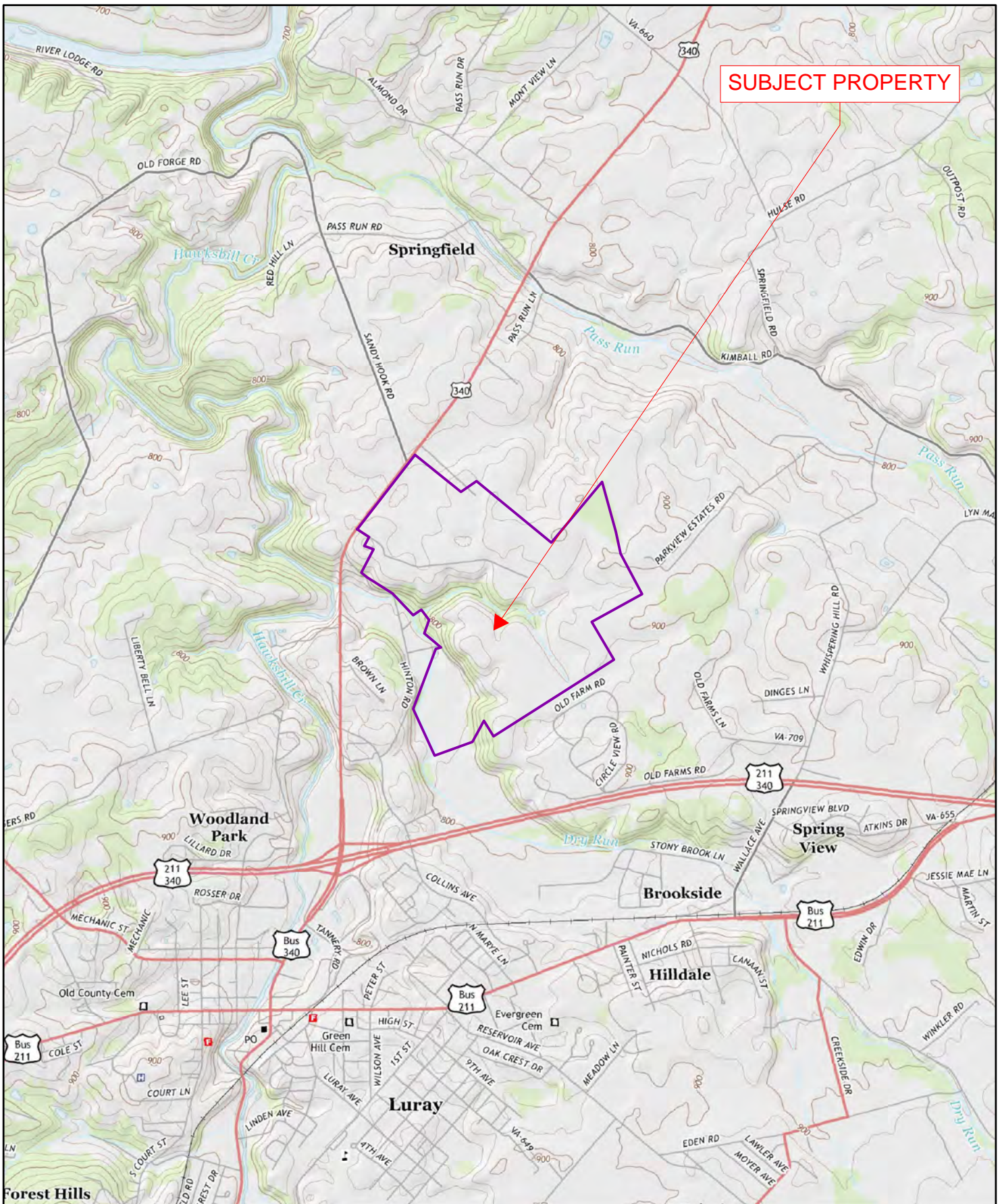
ERIS Order Number: 20180130140

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

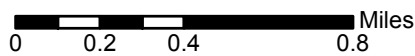
Year	Map Series
2013	7.5
1994	7.5
1987	7.5
1972	7.5
1965	7.5
1933	15
1929	15

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

No warranty of Accuracy or Liability for ERIS: *The information contained in this report has been produced by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.*



2013

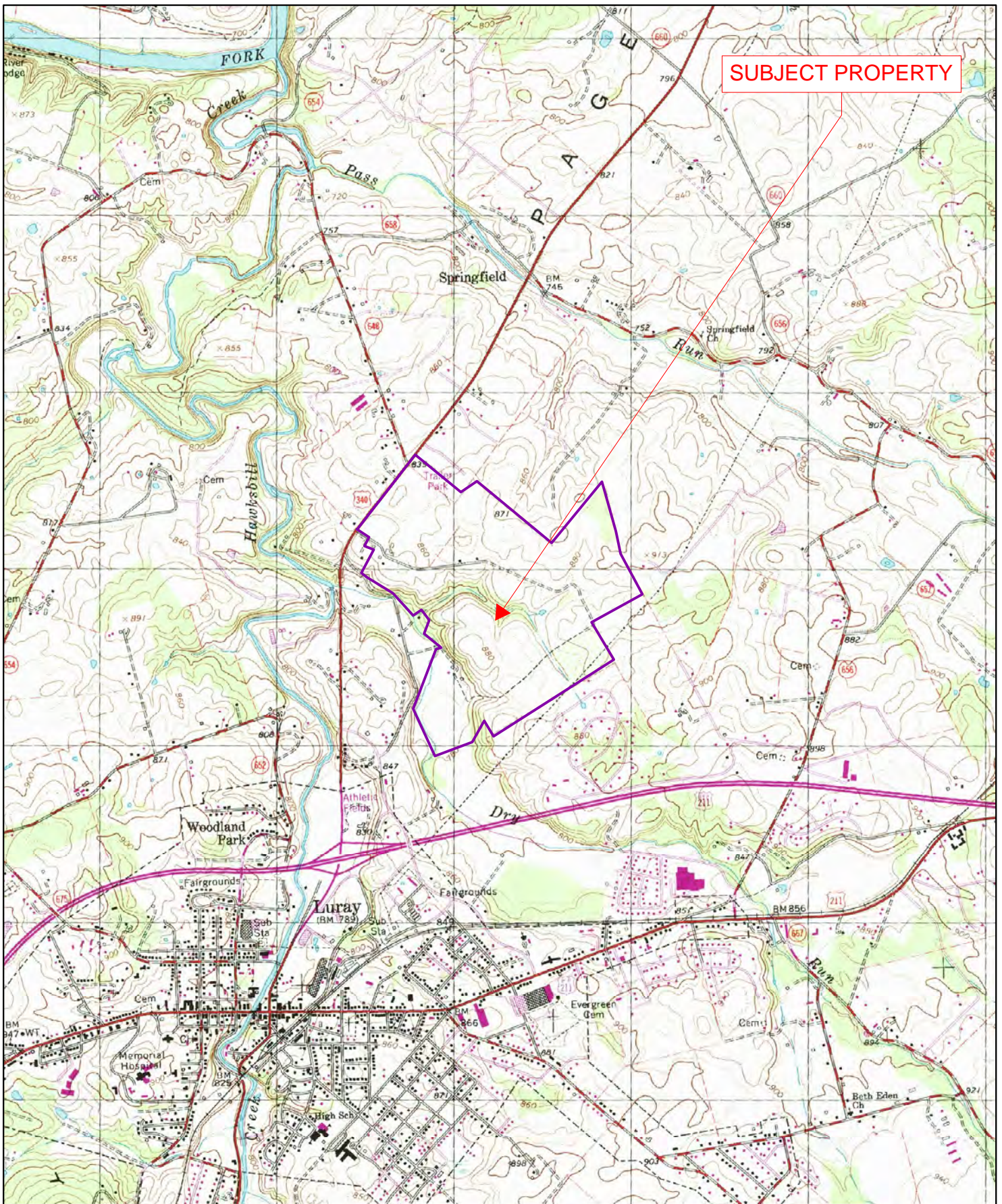


Order No. 20180130140

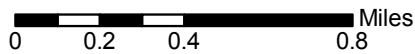
Quadrangle(s): Luray,VA

Source: USGS 7.5 Minute Topographic Map





1994

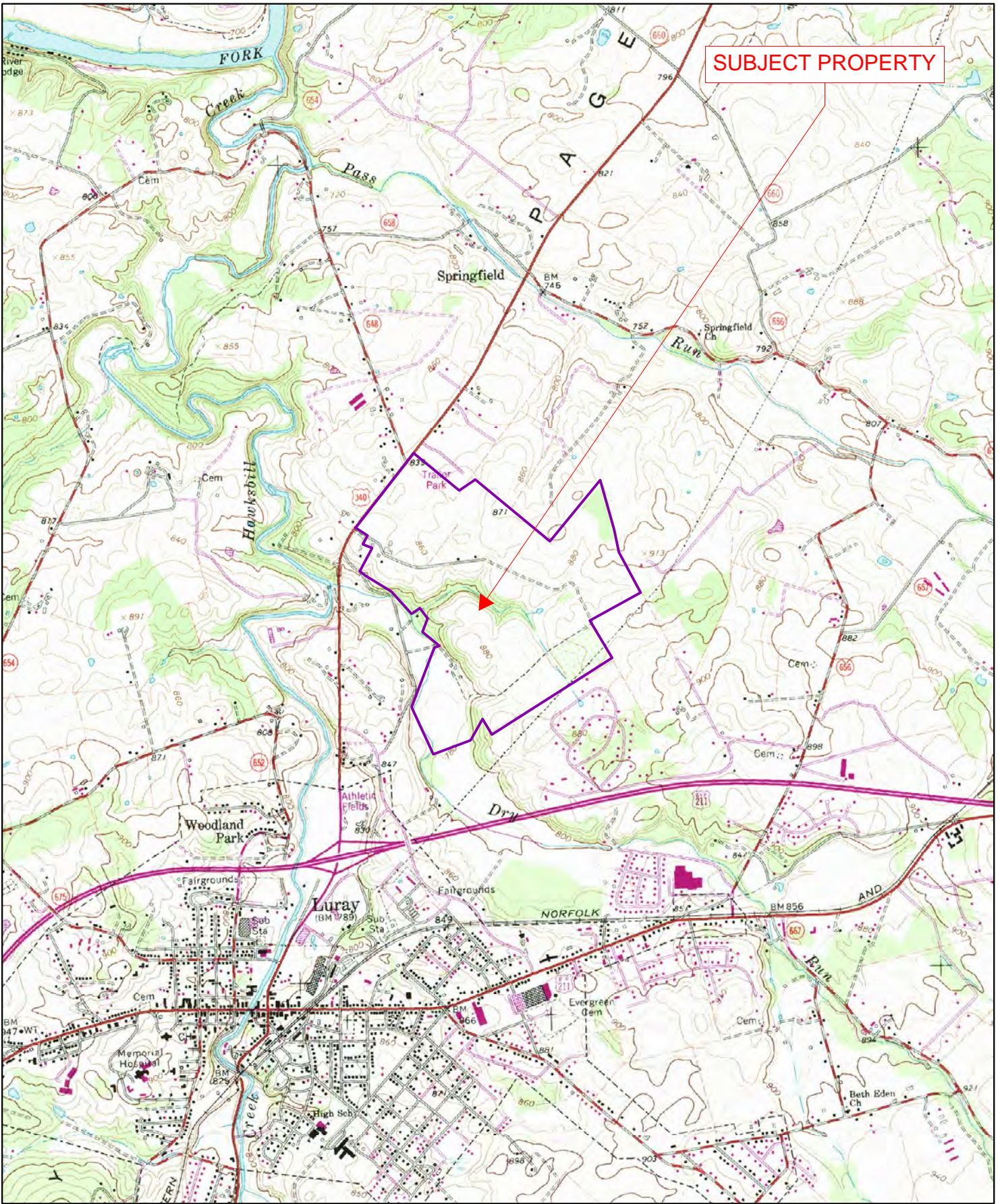


Order No. 20180130140

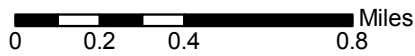
Quadrangle(s): Luray,VA

Source: USGS 7.5 Minute Topographic Map





1987



Order No. 20180130140

Quadrangle(s): Luray, VA

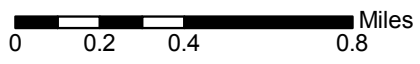
Source: USGS 7.5 Minute Topographic Map





SUBJECT PROPERTY

1972

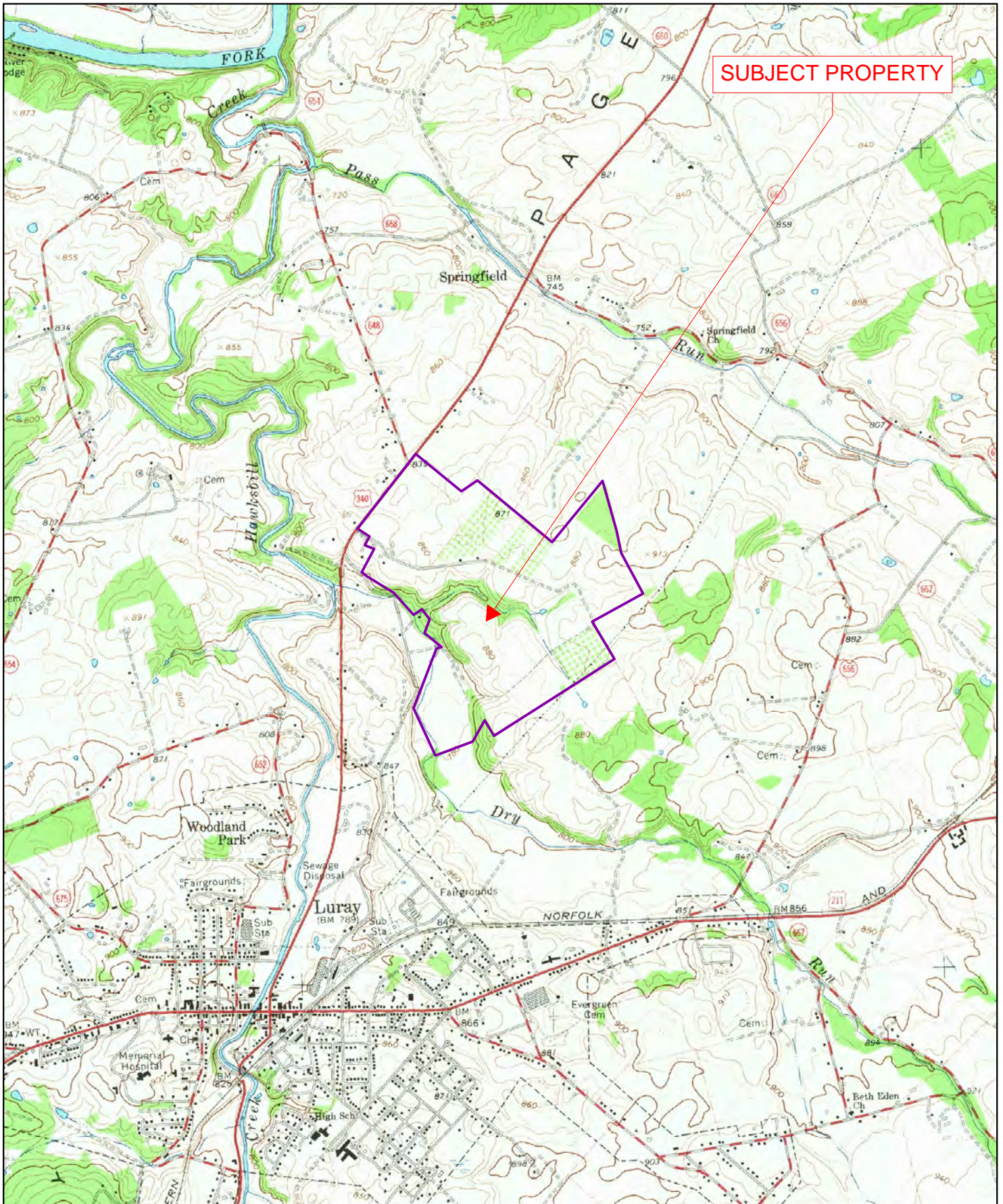


Order No. 20180130140

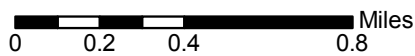
Quadrangle(s): Luray, VA

Source: USGS 7.5 Minute Topographic Map





1965

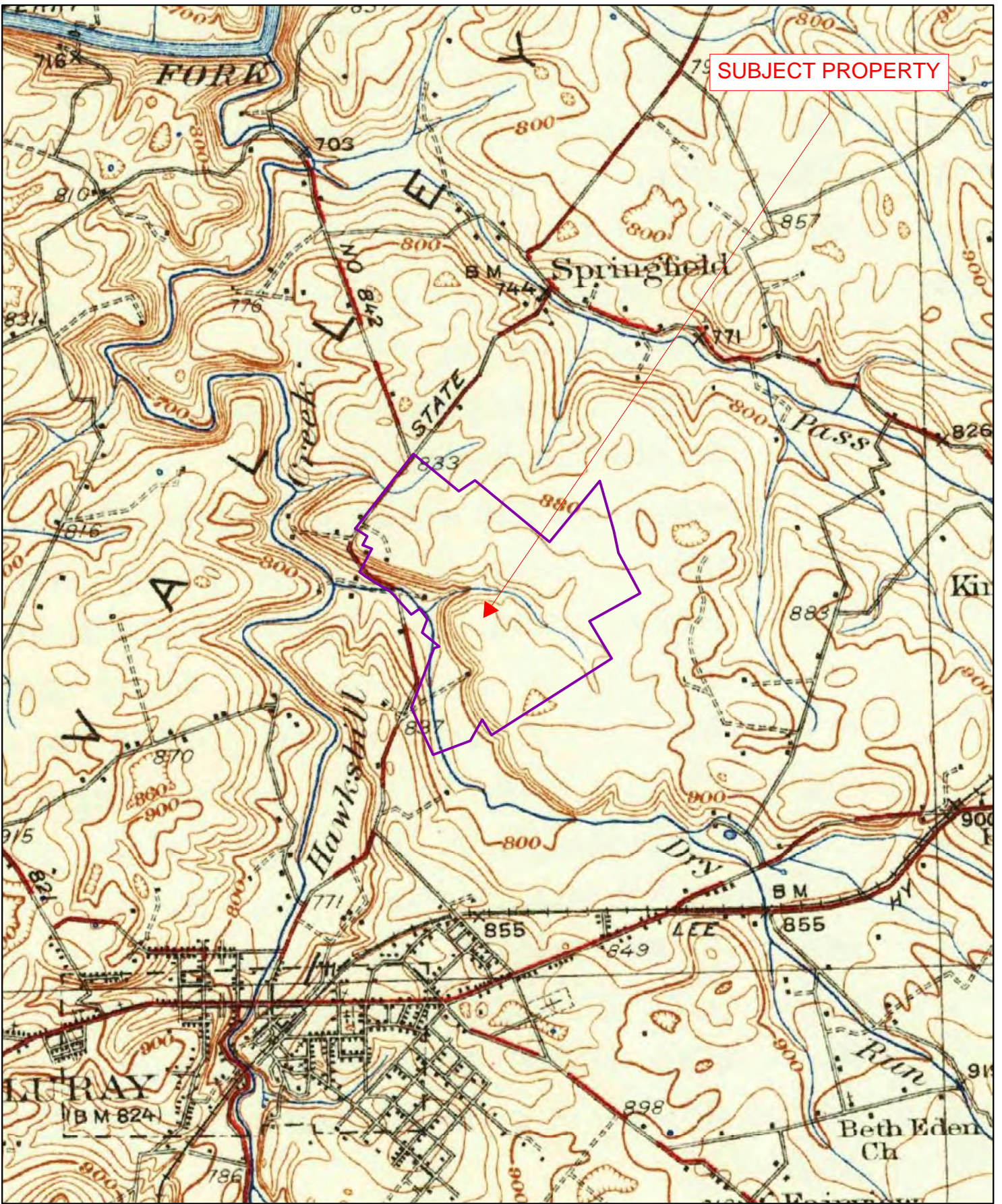


Order No. 20180130140

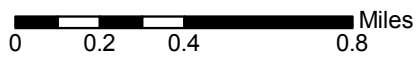
Quadrangle(s): Luray, VA

Source: USGS 7.5 Minute Topographic Map





1933

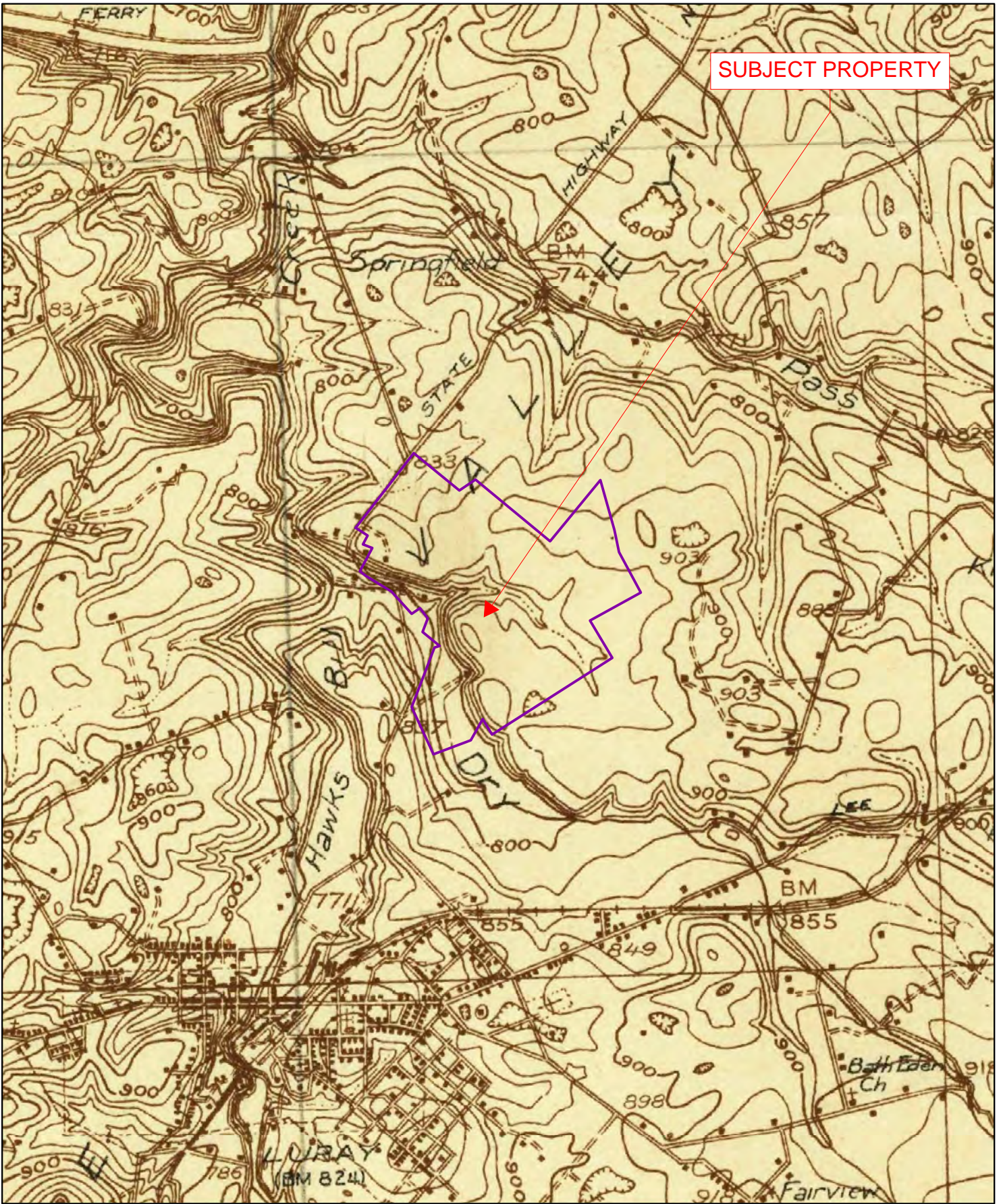


Order No. 20180130140

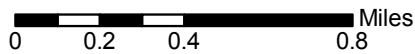
Quadrangle(s): Stony Man, VA

Source: USGS 15 Minute Topographic Map





1929



Order No. 20180130140

Quadrangle(s): Stony Man, VA

Source: USGS 15 Minute Topographic Map





TOPOGRAPHIC MAP RESEARCH RESULTS

Date: 2018-01-31

Project Property: Kimball Road, Luray, VA

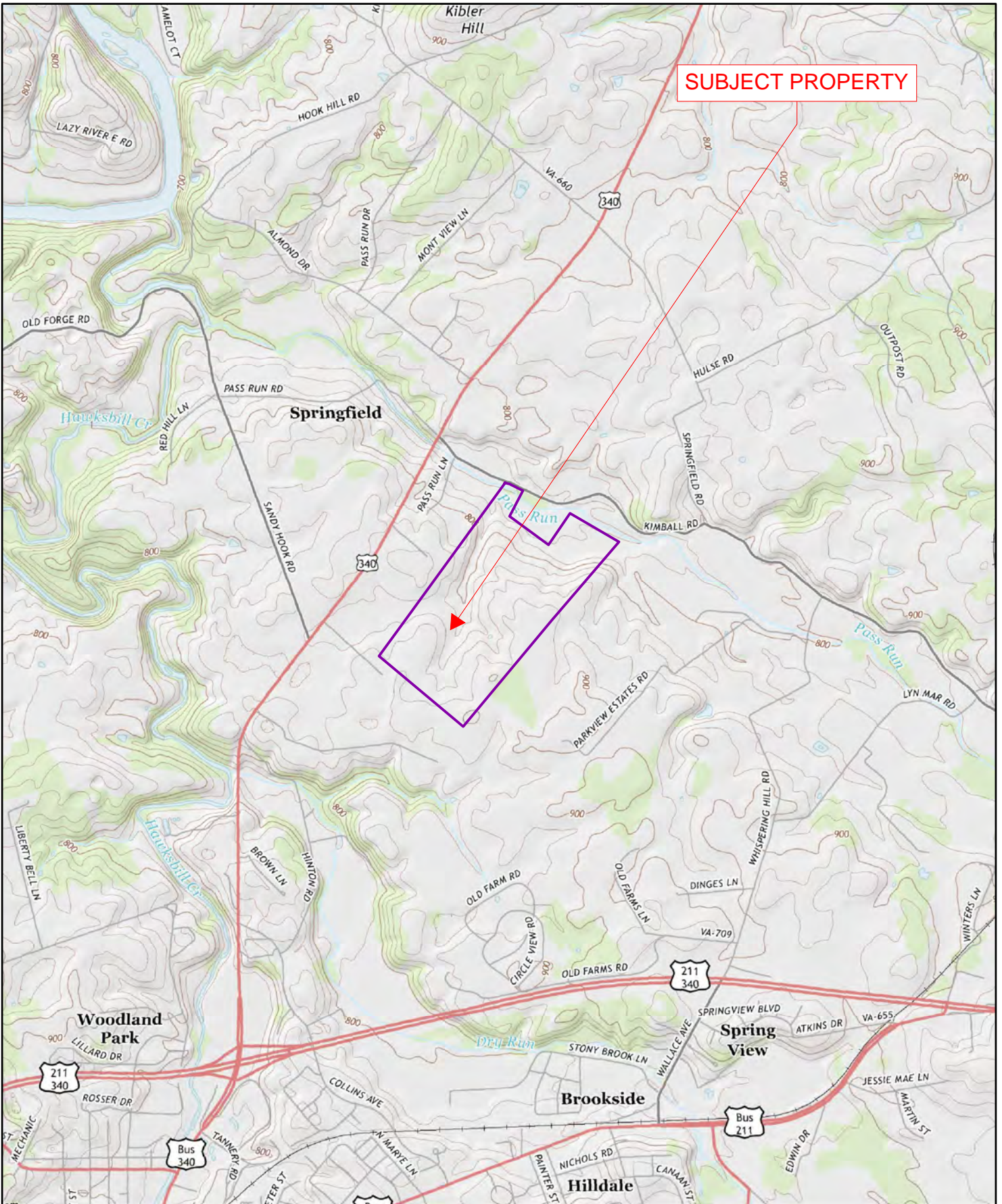
ERIS Order Number: 20180131132

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

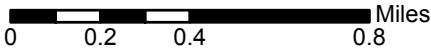
Year	Map Series
2013	7.5
1994	7.5
1987	7.5
1972	7.5
1965	7.5
1933	15
1929	15

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

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SUBJECT PROPERTY



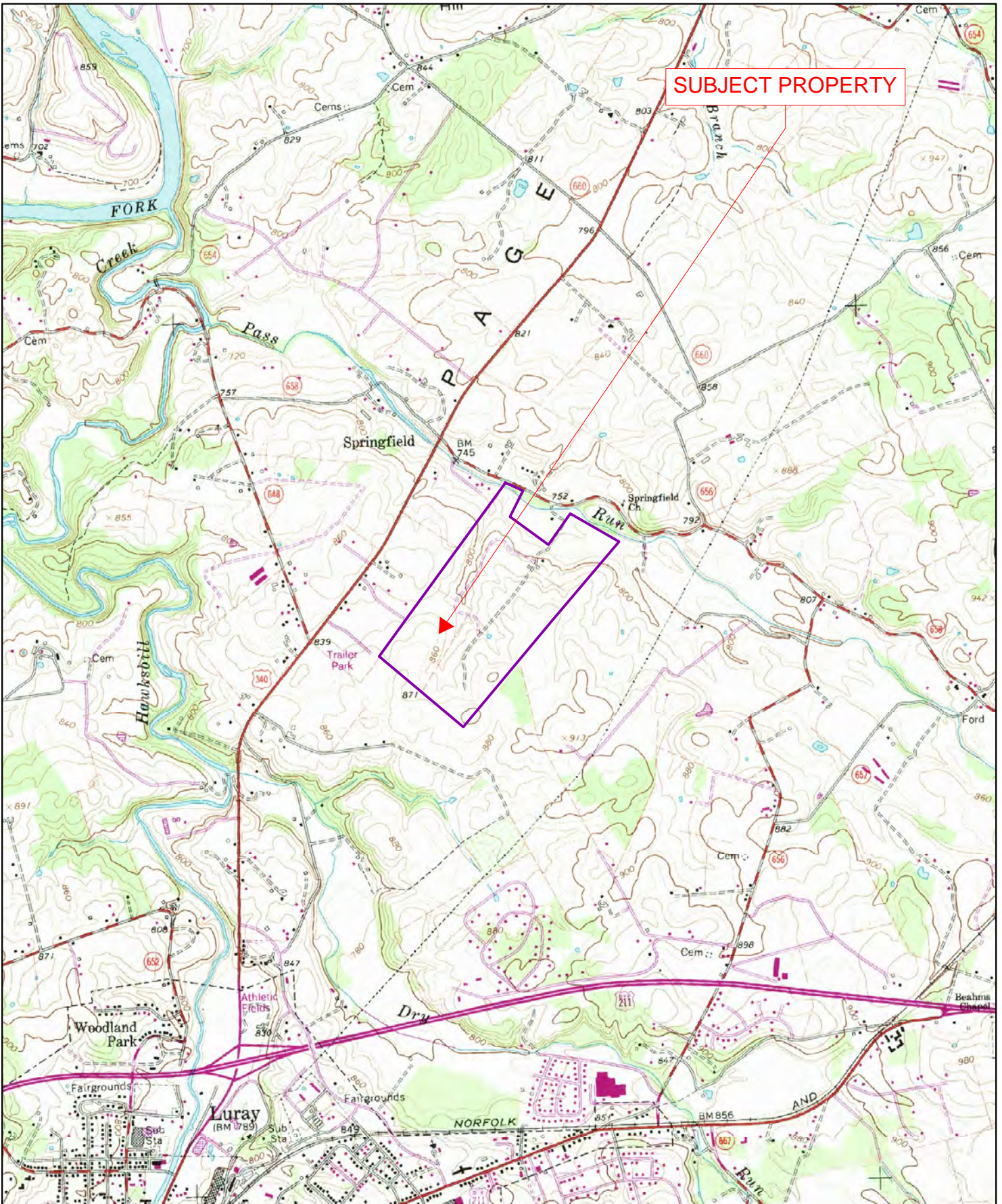
Order No. 20180131132

2013

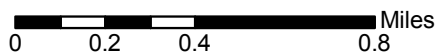
Quadrangle(s): Luray, VA

Source: USGS 7.5 Minute Topographic Map





1987

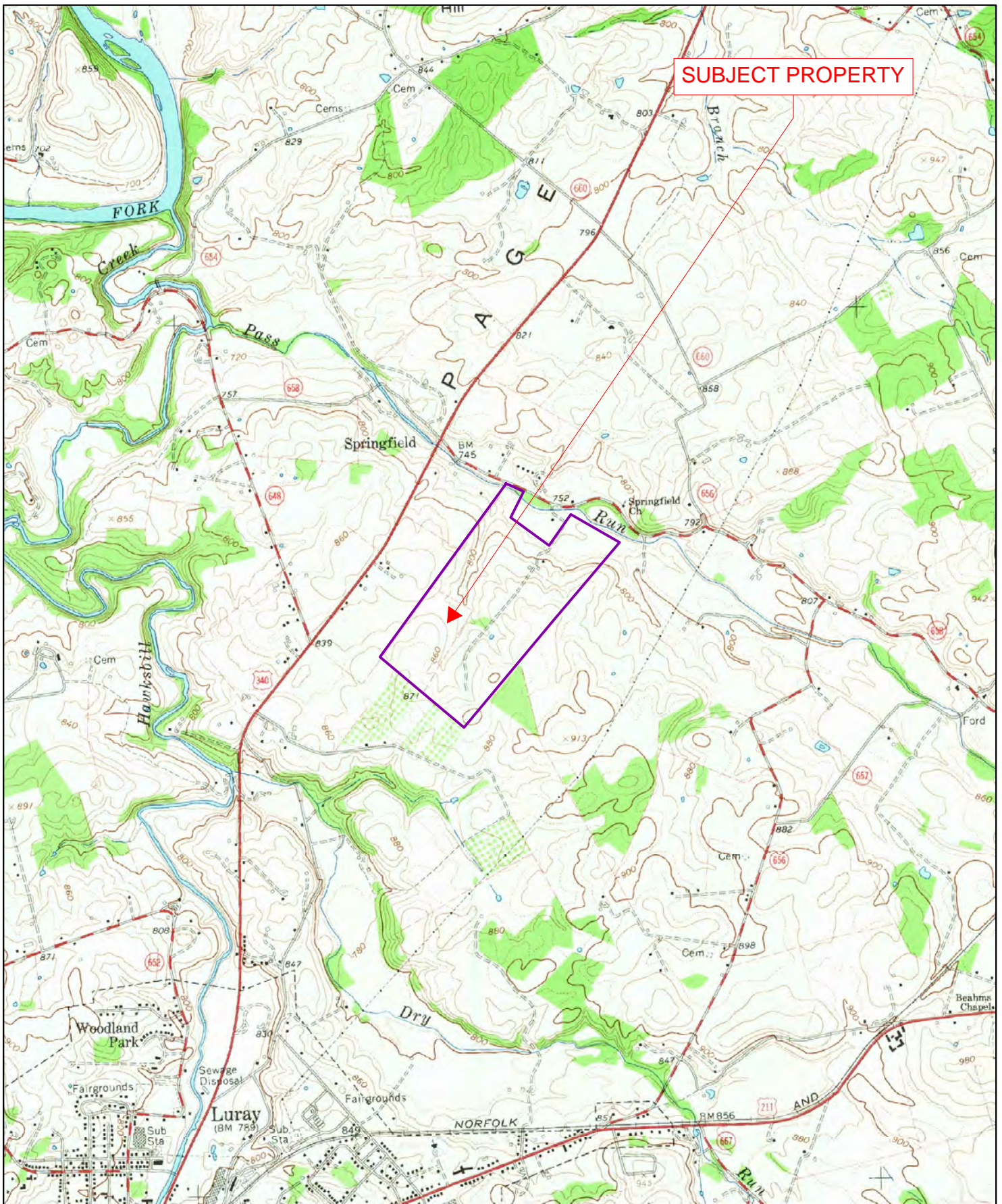


Order No. 20180131132

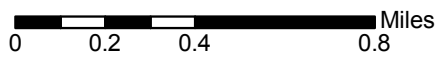
Quadrangle(s): Luray, VA

Source: USGS 7.5 Minute Topographic Map





1965

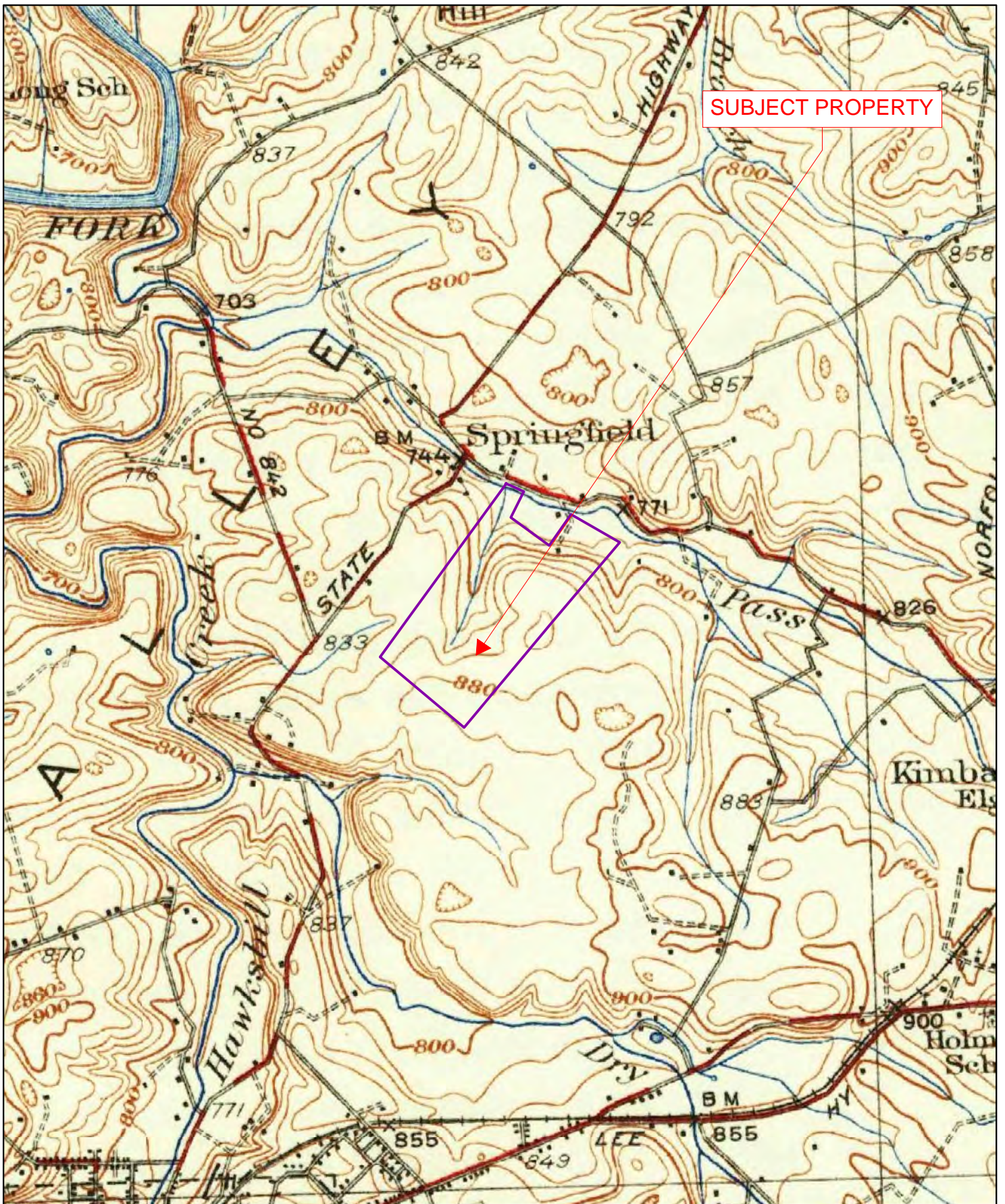


Order No. 20180131132

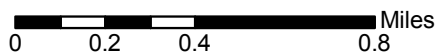
Quadrangle(s): Luray,VA

Source: USGS 7.5 Minute Topographic Map





1933

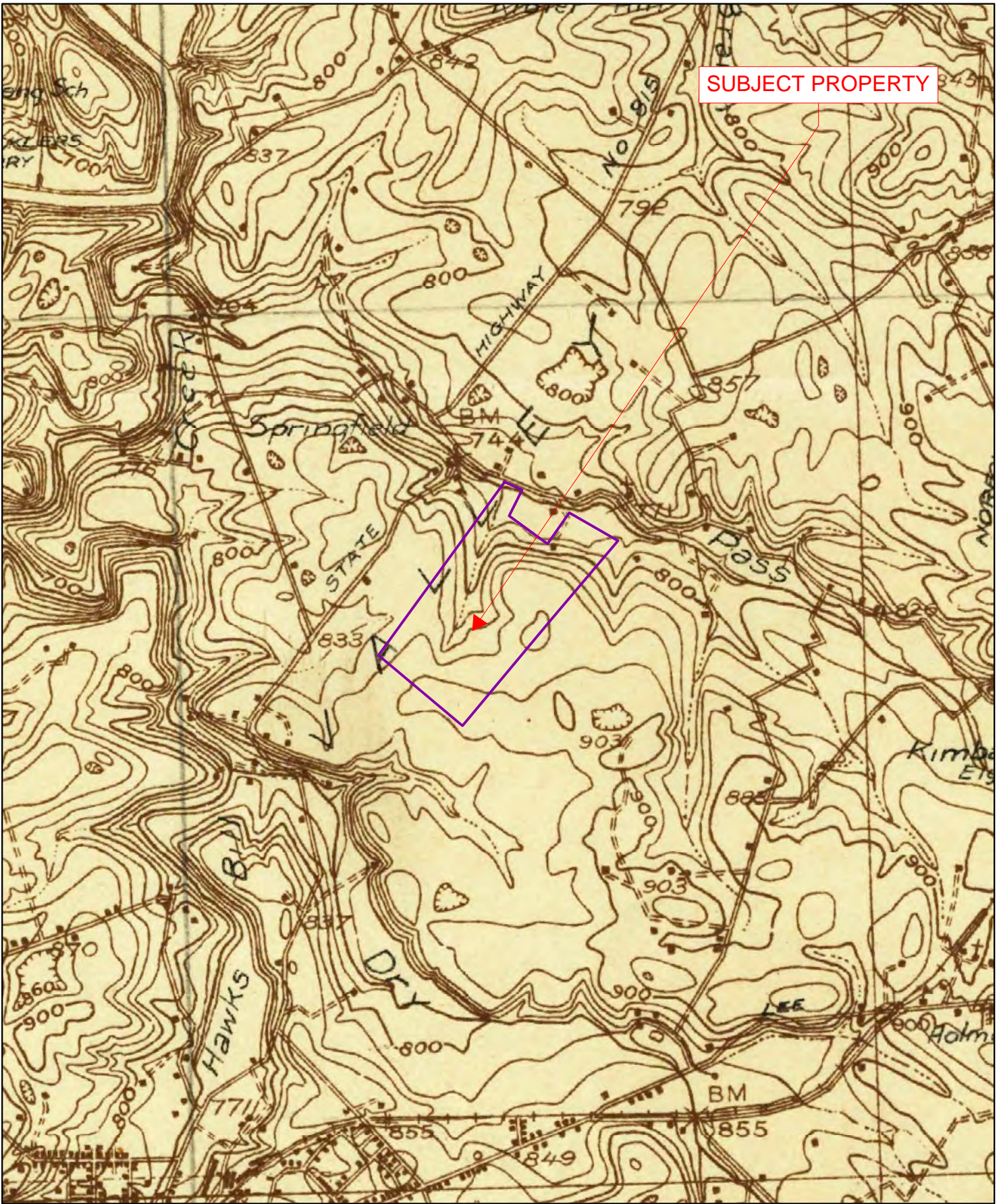


Order No. 20180131132

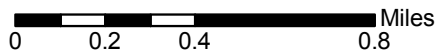
Quadrangle(s): Stony Man, VA

Source: USGS 15 Minute Topographic Map





1929



Order No. 20180131132

Quadrangle(s): Stony Man, VA

Source: USGS 15 Minute Topographic Map



APPENDIX 7

The ERIS Environmental Lien Search Reports



38 Lesmill Road, Unit 2, Toronto, ON M3B 2T5

Phone : 416-510-5204 • Fax : 416-510-5133

info@erisinfo.com • www.erisinfo.com

THE ERIS ENVIRONMENTAL LIEN SEARCH REPORT

**HOUSER I
530 HINTON RD
LURAY, VA 22835**

ERIS Project No. 20180130140

JANUARY 31, 2018

ENVIRONMENTAL LIEN REPORT

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You For Your Business
Please contact ERIS at **416-510-5204**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

ENVIRONMENTAL LIEN REPORT

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

530 HINTON RD
LURAY, VA 22835

RESEARCH SOURCE

PAGE COUNTY RECORDER OF DEEDS
VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED

Grantor: ROGER W HOUSER AND CANDACE T HOUSER

Grantee: ROGER W HOUSER

Deed Dated: 08/08/2001
Deed Recorded: 08/28/2001
Instrument: 010003098

LEGAL DESCRIPTION

87A 154P INST#01-3098 PLAT 437-350 INST#05-0528

Assessor's Parcel Number (s): 42-A-14B

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

If Found Describe:

ENVIRONMENTAL LIEN REPORT

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found X Not Found

If Found Describe:

LEASES

Lessor: NONE IDENTIFIED

Lessee:

Lease Date:

Recorded Date:

Instrument #:

Lease Type:

Comments:

TAX MAP NOS. 42-(A)-14B, 32-(4)-2, 42AB-(1)-30, & 64-(A)-17

THIS DEED, made and entered into this 8th day of August, 2001, by and between **ROGER W. HOUSER** and **CANDACE T. HOUSER**, husband and wife, **GRANTORS**, and **ROGER W. HOUSER**, 2134 U.S. Highway 340 North, Luray, Virginia 22835, **GRANTEE**,

WITNESSETH:

That for and in consideration of the sum of ONE (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration and in execution in performance of the terms of that certain Separation and Property Settlement Agreement between the parties hereto dated the 28th day of June, 2001, the receipt of all of which is hereby acknowledged, the grantors who are husband and wife hereby bargain, grant, sell and convey with General Warranty and English Covenants of title, unto **Roger W. Houser**, all of the following tracts or parcels of land, each lying and being situate in Page County, Virginia and being more particularly described as follows, to-wit:

1. All of that certain tract or parcel of land, lying and being situate on the east side of State Route 718 in Springfield Magisterial District, Page County, Virginia, containing 97.19 acres, as shown on a plat and survey made thereof by Bobby L. Owens, C.L.S., dated May 15, 1989, and being the same real estate which was conveyed to Roger W. Houser and Candace Houser, husband and wife, by deed of Marvin T. Morris and Norma J. Morris, husband and wife, bearing date on the 11th day of December, 1996 and recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia in Deed Book 550 at Page 790.

Tax Map No. 42-(A)-14B.

2. All of that certain tract or parcel of land, lying and being situate about two miles north of the Town of Luray in Springfield Magisterial District of Page County, Virginia, containing 10.25 acres, and being the same real estate which was conveyed to Roger Houser and Candace T. Houser, husband and wife, by deed of W. B. Houser, bearing date on the 1st day of January, 1997 and recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia in Deed Book 555 at Page 507, together with all right, title and interest that Candace T. Houser may have in any mobile homes or improvements located on said property and any leases related thereto including any and all right, title and interest which she might have in that certain unincorporated business and its various assets heretofore operated as Luray Homes. Tax Map No. 32-(4)-2.

3. All of that certain tract or parcel of land, together with all improvements thereon and all rights, easements and appurtenances thereunto belonging, lying and being situate in the Town of Luray, Page County, Virginia, designated as **Lot 30, Section II, on the Declaration and Plat of Westlu Meadows, Section II**, which said declaration is of record in the Clerk's Office of Page County, Virginia in Deed Book #288 at Page #210, and being the same real estate which was conveyed to Roger Houser and Candace T. Houser, by deed of W. B. Houser, T/A Luray Mobile Homes, bearing date on the 10th day of October, 1997 and recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia in Deed Book 564 at Page 784. Tax Map No. 42A8-(1)-30.

4. All of that certain tract or parcel of land, lying and being situate in Page County, Virginia in Marksville Magisterial District, containing 18-1/2 acres, more or less, on a plat attached to the hereinafter described deed and being in all respects the same identical real estate which was conveyed to Roger W. Houser and Candace T. Houser, husband and wife, by deed of June R. Houser, feme sole, dated the 29th day of June, 1990 and recorded in the aforesaid Clerk's Office in Deed Book 451 at Page 308. Tax Map No. 64-(A)-17.

By her execution of this deed, Candace T. Houser further conveys to Roger W. Houser any and all interest which she may have in any other real estate located in Page County, Virginia whether or not specifically described herein except, however, (1) that certain parcel of land known as Lot 1B containing 2.00 acres as shown on the Division of Lot 1, River Lodge Farms Subdivision recorded in Deed Book 462 at Page 423 which has been conveyed by Roger W. Houser and Candace T. Houser to Candace T. Houser, by deed dated of even date herewith and recorded just subsequent to the recording of this deed and (2) that certain tract or parcel of land known as Lot 4, containing 23,760 square feet in the Cedar Knoll Subdivision which was conveyed by Roger W. Houser to Candace T. Houser, by deed dated the 16th day of July, 2001 and heretofore recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia on the 23rd day of July, 2001 as Instrument No. 010002596 both of which properties are the sole property of Candace T. Houser.

This deed is executed pursuant to the provisions of a Separation and Property Settlement Agreement dated the 28th day of June, 2001 in performance of the terms thereof and is exempt

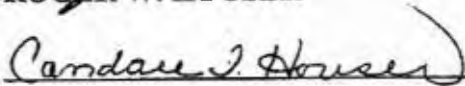
from recordation taxes pursuant to the provisions of Section 58.1-806(B) of the Code of Virginia.

By his execution hereof, Roger W. Houser, agrees to pay to the exoneration of Candace T. Houser any and all lien indebtedness encumbering the properties herein and hereby conveyed and agrees to indemnify her and hold her harmless from any liens against said property and any personal obligation which she may have as to these properties and which is secured by lien indebtedness against the properties herein and hereby conveyed.

The foregoing conveyances is made subject to all restrictions, easements, conditions and covenants of record in the Office of the Clerk of the Circuit Court of Page County, Virginia, affecting said real estate.

WITNESS the following signatures and seals.

 (SEAL)
ROGER W. HOUSER

 (SEAL)
CANDACE T. HOUSER

COMMONWEALTH OF VIRGINIA,

COUNTY OF PAGE, TO-WIT:

The foregoing writing was acknowledged before me this 28th day of August, 2001, by **Roger W. Houser**, in my County and State aforesaid.

My commission expires: 3-31-2005

Stephanie MB Huffman
Notary Public

COMMONWEALTH OF VIRGINIA,

COUNTY OF PAGE, TO-WIT:

The foregoing writing was acknowledged before me this 28th day of August, 2001, by **Candace T. Houser**, in my County and State aforesaid.

My commission expires: 3-31-2005

Stephanie MB Huffman
Notary Public

INSTRUMENT #010003098
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY ON
AUGUST 28, 2001 AT 01:52PM
C.R. WILSON, CLERK

BY: Peterson Temple (DC)



38 Lesmill Road, Unit 2, Toronto, ON M3B 2T5

Phone : 416-510-5204 • Fax : 416-510-5133

info@erisinfo.com • www.erisinfo.com

THE ERIS ENVIRONMENTAL LIEN SEARCH REPORT

**HOUSER II
KIMBALL ROAD
LURAY, VA 22835**

ERIS Project No. 20180131132

FEBRUARY 02, 2018

ENVIRONMENTAL LIEN REPORT

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You For Your Business
Please contact ERIS at **416-510-5204**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

ENVIRONMENTAL LIEN REPORT

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

KIMBALL ROAD
LURAY, VA 22835

RESEARCH SOURCE

PAGE COUNTY RECORDER OF DEEDS
VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: TRUSTEE'S FORECLOSURE DEED

Grantor: ROBERT S JANNEY, SUBSTITUTE TRUSTEE

Grantee: EDWARD R BAKER, JR

Deed Dated: 06/03/2011
Deed Recorded: 06/09/2011
Instrument: 110001190

LEGAL DESCRIPTION

NR SPRINGFIELD 122A 137P INST#11-1190

Assessor's Parcel Number (s): 32-A-56

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

If Found Describe:

ENVIRONMENTAL LIEN REPORT

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found X Not Found

If Found Describe:

LEASES

Lessor: NONE IDENTIFIED

Lessee:

Lease Date:

Recorded Date:

Instrument #:

Lease Type:

Comments:

TRUSTEE'S FORECLOSURE DEED

Tax Map #32-(A)-55
Tax Map #32-(A)-56
Tax Map #32-(A)-56A
Tax Map #32-(A)-56B
Tax Map #32-(A)-56C
Assessed value: \$892,800.00
Consideration: \$750,000.00

THIS DEED, made and entered into this 3rd day of June, 2011, by and between **ROBERT S. JANNEY, Substitute Trustee, GRANTOR**, and **EDWARD R. BAKER, JR.**, whose address is 336 Eden Road, Luray, Virginia 22835, **GRANTEE**, and **DANIEL F. LLEWELLYN and KELLY D. LLEWELLYN**, husband and wife, **GRANTORS**, for the purpose of indexing,

WITNESSETH:

WHEREAS, by deed of trust dated the 1st day of June, 2005, and duly recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia, as Instrument Number 05-0002681, Kelly D. Llewellyn and Daniel F. Llewellyn, did convey the hereinafter described real estate to David A. Penrod and Lisa A. Hawkins, Trustees, said conveyance being in trust to secure the payment, with interest thereon, of a deed of trust note, in the original principal amount of \$895,920.00 made by Kelly D. Llewellyn and Daniel F. Llewellyn, and payable to Edward R. Baker, Jr., and

WHEREAS, Robert S. Janney was appointed by the noteholder to serve as Substitute Trustee of the deed of trust in accordance with the provisions of Section 55-59 et seq. of the Code of Virginia, 1950, as amended, with all those powers and obligations set

forth in the deed of trust. The Appointment of Substitute Trustee dated April 26, 2011, is of record in the Office of the Clerk of the Circuit Court of Page County, Virginia, as Instrument Number 110000873; and

WHEREAS, the said Robert S. Janney, as Substitute Trustee, was empowered upon default in the payment of the aforesaid deed of trust and the note secured by same, and upon request of the holder of the note to do so, to sell the hereinafter described real estate at a public auction; and

WHEREAS, default was made in the payment of the aforesaid deed of trust note, and the said Robert S. Janney, Substitute Trustee, was requested by the Noteholder, Edward R. Baker, Jr., to sell the said real estate pursuant to the terms of the aforesaid deed of trust; and

WHEREAS, the said Robert S. Janney, Substitute Trustee, advertised the time, place, and terms of such sale in the Page News & Courier, a weekly newspaper which has a general circulation in Page County, Virginia, in its issues of May 5, 2011, May 12, 2011, May 19, 2011, and May 26, 2011, the date of said Trustee's sale being fixed in said notice for Friday, May 27, 2011, at 1:15 p.m. at the front door of the Courthouse of the Circuit Court of Page County, Virginia; and

WHEREAS, in accordance with Title 55, Section 59.1 of the 1950 Code of Virginia, as amended, notice containing the Trustee's sale advertisement was mailed by certified mail, return receipt requested, more than 14 days prior to May 27, 2011, to the owner of the hereinafter described real estate, Daniel F. Llewellyn and Kelly D. Llewellyn, at their last

known address, with copies thereof to all creditors with recorded liens against the property;
and

WHEREAS, in strict compliance with the terms and conditions of the said deed of trust, the said Robert S. Janney, Substitute Trustee, did expose the hereinafter described real estate for sale at public auction to the highest bidder at the front door of the Circuit Courthouse in Page County, Virginia, at 1:15 p.m. on May 27, 2011, and the highest bid received for said real estate was that of Edward R. Baker, Jr., in the amount of \$750,000.00, and the Substitute Trustee has received from said bidder the funds necessary to consummate the sale; and

WHEREAS, the Grantor desires to convey the hereinafter described real estate to the Grantee, as is evidenced by his execution of this deed.

NOW, THEREFORE, That for and in consideration of the premises and for the further consideration of the sum of **SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$750,000.00)**, to him by the Grantee at and before the delivery of this deed, the receipt whereof is hereby acknowledged, which said sum is to be appropriated and applied as directed by the terms of said deed of trust, the said Robert S. Janney, Substitute Trustee, doth grant, bargain, sell, transfer and convey with Special Warranty of title unto **EDWARD R. BAKER, JR.**, all those certain tracts or parcels of land, together with all improvements thereon and all rights, right of ways, privileges, easements and appurtenances thereunto belonging lying and being situate in Springfield Magisterial District of Page County, Virginia, assessed on the Land Records of Page County, Virginia, as follows, to-wit:

- (1) Tax Map #32-(A)-55 containing 11.39 acres
- (2) Tax Map #32-(A)-56 containing 122.86 acres
- (3) Tax Map #32-(A)-56A containing 10.00 acres
- (4) Tax Map #32-(A)-56B containing 25.00 acres
- (5) Tax Map #32-(A)-56C containing 10 acres

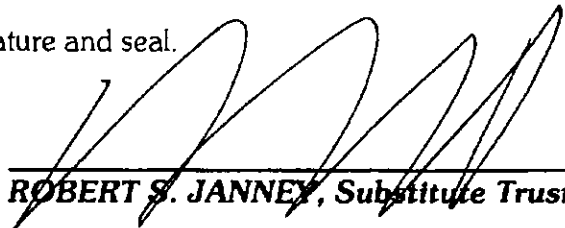
And being the rest, residue and remainder of the property which was conveyed to Kelly D. Llewellyn and Daniel F. Llewellyn, by deed of Edward R. Baker, Jr., dated May 26, 2005, and recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia, as Instrument Number 050002680.

The Grantor certifies that notice of the sale described herein was given by him as required by Paragraph 6, Section 55-59 of the 1950 Code of Virginia, as amended.

To the best of the knowledge, and belief of the undersigned Trustee, the owner of the land herein conveyed was not in the military service of the United States of America, or any auxiliary thereof on May 27, 2011, on the date of the Trustee's sale of the real estate, and had not been in the military service or any auxiliary thereof, at any time within three (3) months prior to the date of the said sale, as defined in the Soldiers' and Sailors' Civil Relief Act.

The conveyance of the foregoing real estate is made subject to all easements, restrictions and conditions of record in the Office of the Clerk of the Circuit Court of Page County, Virginia, affecting said real estate.

Witness the following signature and seal.

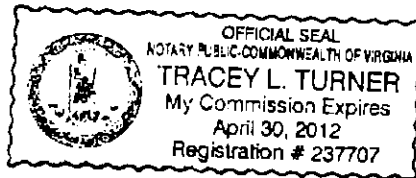


ROBERT S. JANNEY, Substitute Trustee (SEAL)

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing writing was acknowledged before me this 9th day of June,
2011, by **Robert S. Janney, Substitute Trustee**, in my County and State aforesaid.

My commission expires: 4/30/12
Registration number: 237707
Tracey L. Turner
Notary Public



INSTRUMENT #110001190
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY ON
JUNE 9, 2011 AT 04:18PM
\$893.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$446.50 LOCAL: \$446.50

C.R. WILSON, CLERK
RECORDED BY: KXW

C:\Documents and Settings\Tracey Turner\My Documents\my files\Foreclosure Sales\Baker-Llewellyn\Trustee's Deed.wpd

JANNEY & JANNEY, PLC
ATTORNEYS AT LAW
LURAY, VIRGINIA

APPENDIX 8

ASTM Standard E 2247-16 User Questionnaire



ENVIRONMENTAL QUESTIONNAIRE
(To be completed by the User as defined by ASTM E 2247-16)

Property Address: 2012 Ida Road

City: Luray County: Page State: VA Zip: 22835

Legal Description: 32-4-1, 32-4-1A, 32-A-43, 32-A-48, 42-A-14B, 32-A-56. 32-A-56A, 32-A-56B, 32-A-56C

Current Property Use: Agricultural- A1

Occupied by Whom: Roger Houser Phone: 5407421854

1. As defined by ASTM E 2247-16, a lien is a charge, security or encumbrance upon title to a property to secure the payment of a cost, damage, debt obligation or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property including, but not limited to, liens imposed pursuant to CERCLA 42 USC §§ 9607(l) and 9607(r) and similar state or local laws. In accordance with ASTM E 2247-16 and 40 CFR 312, Timmons Group, through inquiry of the User, completed a lien search for the subject property.

Environmental Lien Information was provided: by the User through Timmons Group

2. Activity and Use Limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

As the User, are you aware of any activity use limitations for the subject property? Yes No

If “yes”, please explain in the spaces provided below:

3. The User must take into account their specialized knowledge of the subject property, the area surrounding the subject property, the conditions of adjoining properties, and any other experience relevant to the inquiry, for the purpose of identifying conditions indicative of releases or threatened releases of hazardous material at the subject property.



As the User of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? Yes No

(continued)

If “yes”, please describe any specialized knowledge of the subject site in the spaces provided:

- 4. The User must consider whether the purchase price of the subject property reasonably reflects the fair market value of the property. If the purchase price of the subject property does not reasonably reflect the fair market value of that property, the User should consider whether or not the differential in purchase price and fair market value is due to the presence of releases or threatened releases of hazardous substances.

Does the purchase price of the subject property reflect the fair market value? Yes No

If “no”, does the price of the subject property reflect the occurrence of a release of hazardous material? If not please explain in the spaces below:

- 5. It is the responsibility of the User to convey any commonly known or reasonably ascertainable information regarding the subject property in identifying potential conditions indicative of releases or threatened releases.

As the User, are you aware of commonly known or reasonably ascertainable information about the property that would help an environmental professional to identify conditions indicative of releases or threatened releases? For example, as the User:

- a. Do you know the past use of the property?

No knowledge

—

- b. Do you know of specific chemicals that are present or once were present at the property?

—

No knowledge

- c. Do you know of spills or other chemical releases that have taken place at the property?



No knowledge

—

d. Do you know of any environmental cleanups that have taken place at the property?

—

No knowledge

(continued)



6. It is the responsibility of the User to convey any degree of obvious information that represents the detection of a release or threatened release of a hazardous substance at, in, on or to the subject property.

As the User of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Yes No

If “yes”, please explain in the spaces below:

In addition, certain information should be collected, if available, and provided to the environmental professional selected to conduct the Phase I. This information is intended to assist the environmental professional but is not necessarily required to qualify for one of the LLPs. The information includes:

- the reason why the Phase I is required,
- the type of property and type of property transaction, for example, sale, purchase, exchange, and so forth,
- the complete and correct address for the property (a map or other documentation showing property location and boundaries is helpful),
- the scope of services desired for the Phase I (including whether any parties to the property transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 2247 are to be considered),
- identification of all parties who will rely on the Phase I report,
- identification of the site contact and how the contact can be reached,
- any special terms and conditions which must be agreed upon by the environmental professional,
- any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents, correspondence, and so forth, concerning the property and its environmental condition).

Please provide any comments to the above in the space below:

—
—
—
—
—

N/A

I certify that to the best of my knowledge the above statements and facts are true and correct. To the best of my knowledge no material facts have been suppressed or misstated.



User: *Jessica Berger* Date: 2/1/2018



ENVIRONMENTAL QUESTIONNAIRE
(To be completed by the User as defined by ASTM E 2247-16)

Property Address: 2012 Ida Road

City: Luray County: Page State: VA Zip: 22835

Legal Description: 32-4-1, 32-4-1A, 32-A-43, 32-A-48, 42-A-14B, 32-A-56. 32-A-56A, 32-A-56B, 32-A-56C

Current Property Use: Agricultural- A1

Occupied by Whom: Roger Houser Phone: 5407421854

1. As defined by ASTM E 2247-16, a lien is a charge, security or encumbrance upon title to a property to secure the payment of a cost, damage, debt obligation or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property including, but not limited to, liens imposed pursuant to CERCLA 42 USC §§ 9607(l) and 9607(r) and similar state or local laws. In accordance with ASTM E 2247-16 and 40 CFR 312, Timmons Group, through inquiry of the User, completed a lien search for the subject property.

Environmental Lien Information was provided: by the User through Timmons Group

2. Activity and Use Limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

As the User, are you aware of any activity use limitations for the subject property? Yes No

If "yes", please explain in the spaces provided below:

3. The User must take into account their specialized knowledge of the subject property, the area surrounding the subject property, the conditions of adjoining properties, and any other experience relevant to the inquiry, for the purpose of identifying conditions indicative of releases or threatened releases of hazardous material at the subject property.



As the User of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? Yes No

(continued)

If “yes”, please describe any specialized knowledge of the subject site in the spaces provided:

- 4. The User must consider whether the purchase price of the subject property reasonably reflects the fair market value of the property. If the purchase price of the subject property does not reasonably reflect the fair market value of that property, the User should consider whether or not the differential in purchase price and fair market value is due to the presence of releases or threatened releases of hazardous substances.

Does the purchase price of the subject property reflect the fair market value? Yes No

If “no”, does the price of the subject property reflect the occurrence of a release of hazardous material? If not please explain in the spaces below:

- 5. It is the responsibility of the User to convey any commonly known or reasonably ascertainable information regarding the subject property in identifying potential conditions indicative of releases or threatened releases.

As the User, are you aware of commonly known or reasonably ascertainable information about the property that would help an environmental professional to identify conditions indicative of releases or threatened releases? For example, as the User:

- a. Do you know the past use of the property?

No knowledge

—

- b. Do you know of specific chemicals that are present or once were present at the property?

—

No knowledge

- c. Do you know of spills or other chemical releases that have taken place at the property?



No knowledge

—

d. Do you know of any environmental cleanups that have taken place at the property?

—

No knowledge

(continued)



6. It is the responsibility of the User to convey any degree of obvious information that represents the detection of a release or threatened release of a hazardous substance at, in, on or to the subject property.

As the User of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Yes No

If “yes”, please explain in the spaces below:

In addition, certain information should be collected, if available, and provided to the environmental professional selected to conduct the Phase I. This information is intended to assist the environmental professional but is not necessarily required to qualify for one of the LLPs. The information includes:

- the reason why the Phase I is required,
- the type of property and type of property transaction, for example, sale, purchase, exchange, and so forth,
- the complete and correct address for the property (a map or other documentation showing property location and boundaries is helpful),
- the scope of services desired for the Phase I (including whether any parties to the property transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 2247 are to be considered),
- identification of all parties who will rely on the Phase I report,
- identification of the site contact and how the contact can be reached,
- any special terms and conditions which must be agreed upon by the environmental professional,
- any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents, correspondence, and so forth, concerning the property and its environmental condition).

Please provide any comments to the above in the space below:

—
—
—
—
—

N/A

I certify that to the best of my knowledge the above statements and facts are true and correct. To the best of my knowledge no material facts have been suppressed or misstated.



User: *Jessica Berger* Date: 2/1/2018

APPENDIX 9

ASTM Standard E 2247-16 Property Owner Questionnaire



ENVIRONMENTAL QUESTIONNAIRE

(To be completed by the current property owner as defined by ASTM E 2247-16)

Property Address: Rt 340 North

City: LURAY County: PAGE State: VA Zip: 22835

Legal Description: 32-A-43, 32-A-48, 42-A-14B, 32-4-1, 32-4-1A, 32-A-55, 32-A-56, 32-A-56A, 32-A-56B, 32-A-56C

Current Property Use: Cattle farm

Occupied by Whom: Roger Houser Phone: 540-271-3588

1. To the best of your knowledge has the property or any adjoining property ever been used for an industrial or manufacturing use? Yes No Unknown

If yes, please identify and explain:

2. To the best of your knowledge has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? Yes No Unknown

If yes, please identify and explain:

3. To the best of your knowledge have there ever been any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals stored on or used at the property? Yes No Unknown

If yes, please identify and explain:

4. To the best of your knowledge have there ever been any industrial drums or sacks of chemicals located at the property? Yes No Unknown

If yes, please identify and explain:

5. Has fill dirt been brought onto the property from any other site? Yes No Unknown

If yes, please identify and explain:

6. To the best of your knowledge have there ever been any pits, ponds, or lagoons located on the site? Yes No Unknown

If yes, please identify and explain: 3 farm ponds, cattle water

7. To the best of your knowledge, have there ever been any stained or discolored soils on the property? Yes No Unknown

If yes, please identify and explain:

8. To the best of your knowledge have there ever been any registered or unregistered storage tanks (above or below ground level) located on the property? Yes No Unknown

If yes, please identify and explain: One 250 gallon diesel tank on skids currently being used

9. To the best of your knowledge have there ever been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? Yes No Unknown

Please return this completed questionnaire to Timmons Group via fax at 804-560-1648



If yes, please identify and explain:

- 10. To the best of your knowledge have there ever been any drains, flooring, or walls located within the facility that are stained by substances other than water or are emitting foul odors? Yes x No Unknown

If yes, please identify and explain:

- 11. Has there ever been any type of well or non-public watering system located on the property? If so, have any contaminants been identified in the well or system that exceed guidelines applicable to the water system? Yes x No Unknown

If yes, please identify and explain:

- 12. Do you know of any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? Yes x No Unknown

If yes, please identify and explain:

- 13. Have you or any occupant of the property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property? Yes x No Unknown

If yes, please identify and explain:

- 14. Do you or any occupant have knowledge of any environmental site assessment of the property that indicated the presence of hazardous substances or petroleum products on, or contamination of the property, or recommended further assessment of the property? Yes x No Unknown

If yes, please identify and explain:

- 15. Does the property discharge waste water on or adjacent to the property other than storm water into a sanitary sewer system? Yes x No Unknown

If yes, please identify and explain:

- 16. To the best of your knowledge have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above-grade, buried and/or burned on the property? Yes x No Unknown

If yes, please identify and explain:

- 17. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of polychlorinated biphenyls (PCBs)? Yes x No Unknown

If yes, please identify and explain:

- 18. Are you aware of any prior environmental site assessments (Phase I or Phase II) that have been conducted on the property for any purpose? If so, please indicate the approximate date of the assessment or investigation and provide the location of the reports. Yes x No Unknown

If yes, please identify and explain:

I certify that to the best of my knowledge the above statements and facts are true and correct. To the best of my knowledge no material facts have been suppressed or misstated.

Name: Roger Houser Date: 02/14/2018

Please return this completed questionnaire to Timmons Group via fax at 804-560-1648



TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

Signature: _____

Please return this completed questionnaire to Timmons Group via fax at 804-560-1648

Section 3:
Proposed Decommissioning Plan

J. Cape Solar Decommissioning Plan

I. Introduction

This plan for decommissioning (the “Plan”) is for the Cape Solar Project (the “Project”) located in Page County, Virginia (the “County”), and shall be binding on each successor and assignee (the “Facility Owner”). The purpose of the Plan is to ensure the Project is properly removed at the end of the Project’s useful life, or earlier if abandoned in whole or in part, and that the Project site is restored to pre-existing conditions. Pursuant to this Plan, a Decommissioning Cost Estimate will be provided for County review prior to the issuance of building permits and updated every five (5) years during the Project Life.

II. Decommissioning

The expected life of the Project is based on the efficiency of the solar panels and period for which the facility can economically produce electrical energy generation (the “Project Life”). At the end of the Project Life, or earlier in the event of abandonment of all or a portion of the Project, the Facility Owner shall decommission the Project or a portion thereof, as set forth below. The decommissioning process for the Project is generally expected to occur as follows (“Decommissioning”):¹

1. The following items shall be removed, disassembled (if applicable), packaged and shipped for re-sale or to a salvage/recycling facility or other processing facility where possible, or to a landfill for disposal.
 - a. PV Module
 - b. Racking System
 - c. Mounting Posts
 - d. Electrical wiring/cabling
 - e. Inverters/transformers/connector station
 - f. Fencing
 - g. Concrete Foundations
 - h. Gravel from Access Drive(s)
2. Dispose of any components in a landfill that cannot be salvaged/recycled, re-sold or re-used.
3. Stabilize any exposed soil where equipment was removed, consistent with County and other applicable erosion and sediment control standards.
4. Maintain and replant turf-grass throughout the site, as necessary, unless required otherwise by the landowner.

¹ It is expected, but not required, that most components of the Project will be salvageable, recyclable, re-usable or re-salable.

5. The Project site or portion thereof shall be restored to its pre-development condition such that it is suitable for a use allowed by right without Special Use Permit.
6. The Project does not generate any hazardous materials. In the unlikely event, and to the extent that, any hazardous materials, as defined by federal, state and/or local laws, are present due to the Project, as part of Decommissioning the Facility Owner shall dispose of all such materials in accordance with applicable federal, state and local laws and regulations governing such materials and the disposal of the same.

III. Decommissioning Process

Decommissioning generally proceeds in reverse order of installation of the Project:

1. The facility is disconnected from the utility power grid.
2. Solar arrays are disconnected, collected, and either shipped to another project, salvaged, or submitted to a collection and recycling program.
3. Electrical interconnection and distribution cables are removed and recycled off-site by an approved recycler.
4. Array support H-beams and racking are removed and recycled off-site by an approved metals recycler.
5. Electrical and electronic devices, including transformers and inverters are removed and recycled off-site by an approved recycler.
6. Concrete pads (if used for the inverter blocks) are removed and recycled off-site by a concrete recycler.
7. Fencing is removed and recycled off-site by an approved recycler.
8. Any interior Project roads, typically constructed of 4" aggregate base, can either remain onsite should the landowner choose to retain them, or be removed and the gravel repurposed either on-or off-site.
9. Unless agreed otherwise by the landowner, the Project site is returned to its condition prior to installation of the Project, in accordance with applicable land use regulations in effect at the time of Decommissioning.
10. Any stormwater management facilities will be left in place in accordance with VA DEQ requirements.

IV. Decommissioning Cost Estimate

The Facility Owner shall provide an estimate of the cost to decommission the Project (the "Decommissioning Cost Estimate") prepared by a Virginia Licensed Engineer prior to the issuance of permits for installation of the Project, which shall include the following:

- (a) The gross estimated cost to perform Decommissioning as set forth in Section II above ("Gross Cost");
- (b) An administrative and inflation factor of 10% of the Gross Cost (the "Admin Factor");
- (c) The estimated resale and salvage values associated with the Project equipment ("Salvage Value"); and

(d) A reduction in the Salvage Value by 10% such that only 90% of the Salvage Value can be used as a credit against the Gross Cost and Admin Factor. The Salvage Value multiplied by 90% is the “Salvage Credit.”

Thus, the Decommissioning Cost Estimate formula is:

Gross Cost + Admin Factor – Salvage Credit = the Decommissioning Cost Estimate.

The Facility Owner shall provide an updated Decommissioning Cost Estimate on every 5th year anniversary of the date when the Project first began to continuously deliver electric energy to the electric grid for commercial sales (the “Commercial Operation Date”) during the Project Life, which shall account for inflation, cost and value changes, and advances in decommissioning technologies and approaches.

If the Project lies on property owned by more than one person, entity or group (multiple owners), the Decommissioning Cost Estimate shall include a table allocating the Decommissioning Cost Estimate across the Project site, based on the percentage of generating capacity in megawatts (MW) attributable to each separately owned part of the property (the “Cost Allocation”).

V. Timing for Decommissioning

Upon the earlier of: (i) Completion of the Project Life; or (ii) Abandonment of the Project or any portion thereof, the Facility Owner shall promptly arrange for and be responsible for the full Decommissioning of the Project.

If the Project or any portion thereof has ceased operations and is not maintained for a continuous period of longer than one (1) year and decommissioning is required before the end of the Project Life, the County may provide written notice of suspected abandonment to the Facility Owner. Upon receipt, the Facility Owner shall have a sixty (60) day period in which to refute the claim, remedy any problem, commence Decommissioning, or show why more than sixty (60) days is reasonably necessary to remedy the problem. If at the end of the sixty (60) day period the parties are unable to resolve amicably any dispute arising out of or in connection with this Decommissioning Plan, then such dispute shall be resolved by an action filed in the Circuit Court of Page County, Virginia.

VI. Partial Decommissioning

If Decommissioning is triggered for a portion, but not the entire Project, prior to the end of the Project Life, the Facility Owner shall commence and complete Decommissioning, in accordance with the Decommissioning Plan, for the applicable portion of the Project. If a portion of the Project is Decommissioned, the remaining portion of the Project would continue to be subject to this Decommissioning Plan.

VII. Completion of Decommissioning

Decommissioning will be complete when the County Construction Official or County Engineer, or another party appointed by the County, determines that Decommissioning has been completed in accordance with this Decommissioning Plan by issuance of a letter to the Facility Owner.

VIII. Default by the Facility Owner

If the Facility Owner is in default of its obligation to commence or complete Decommissioning, and such default remains uncured for more than sixty (60) days (as explained in Section V above), each landowner shall have the right to commence Decommissioning activities within the area it owns. Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of the Facility Owner, including the County’s zoning powers.

IX. Notice under this Decommissioning Plan

Cape Solar, LLC
c/o Urban Grid Solar Projects, LLC
337 Log Canoe Circle
Stevensville, MD 21666
Attn: Decommissioning Notice

Page County Zoning Administrator
103 S Court Street, Suite B
Luray, Virginia 22835
Attn: Zoning Administrator

X. Financial Security

Financial security shall be in an amount equal to the Decommissioning Cost Estimate (as determined by a Virginia licensed Engineer in Section III) prior to the Commercial Operation Date (the “Decommissioning Security”). When the Decommissioning Cost Estimate is redone during the Project Life, the Facility Owner shall adjust the amount of the Decommissioning Security to match the updated Decommissioning Cost Estimate.

If the Facility is not developed by a public utility company or an independent power producer with an investment grade credit rating with Moody’s or Standard and Poor’s (a “Qualified Company”), prior to commencement of commercial operations the Facility Owner shall provide financial security for the removal of the Facility. If the Facility is bought by an entity that is not a Qualified Company, that purchaser shall provide such financial security. If such financial security is required to run to the benefit of the County, such security shall also run to the benefit of the landowner. The Facility Owner will only be required to provide one instrument or obligation equal to the Decommissioning Security to satisfy its obligations to both the County and the landowner.

The Decommissioning Security may be provided in one of the following forms: (i) a surety bond, (ii) a letter of credit from a financial institution, or (iii) a parent guaranty, or (iv) such other financial instrument as is commonly used in business to secure monetary obligations, so long as such instrument is irrevocable unless replaced with cash or other form of security reasonably acceptable to the parties that benefit from such security.

Section 4: Supplemental Information

K. Solar Workforce Development Initiative Overview

K. Solar Workforce Development Initiative Overview

Urban Grid is a strong supporter of local construction jobs and is proud to be a financial sponsor of the Solar Hands-On Instructional Network of Excellence (SHINE).

Overview

SHINE is a public-private partnership initiative created in order to build innovative solar career pathways in Virginia. Founded in 2018 and launched in 2019, SHINE was founded with help from over 20 organizations including Southside Virginia Community College, MDV-SEIA, leading solar developers, construction companies, energy recruiting firms, and tech companies.

Mission

Develop a qualified, diverse, equitable, and inclusive solar workforce

- Equip Virginians with the tools and knowledge to enter the solar sector with a competitive edge
- Help solar developers and construction companies source qualified and trained talent
- Bridge the gap between solar jobs supply and solar jobs demand

Training Program

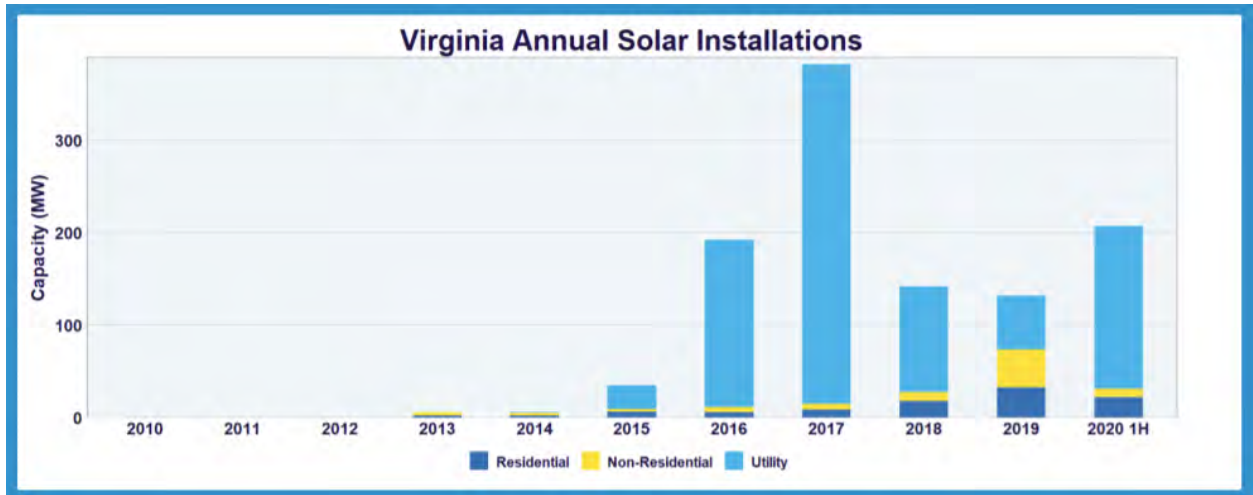
With the help of its partners, SHINE created a hands-on, intensive solar installer training program in order to help Virginia keep up with high demand for solar labor.

SHINE's ultimate goal is to help keep the economic benefits of Virginia's expected explosive growth in solar development within project communities.

Explosive Growth in Virginia Solar over the next several years

According to the Solar Energy Industries Association (SEIA), Virginia was 7th in the country in solar jobs added in 2019 year-over-year at a 15.4% growth rate. Through the first half of 2020, Virginia's installed solar MW capacity has nearly doubled the total MW

installed capacity in 2019, showing that the industry is continuing to grow even through the COVID-19 crisis, especially in the utility-scale sector.



A January 2020 study from the Virginia Commonwealth University Center for Urban and Regional Analysis estimates that Virginia could reach 2,500 MW's of distributed (generally rooftop) solar by 2030. This solar deployment is estimated to generate 29,500 direct solar jobs and \$4.3 billion in direct economic impacts from the distributed solar sector alone.

The Virginia Clean Economy Act (VCEA) declares that 16,100 MW's of solar and onshore wind are in the public interest, much of which will be fulfilled through utility-scale solar in rural areas. As of November 2020, over 34,000 MW's are in development in Virginia through PJM, the regional transmission organization that coordinates the wholesale electricity market in Virginia and several other states. Over half of these projects most likely will not get built, but the preparations are being made for rapid utility-scale solar development.

Due to these factors and more, solar is expected to see exponential growth through 2020 and beyond. As a result, it is crucial at this moment for Virginia to aggressively train and build up its solar workforce to meet the increasing demand for solar jobs.

Appendices

A. Estimated Tax Revenue Calculations

**PAGE COUNTY ESTIMATED F Estimated Revenue Generated by the Cape Solar Facility
CAPE SOLAR**

System Size	<u>MWdc</u> 89.38	<u>MWac</u> 67.5	Usable Acres: Total Acres:	300 559
Equipment Substation	<u>\$ Value</u> \$53,628,000	<u>\$/Wdc</u> \$0.60	Regular Assessed Acre Average: Solar Acreage Value:	\$1,250 \$13,000
Land	\$4,223,750			
Tax Rate per \$100	\$0.73		Land Value Escalator: Solar Equipment Exemption:	<u>0.25%</u> <u>80%</u>
Current Annual RE Tax	\$3,114.00			

	Increase to County in Real Property Tax	Increase to County with all M&T Tax	Increase to County with Revenue Share and M&T tax on Substation
35 Years	\$978,199	\$2,076,339	\$4,143,006
40 Years	\$1,147,288	\$2,141,848	\$4,641,866
45 Years	\$1,318,502	\$2,207,356	\$5,140,726

Year	% for Equipment	Assessed Value With Solar Facility			Total Assessed Value	Estimated Tax Payable With Solar Facility				Estimated Tax Payable No Solar Facility	
		Land	Equipment	Substation		Land	Substation	Equipment	Revenue Share	Land Assessed Value Original	Real Property Tax
1	90%	\$4,223,750	\$9,653,040	\$6,499,800	\$20,376,590	\$30,833	\$47,449	\$70,467	\$94,500	\$426,575	\$3,114
2	90%	\$4,234,309	\$9,653,040	\$6,499,800	\$20,387,149	\$30,910	\$47,449	\$70,467	\$94,500	\$427,642	\$3,122
3	90%	\$4,244,895	\$9,653,040	\$6,499,800	\$20,397,735	\$30,988	\$47,449	\$70,467	\$94,500	\$428,711	\$3,130
4	90%	\$4,255,507	\$9,653,040	\$6,499,800	\$20,408,347	\$31,065	\$47,449	\$70,467	\$94,500	\$429,783	\$3,137
5	90%	\$4,266,146	\$9,624,081	\$6,480,301	\$20,370,528	\$31,143	\$47,306	\$70,256	\$94,500	\$430,857	\$3,145
6	87%	\$4,276,812	\$9,362,376	\$6,304,084	\$19,943,272	\$31,221	\$46,020	\$68,345	\$94,500	\$431,934	\$3,153
7	85%	\$4,287,504	\$9,084,583	\$6,117,034	\$19,489,121	\$31,299	\$44,654	\$66,317	\$94,500	\$433,014	\$3,161
8	82%	\$4,298,222	\$8,790,702	\$5,919,151	\$19,008,075	\$31,377	\$43,210	\$64,172	\$94,500	\$434,097	\$3,169
9	79%	\$4,308,968	\$8,479,659	\$5,709,713	\$18,498,340	\$31,455	\$41,681	\$61,902	\$94,500	\$435,182	\$3,177
10	76%	\$4,319,740	\$8,149,311	\$5,487,276	\$17,956,327	\$31,534	\$40,057	\$59,490	\$94,500	\$436,270	\$3,185
11	73%	\$4,330,540	\$7,798,584	\$5,251,116	\$17,380,240	\$31,613	\$38,333	\$56,930	\$94,500	\$437,361	\$3,193
12	69%	\$4,341,366	\$7,427,478	\$5,001,235	\$16,770,079	\$31,692	\$36,509	\$54,221	\$94,500	\$438,454	\$3,201
13	66%	\$4,352,219	\$7,033,848	\$4,736,188	\$16,122,255	\$31,771	\$34,574	\$51,347	\$94,500	\$439,550	\$3,209
14	62%	\$4,363,100	\$6,617,695	\$4,455,974	\$15,436,769	\$31,851	\$32,529	\$48,309	\$94,500	\$440,649	\$3,217
15	58%	\$4,374,008	\$6,175,800	\$4,158,428	\$14,708,236	\$31,930	\$30,357	\$45,083	\$94,500	\$441,751	\$3,225
16	53%	\$4,384,943	\$5,707,092	\$3,842,826	\$13,934,861	\$32,010	\$28,053	\$41,662	\$94,500	\$442,855	\$3,233
17	49%	\$4,395,905	\$5,210,496	\$3,508,448	\$13,114,849	\$32,090	\$25,612	\$38,037	\$94,500	\$443,962	\$3,241
18	44%	\$4,406,895	\$4,683,870	\$3,153,847	\$12,244,612	\$32,170	\$23,023	\$34,192	\$94,500	\$445,072	\$3,249
19	38%	\$4,417,912	\$4,126,138	\$2,778,303	\$11,322,354	\$32,251	\$20,282	\$30,121	\$94,500	\$446,185	\$3,257
20	33%	\$4,428,957	\$3,534,085	\$2,379,649	\$10,342,691	\$32,331	\$17,371	\$25,799	\$94,500	\$447,300	\$3,265
21	27%	\$4,440,029	\$2,907,710	\$1,957,884	\$9,305,624	\$32,412	\$14,293	\$21,226	\$94,500	\$448,418	\$3,273
22	21%	\$4,451,129	\$2,242,723	\$1,510,120	\$8,203,972	\$32,493	\$11,024	\$16,372	\$94,500	\$449,539	\$3,282
23	14%	\$4,462,257	\$1,538,051	\$1,035,635	\$7,035,943	\$32,574	\$7,560	\$11,228	\$94,500	\$450,663	\$3,290
24	10%	\$4,473,413	\$1,072,560	\$722,200	\$6,268,173	\$32,656	\$5,272	\$7,830	\$94,500	\$451,790	\$3,298
25	10%	\$4,484,596	\$1,072,560	\$722,200	\$6,279,356	\$32,738	\$5,272	\$7,830	\$94,500	\$452,919	\$3,306
26	10%	\$4,495,808	\$1,072,560	\$722,200	\$6,290,568	\$32,819	\$5,272	\$7,830	\$94,500	\$454,052	\$3,315
27	10%	\$4,507,047	\$1,072,560	\$722,200	\$6,301,807	\$32,901	\$5,272	\$7,830	\$94,500	\$455,187	\$3,323
28	10%	\$4,518,315	\$1,072,560	\$722,200	\$6,313,075	\$32,984	\$5,272	\$7,830	\$94,500	\$456,325	\$3,331
29	10%	\$4,529,611	\$1,072,560	\$722,200	\$6,324,371	\$33,066	\$5,272	\$7,830	\$94,500	\$457,466	\$3,339
30	10%	\$4,540,935	\$1,072,560	\$722,200	\$6,335,695	\$33,149	\$5,272	\$7,830	\$94,500	\$458,609	\$3,348
31	10%	\$4,552,287	\$1,072,560	\$722,200	\$6,347,047	\$33,232	\$5,272	\$7,830	\$94,500	\$459,756	\$3,356
32	10%	\$4,563,668	\$1,072,560	\$722,200	\$6,358,428	\$33,315	\$5,272	\$7,830	\$94,500	\$460,905	\$3,365

33	10%	\$4,575,077	\$1,072,560	\$722,200	\$6,369,837	\$33,398	\$5,272	\$7,830	\$94,500	\$462,057	\$3,373
34	10%	\$4,586,515	\$1,072,560	\$722,200	\$6,381,275	\$33,482	\$5,272	\$7,830	\$94,500	\$463,213	\$3,381
35	10%	\$4,597,981	\$1,072,560	\$722,200	\$6,392,741	\$33,565	\$5,272	\$7,830	\$94,500	\$464,371	\$3,390
36	10%	\$4,609,476	\$1,072,560	\$722,200	\$6,404,236	\$33,649	\$5,272	\$7,830	\$94,500	\$465,532	\$3,398
37	10%	\$4,621,000	\$1,072,560	\$722,200	\$6,415,760	\$33,733	\$5,272	\$7,830	\$94,500	\$466,695	\$3,407
38	10%	\$4,632,552	\$1,072,560	\$722,200	\$6,427,312	\$33,818	\$5,272	\$7,830	\$94,500	\$467,862	\$3,415
39	10%	\$4,644,133	\$1,072,560	\$722,200	\$6,438,893	\$33,902	\$5,272	\$7,830	\$94,500	\$469,032	\$3,424
40	10%	\$4,655,744	\$1,072,560	\$722,200	\$6,450,504	\$33,987	\$5,272	\$7,830	\$94,500	\$470,204	\$3,432
41	10%	\$4,667,383	\$1,072,560	\$722,200	\$6,462,143	\$34,072	\$5,272	\$7,830	\$94,500	\$471,380	\$3,441
42	10%	\$4,679,052	\$1,072,560	\$722,200	\$6,473,812	\$34,157	\$5,272	\$7,830	\$94,500	\$472,558	\$3,450
43	10%	\$4,690,749	\$1,072,560	\$722,200	\$6,485,509	\$34,242	\$5,272	\$7,830	\$94,500	\$473,740	\$3,458
44	10%	\$4,702,476	\$1,072,560	\$722,200	\$6,497,236	\$34,328	\$5,272	\$7,830	\$94,500	\$474,924	\$3,467
45	10%	\$4,714,232	\$1,072,560	\$722,200	\$6,508,992	\$34,414	\$5,272	\$7,830	\$94,500	\$476,111	\$3,476
					35 Years	\$1,126,320	\$835,506	\$1,240,833	\$3,307,500		
					40 Years	\$1,295,409	\$861,866	\$1,279,982	\$3,780,000		
					45 Years	\$1,466,622	\$888,226	\$1,319,130	\$4,252,500	\$148,121	

B. Property Tax Payment Receipts

2020 TAX RECEIPT - 2nd HALF

Ticket #:00091990002

PAGE COUNTY
Penny R. Gray
103 SOUTH COURT STREET
SUITE A
LURAY VA 22835

Date : 11/30/2020
Register: CAG/TR010S2
Trans. #: 03793
Dept #: RE202002
Acct#: 5077

2020 REAL ESTATE TAXES
INST#05-0528 PLAT437-350
INST#01-3098

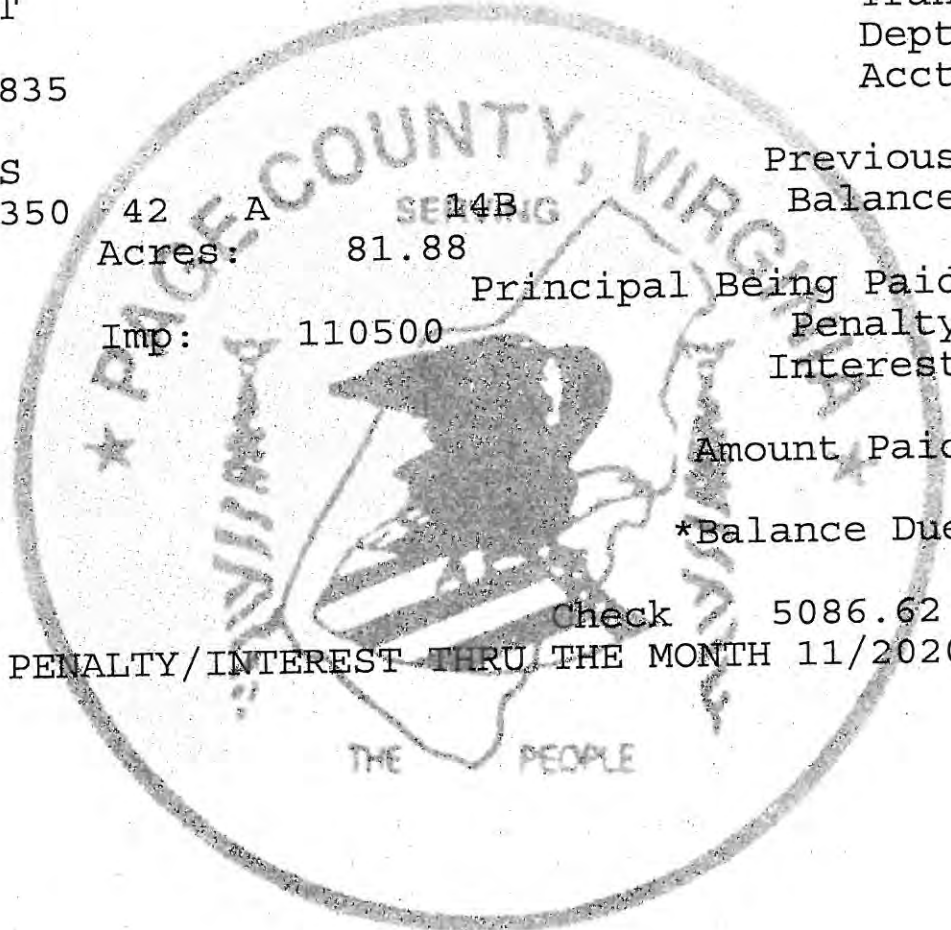
42 A
Acres:

SE 1/4 B
81.88

Land: 47000

Imp: 110500

HOUSER ROGER W
211 WALNUT HILL RD
LURAY VA 22835



Previous Balance	\$	574.87
Principal Being Paid	\$	574.87
Penalty	\$.00
Interest	\$.00
Amount Paid	\$	574.87
*Balance Due	\$.00

Pd by HOUSER DEBRA
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 11/2020

Check 5086.62 # PB 19434

PAGE COUNTY
Penny R. Gray
103 SOUTH COURT STREET
SUITE A
LURAY VA 22835

Date : 11/30/2020
Register: CAG/TR010S2
Trans. #: 03794
Dept # : RE202002
Acct# : 5081

2020 REAL ESTATE TAXES
INST #04-5240

Land: 500

HOUSER ROGER W
211 WALNUT HILL RD
LURAY VA 22835

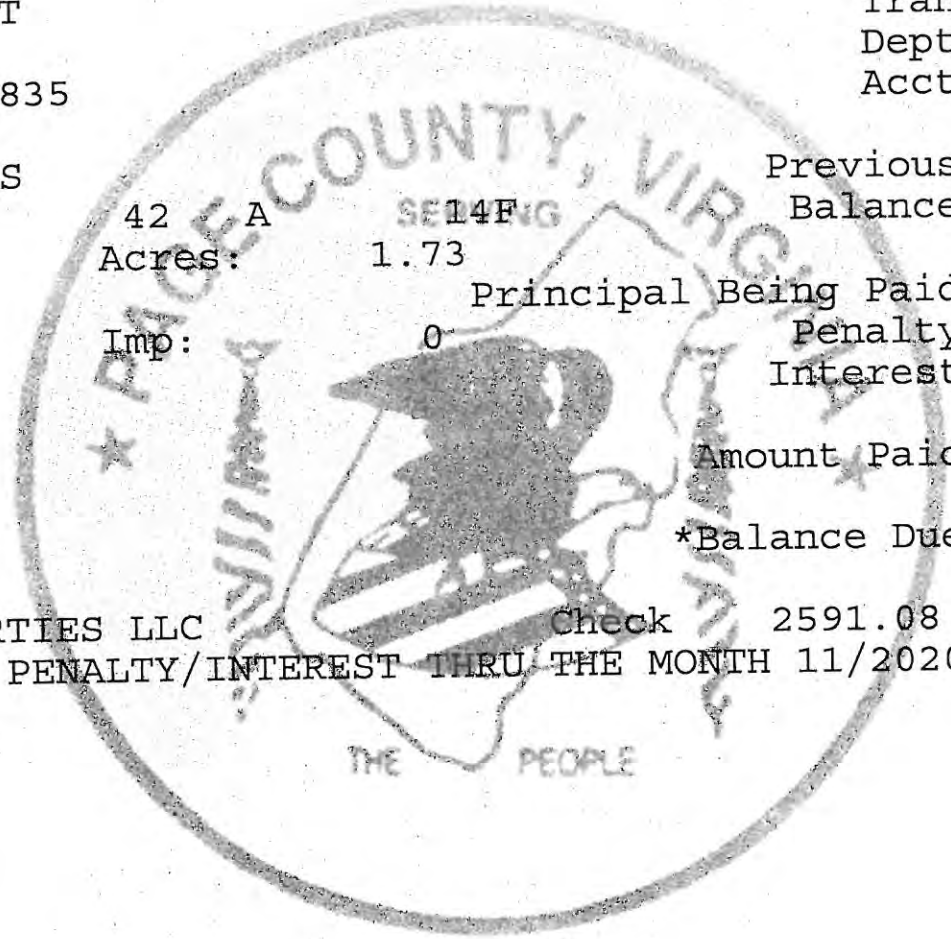
42 A
Acres:
Imp: 0

SE14FIG
1.73

Principal Being Paid \$
Penalty \$
Interest \$

Previous Balance \$ 1.82
Principal Being Paid \$ 1.82
Penalty \$.00
Interest \$.00
Amount Paid \$ 1.82
*Balance Due \$.00

Pd by HOUSER PROPERTIES LLC Check 2591.08 # PB 19432
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 11/2020



PAGE COUNTY
Penny R. Gray
103 SOUTH COURT STREET
SUITE A
LURAY VA 22835

Date : 11/30/2020
Register: CAG/TR010S2
Trans. #: 03794
Dept # : RE202002
Acct# : 5080

2020 REAL ESTATE TAXES
INST#04-5240

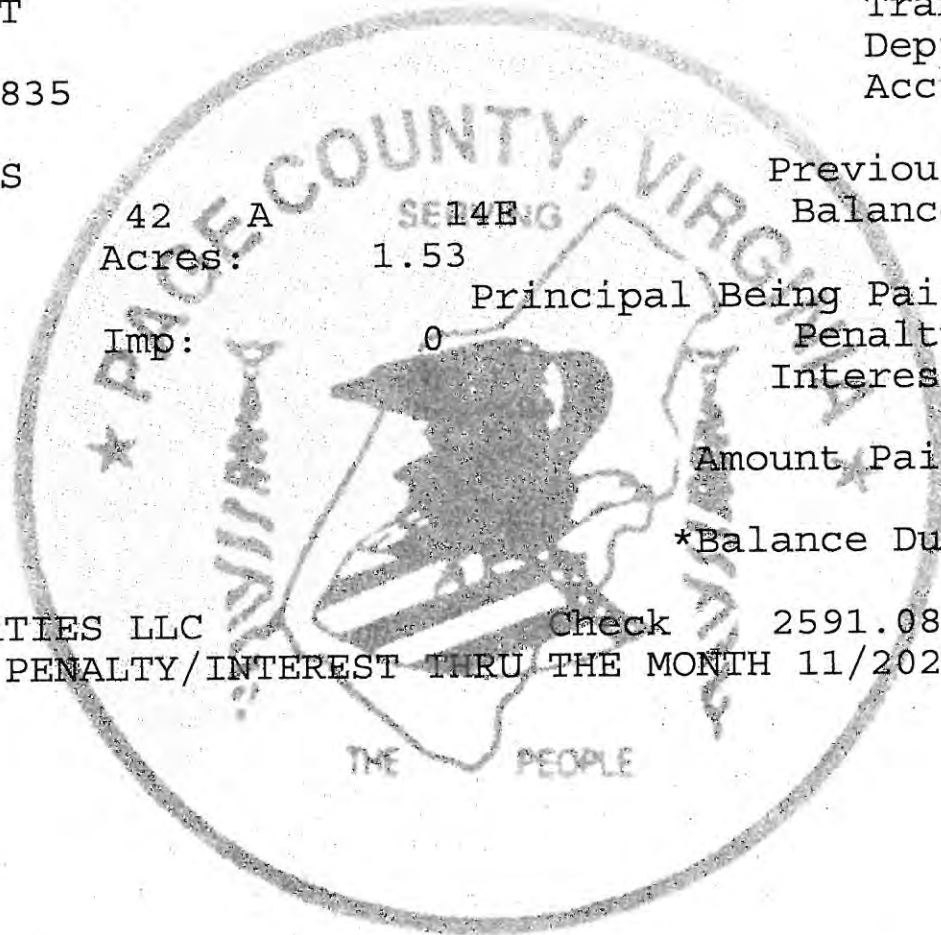
Land: 500

HOUSER ROGER W
211 WALNUT HILL RD
LURAY VA 22835

42 A SE14E.G
Acres: 1.53
Imp: 0

Previous Balance \$	1.82
Principal Being Paid \$	1.82
Penalty \$.00
Interest \$.00
Amount Paid \$	1.82
*Balance Due \$.00

Pd by HOUSER PROPERTIES LLC Check 2591.08 # PB 19432
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 11/2020



PAGE COUNTY
Penny R. Gray
103 SOUTH COURT STREET
SUITE A
LURAY VA 22835

Date : 11/30/2020
Register: CAG/TR010S2
Trans. #: 03794
Dept #: RE202002
Acct# : 5079

2020 REAL ESTATE TAXES
INST #04-0561 PLAT

Land: 400

HOUSER ROGER W
211 WALNUT HILL RD
LURAY VA 22835

42 A
Acres:
Imp:

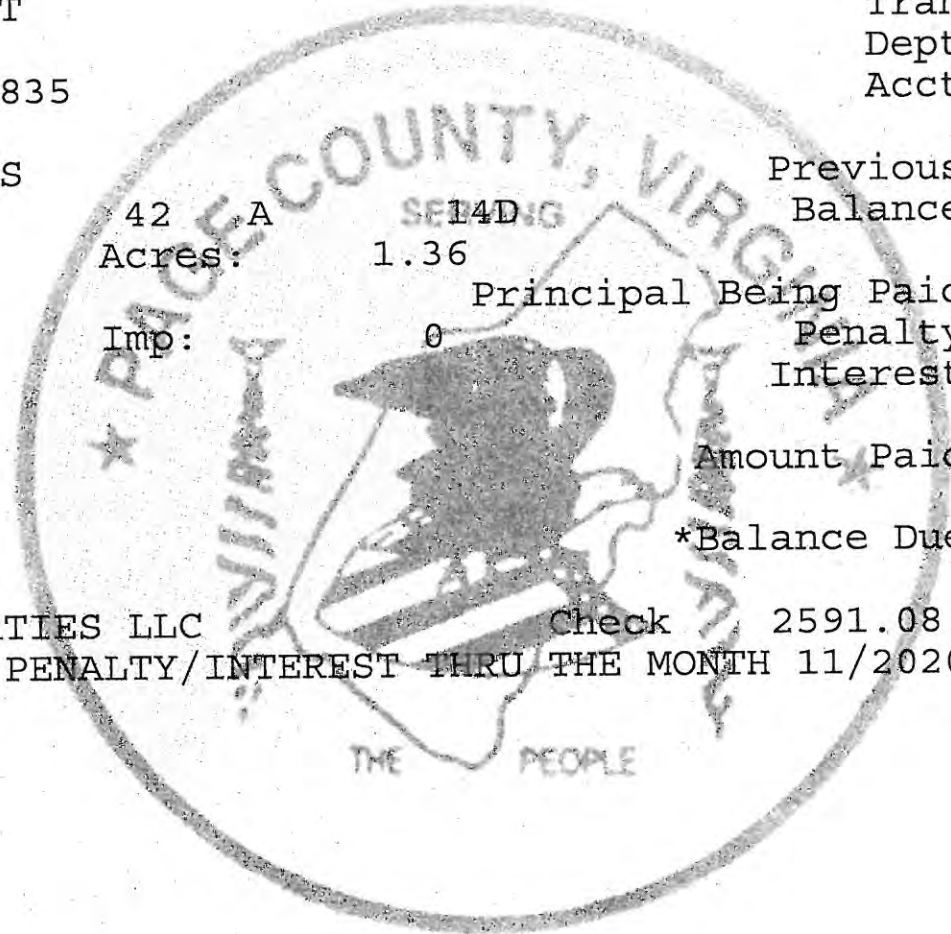
SE14DIG
1.36

Principal Being Paid \$
Penalty \$
Interest \$

1.46
1.46
.00
.00

Amount Paid \$ 1.46
*Balance Due \$.00

Pd by HOUSER PROPERTIES LLC Check 2591.08 # PB 19432
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 11/2020



PAGE COUNTY
Penny R. Gray
103 SOUTH COURT STREET
SUITE A
LURAY VA 22835

Date : 11/30/2020
Register: CAG/TR010S2
Trans. #: 03794
Dept # : RE202002
Acct# : 3731

2020 REAL ESTATE TAXES
DB 362-245 NR SPRINGFIELD 32 4

SERIAL#

Previous Balance \$ 5.84

Acres: 5.37

Principal Being Paid \$ 5.84

Land: 1600

Imp: 0

Penalty \$.00

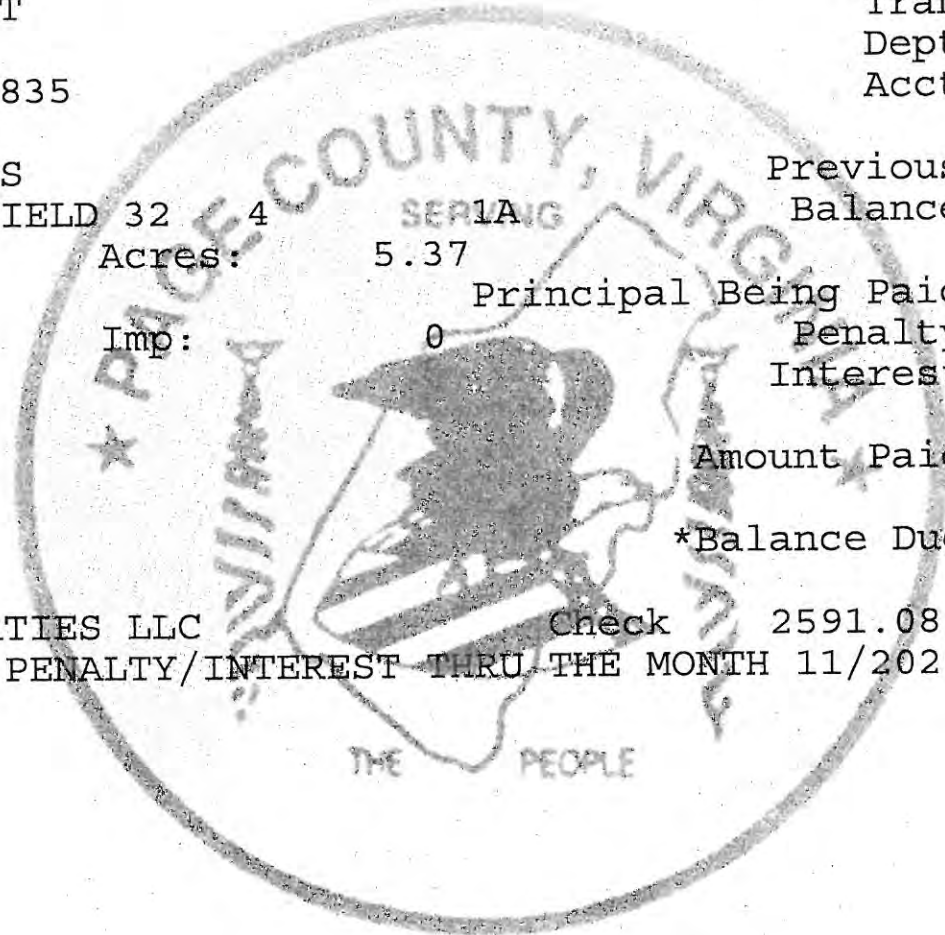
Interest \$.00

HOUSER ROGER W
C/O BILL HOUSER
211 WALNUT HILL RD
LURAY VA 22835

Amount Paid \$ 5.84

*Balance Due \$.00

Pd by HOUSER PROPERTIES LLC Check 2591.08 # PB 19432
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 11/2020



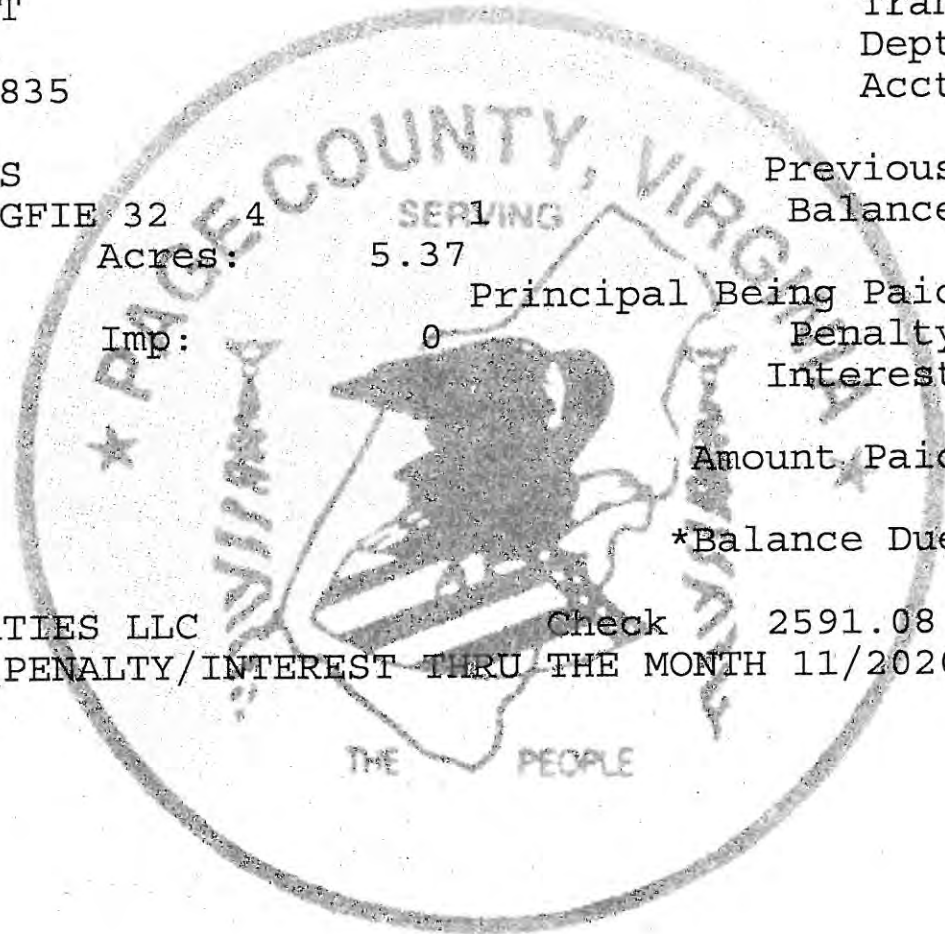
PAGE COUNTY
 Penny R. Gray
 103 SOUTH COURT STREET
 SUITE A
 LURAY VA 22835

Date : 11/30/2020
 Register: CAG/TR010S2
 Trans. #: 03794
 Dept # : RE202002
 Acct# : 3730

2020 REAL ESTATE TAXES
 DB 360-463 NEAR SPRINGFIELD 32 4
 INST#19-2624

Land: 1600

HOUSER ROGER W
 211 WALNUT HILL RD
 LURAY VA 22835



Acres: 5.37
 Imp: 0

Previous Balance	\$	5.84
Principal Being Paid	\$	5.84
Penalty	\$.00
Interest	\$.00
Amount Paid	\$	5.84
*Balance Due	\$.00

Pd by HOUSER PROPERTIES LLC Check 2591.08 # PB 19432
 BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 11/2020

PAGE COUNTY
Penny R. Gray
103 SOUTH COURT STREET
SUITE A
LURAY VA 22835

Date : 11/30/2020
Register: CAG/TR010S2
Trans. #: 03794
Dept #: RE202002
Acct# : 3637

2020 REAL ESTATE TAXES
INST #06-38

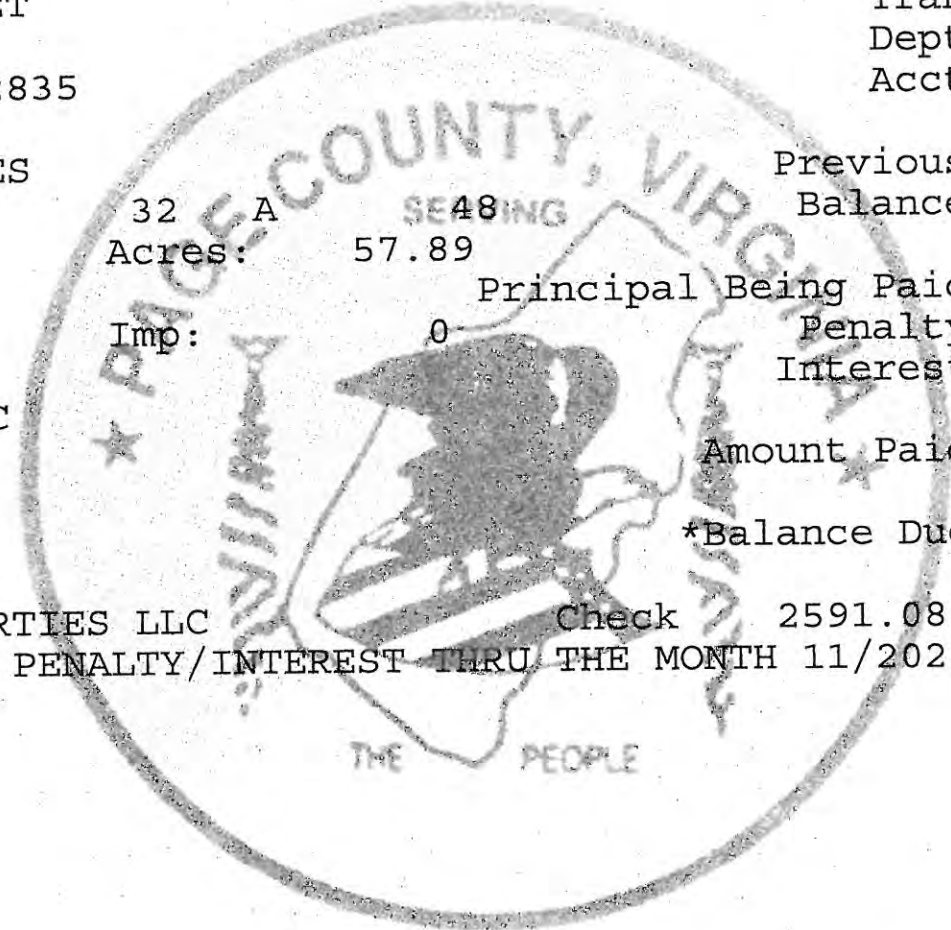
Land: 17400

HOUSER PROPERTIES LLC
211 WALNUT HILL RD
LURAY VA 22835

32 A SE48ING
Acres: 57.89
Imp: 0

Previous Balance \$ 63.51
Principal Being Paid \$ 63.51
Penalty \$.00
Interest \$.00
Amount Paid \$ 63.51
*Balance Due \$.00

Pd by HOUSER PROPERTIES LLC Check 2591.08 # PB 19432
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 11/2020



PAGE COUNTY
Penny R. Gray
103 SOUTH COURT STREET
SUITE A
LURAY VA 22835

Date : 11/30/2020
Register: CAG/TR010S2
Trans. #: 03794
Dept # : RE202002
Acct# : 3632

2020 REAL ESTATE TAXES
INST #06-0038 INST#19-262 32 A

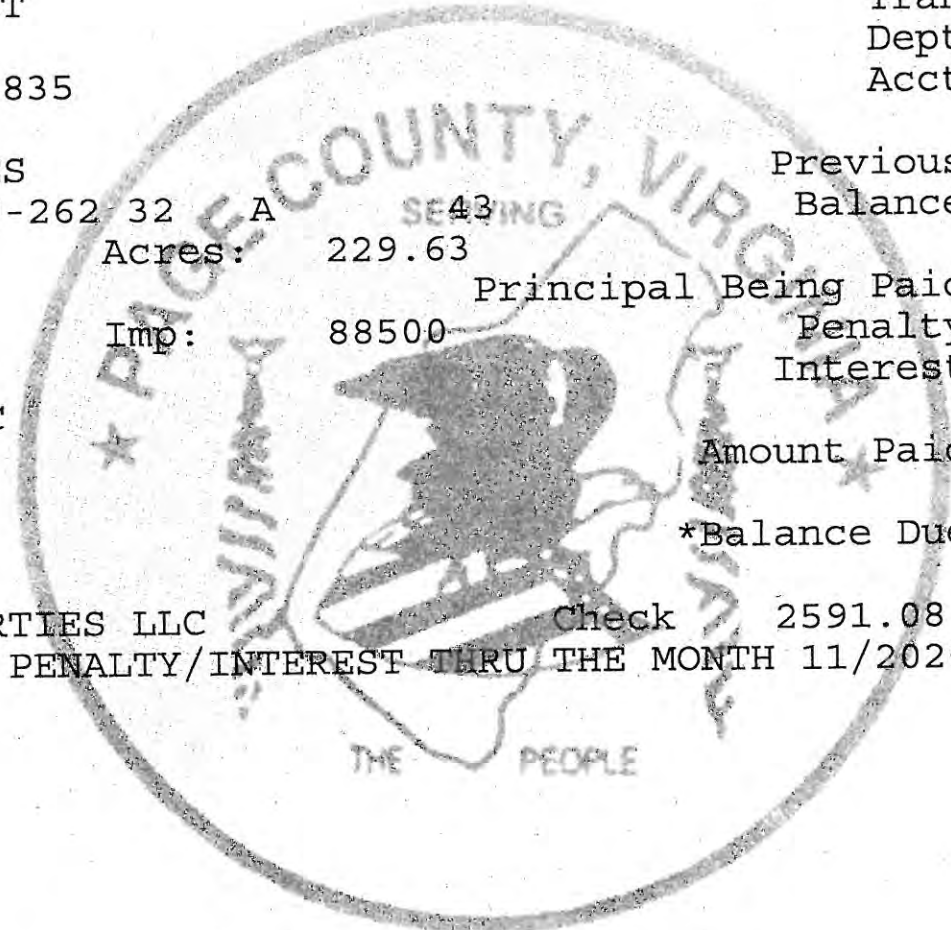
Land: 68900

HOUSER PROPERTIES LLC
211 WALNUT HILL RD
LURAY VA 22835

SE43
Acres: 229.63
Imp: 88500

Previous Balance \$ 574.51
Principal Being Paid \$ 574.51
Penalty \$.00
Interest \$.00
Amount Paid \$ 574.51
*Balance Due \$.00

Pd by HOUSER PROPERTIES LLC Check 2591.08 # PB 19432
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 11/2020



Dept	Ticket No.	Seq.	Account No.	Due Date	Name	Map ID
Balance	\$0.00					
					Details	
- RE2015	817	1	3649	6/5/2015	BAKER EDWARD R JR	32 A 56
Balance	\$0.00					
					Details	
					ViewBill	
- RE2015	817	2	3649	12/7/2015	BAKER EDWARD R JR	32 A 56
Balance	\$0.00					
					Details	
					ViewBill	
- RE2016	825	1	3649	6/6/2016	BAKER EDWARD R JR	32 A 56
Balance	\$0.00					
					Details	
					ViewBill	

First Previous **1** 2 Next Last

Total Due:\$0.00

Show Description Show Map ID

Note: If payment was received within the past 10 business days, then any returned items may not be posted yet.

[Previous](#)

Dept	Ticket No.	Seq.	Account No.	Due Date	Name	Map ID
Balance \$0.00						
Details ViewBill						
-	RE2016 826	2	23060	12/5/2016	BAKER EDWARD R JR	32 A 56A
Balance \$0.00						
Details						
-	RE2017 797	1	23060	6/5/2017	BAKER EDWARD R JR	32 A 56A
Balance \$0.00						
Details ViewBill						
-	RE2017 797	2	23060	12/5/2017	BAKER EDWARD R JR	32 A 56A
Balance \$0.00						
Details ViewBill						
-	RE2018 800	1	23060	6/5/2018	BAKER EDWARD R JR	32 A 56A
Balance \$0.00						
Details ViewBill						

First Previous **1** 2 Next Last

Total Due:\$0.00

Show Description Show Map ID

Note: If payment was received within the past 10 business days, then any returned items may not be posted yet.

[Previous](#)

Dept	Ticket No.	Seq.	Account No.	Due Date	Name	Map ID
Balance \$0.00						
Details ViewBill						
-	RE2016 827	2	23061	12/5/2016	BAKER EDWARD R JR	32 A 56B
Balance \$0.00						
Details						
-	RE2017 798	1	23061	6/5/2017	BAKER EDWARD R JR	32 A 56B
Balance \$0.00						
Details						
ViewBill						
-	RE2017 798	2	23061	12/5/2017	BAKER EDWARD R JR	32 A 56B
Balance \$0.00						
Details						
ViewBill						
-	RE2018 801	1	23061	6/5/2018	BAKER EDWARD R JR	32 A 56B
Balance \$0.00						
Details						
ViewBill						

[First](#)
[Previous](#)
1
[2](#)
[Next](#)
[Last](#)

Total Due:\$0.00

Show Description
 Show Map ID

Note: If payment was received within the past 10 business days, then any returned items may not be posted yet.

[Previous](#)

Dept	Ticket No.	Seq.	Account No.	Due Date	Name	Map ID
Balance	\$0.00					
	Details					
	ViewBill					
- RE2016	828	2	23075	12/5/2016	BAKER EDWARD R JR	32 A 56C
Balance	\$0.00					
	Details					
- RE2017	799	1	23075	6/5/2017	BAKER EDWARD R JR	32 A 56C
Balance	\$0.00					
	Details					
	ViewBill					
- RE2017	799	2	23075	12/5/2017	BAKER EDWARD R JR	32 A 56C
Balance	\$0.00					
	Details					
	ViewBill					
- RE2018	802	1	23075	6/5/2018	BAKER EDWARD R JR	32 A 56C
Balance	\$0.00					
	Details					
	ViewBill					

First Previous **1** 2 Next Last

Total Due:\$0.00

Show Description Show Map ID

Note: If payment was received within the past 10 business days, then any returned items may not be posted yet.

[Previous](#)

C. Landowner Deeds

060000038

Page County Tax Map # 32-A-48 and 32-A-43

THIS DEED, exempt from recordation tax pursuant to Virginia Code § 58.1-811(A)(10), is made this 28th day of December, 2005, by and between **WILLIAM B. HOUSER** and **JUNE R. HOUSER**, Trustees of the **WILLIAM B. HOUSER AND JUNE R. HOUSER REVOCABLE LIVING TRUST**, dated June 24, 1999, Grantors, and **HOUSER PROPERTIES, LLC**, a Virginia limited liability company, Grantee.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the Grantee to the Grantors, and other good and valuable consideration, the receipt whereas is hereby acknowledged at and before the sealing and delivery of this deed, the Grantors do hereby grant and convey proportionately with Special Warranty, subject to easements, restrictions and reservations of record, unto Houser Properties, LLC, a Virginia limited liability company, all those certain tracts or parcels of land, lying and being situate in Springfield Magisterial District of Page County, Virginia, on the east side of U. S. Route 340, together with all rights, privileges, easements and appurtenances thereunto belonging, or in anywise appertaining, and being more particularly described as follows:

1. All that certain tract or parcel of land, lying and being situate in Page County about one mile northeast of the Town of Luray, containing 132 acres and 143 poles, more or less, conveyed to W. B. Houser by Deed of M. E. McAleer and Virginia B. McAleer, husband and wife, dated the 28th day of July, 1972, and recorded in the Clerk's Office of the Circuit Court of Page County, Virginia, in Deed Book 258, Page 489. Said property was conveyed to Manuel S. Printz by Moses Walton and Benjamin F. Grayson, duly of record in said Clerk's Office in Deed Book No. 217, at Page 396.

2. All those two certain tracts or parcels of land containing 190 acres and 42 acres, more or less, known as the Joseph F. Stover Farm, situated about two miles north of the Town of Luray, and a tract of land containing 24 acres, 1 rood and 10 poles, adjoining the Joseph F. Stover Farm hereinbefore referred to, EXCEPTING

THEREFROM a tract of 20-126/160 acres, sold by G. T. Long and wife to John W. Strickler, which were conveyed by the said G. T. Long and wife to the Deford Company, by deed bearing date on the 22nd day of April, 1911, and duly of record in said Clerk's Office in Deed Book No. 64, at Page 396.

3. All that easement or right of way granted to The Deford Company by John H. Cave and wife by deed bearing date on the 30th day of September, 1911, and duly of record in said Clerk's Office in Deed Book No. 65, at Page 128.

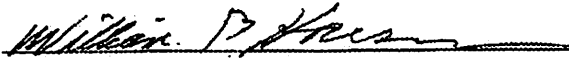
LESS AND EXCEPTING, HOWEVER, a certain tract or parcel of land containing 75 acres, more or less, conveyed unto Kyle M. Roudabush from M. E. Roudabush by deed of the 3rd day of January, 1929, and of record in said Clerk's Office in Deed Book 93, at Page 473; that certain tract or parcel of land containing 5.25 acres, more or less, conveyed to Ruby R. Herbst by M. E. Roudabush, and others, by deed of the 31st day of October, 1952, and of record in said Clerk's Office in Deed Book 145, at Page 446; a certain easement or right-of-way conveyed unto Northern Virginia Power Company by M. E. Roudabush and Ora S. Roudabush, his wife, and M. E. McAleer and Virginia Roudabush McAleer, his wife, by deed dated the 22nd day of July, 1960; and a certain lot or parcel of land of undetermined acreage, together with a 10 foot right of way, conveyed unto David R. Richard and Vallie P. Rickard, husband and wife, by M. E. Roudabush and Ora S. Roudabush, his wife, and M. E. McAleer and Virginia R. McAleer, his wife, by deed dated the 1st day of November, 1962, and recorded in the aforesaid Clerk's Office in Page County on the 1st day of March, 1963, being part of the same real estate wherein an undivided one-half interest was conveyed unto M. E. McAleer from M. E. Roudabush and Ora S. Roudabush, his wife, by deed bearing date on the 29th day of April, 1957, and recorded in the Clerk's Office of Page County in Deed Book 162, at Page 134, and also being part of the same real estate wherein the other undivided one-half interest was conveyed unto Virginia B. McAleer from The First and Merchants National Bank of Richmond, Virginia, and M. E. McAleer, Executors of the Estate of M. E. Roudabush, by

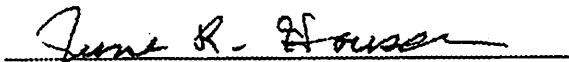
deed bearing date on the 27th day of March, 1967, and recorded in said Clerk's Office in Deed Book 217, at Page 396.

WITNESS the following signatures and seals.

GRANTOR

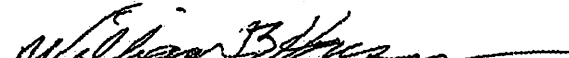
**WILLIAM B. HOUSER AND JUNE R. HOUSER
REVOCABLE LIVING TRUST**

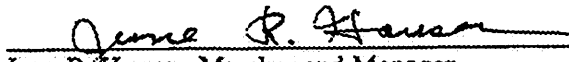
 (SEAL)
William B. Houser, Trustee

 (SEAL)
June R. Houser, Trustee

GRANTEE

HOUSER PROPERTIES, LLC

 (SEAL)
William B. Houser, Member and Manager

 (SEAL)
June R. Houser, Member and Manager

STATE OF VIRGINIA
CITY OF HARRISONBURG, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 28th day of December, 2005 by William B. Houser, Trustee of the William B. Houser and June R. Houser Revocable Living Trust.

My commission expires: 06/30/2008.

David R. Lander

Notary Public

STATE OF VIRGINIA
CITY OF HARRISONBURG, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 28th day of December, 2005 by June R. Houser, Trustee of the William B. Houser and June R. Houser Revocable Living Trust.

My commission expires: 06/30/2008.

David R. Lander

Notary Public

STATE OF VIRGINIA
CITY OF HARRISONBURG, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 28th day of December, 2005 by William B. Houser, Member and Manager of Houser Properties, LLC.

My commission expires: 06/30/2008.

David R. Lander

Notary Public

STATE OF VIRGINIA
CITY OF HARRISONBURG, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 28th day of December, 2005 by June R. Houser, Member and Manager of Houser Properties, LLC.

My commission expires: 06/30/2008.

David R. Lander

Notary Public

Grantees' Address:

2012 Ida Road
Luray, Virginia 22835

05021858

INSTRUMENT #060000038
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY ON
JANUARY 4, 2006 AT 04:11PM
C.R. WILSON, CLERK

RECORDED BY: PDT

05000528

TAX MAP NOS. 42-(A)-14B, 32-(4)-2, 42AB-(1)-30, & 64-(A)-17

THIS DEED, made and entered into this 8th day of August, 2001, by and between **ROGER W. HOUSER** and **CANDACE T. HOUSER**, husband and wife, **GRANTORS**, and **ROGER W. HOUSER**, 2134 U.S. Highway 340 North, Luray, Virginia 22835, **GRANTEE**,
WITNESSETH:

That for and in consideration of the sum of ONE (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration and in execution in performance of the terms of that certain Separation and Property Settlement Agreement between the parties hereto dated the 28th day of June, 2001, the receipt of all of which is hereby acknowledged, the grantors who are husband and wife hereby bargain, grant, sell and convey with General Warranty and English Covenants of title, unto **Roger W. Houser**, all of the following tracts or parcels of land, each lying and being situate in Page County, Virginia and being more particularly described as follows, to-wit:

1. All of that certain tract or parcel of land, lying and being situate on the east side of State Route 718 in Springfield Magisterial District, Page County, Virginia, containing 97.19 acres, as shown on a plat and survey made thereof by Bobby L. Owens, C.L.S., dated May 15, 1989, and being the same real estate which was conveyed to Roger W. Houser and Candace Houser, husband and wife, by deed of Marvin T. Morris and Norma J. Morris, husband and wife, bearing date on the 11th day of December, 1996 and recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia in Deed Book 550 at Page 790.

Tax Map No. 42-(A)-14B.

2. All of that certain tract or parcel of land, lying and being situate about two miles north of the Town of Luray in Springfield Magisterial District of Page County, Virginia, containing 10.25 acres, and being the same real estate which was conveyed to Roger Houser and Candace T. Houser, husband and wife, by deed of W. B. Houser, bearing date on the 1st day of January, 1997 and recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia in Deed Book 555 at Page 507, together with all right, title and interest that Candace T. Houser may have in any mobile homes or improvements located on said property and any leases related thereto including any and all right, title and interest which she might have in that certain unincorporated business and its various assets heretofore operated as Luray Homes. Tax Map No. 32-(4)-2.

3. All of that certain tract or parcel of land, together with all improvements thereon and all rights, easements and appurtenances thereunto belonging, lying and being situate in the Town of Luray, Page County, Virginia, designated as Lot 30, Section II, on the Declaration and Plat of Westlu Meadows, Section II, which said declaration is of record in the Clerk's Office of Page County, Virginia in Deed Book #288 at Page #210, and being the same real estate which was conveyed to Roger Houser and Candace T. Houser, by deed of W. B. Houser, T/A Luray Mobile Homes, bearing date on the 10th day of October, 1997 and recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia in Deed Book 564 at Page 784. Tax Map No. 42A8-(1)-30.

4. All of that certain tract or parcel of land, lying and being situate in Page County, Virginia in Marksville Magisterial District, containing 18-1/2 acres, more or less, on a plat attached to the hereinafter described deed and being in all respects the same identical real estate which was conveyed to Roger W. Houser and Candace T. Houser, husband and wife, by deed of June R. Houser, feme sole, dated the 29th day of June, 1990 and recorded in the aforesaid Clerk's Office in Deed Book 451 at Page 308. Tax Map No. 64-(A)-17.

By her execution of this deed, Candace T. Houser further conveys to Roger W. Houser any and all interest which she may have in any other real estate located in Page County, Virginia whether or not specifically described herein except, however, (1) that certain parcel of land known as Lot 1B containing 2.00 acres as shown on the Division of Lot 1, River Lodge Farms Subdivision recorded in Deed Book 462 at Page 423 which has been conveyed by Roger W. Houser and Candace T. Houser to Candace T. Houser, by deed dated of even date herewith and recorded just subsequent to the recording of this deed and (2) that certain tract or parcel of land known as Lot 4, containing 23,760 square feet in the Cedar Knoll Subdivision which was conveyed by Roger W. Houser to Candace T. Houser, by deed dated the 16th day of July, 2001 and heretofore recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia on the 23rd day of July, 2001 as Instrument No. 010002596 both of which properties are the sole property of Candace T. Houser.

This deed is executed pursuant to the provisions of a Separation and Property Settlement Agreement dated the 28th day of June, 2001 in performance of the terms thereof and is exempt

from recordation taxes pursuant to the provisions of Section 58.1-806(B) of the Code of Virginia.

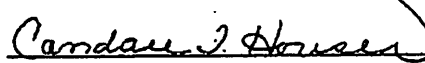
By his execution hereof, Roger W. Houser, agrees to pay to the exoneration of Candace T. Houser any and all lien indebtedness encumbering the properties herein and hereby conveyed and agrees to indemnify her and hold her harmless from any liens against said property and any personal obligation which she may have as to these properties and which is secured by lien indebtedness against the properties herein and hereby conveyed.

The foregoing conveyances is made subject to all restrictions, easements, conditions and covenants of record in the Office of the Clerk of the Circuit Court of Page County, Virginia, affecting said real estate.

WITNESS the following signatures and seals.



ROGER W. HOUSER (SEAL)



CANDACE T. HOUSER (SEAL)

COMMONWEALTH OF VIRGINIA,

COUNTY OF PAGE, TO-WIT:

The foregoing writing was acknowledged before me this 28th day of August, 2001, by **Roger W. Houser**, in my County and State aforesaid.

My commission expires: 3-31-2005.

Stephanie MB Huffman
Notary Public

COMMONWEALTH OF VIRGINIA,

COUNTY OF PAGE, TO-WIT:

The foregoing writing was acknowledged before me this 28th day of August, 2001, by **Candace T. Houser**, in my County and State aforesaid.

My commission expires: 3-31-2005.

Stephanie MB Huffman
Notary Public

JANNEY & JANNEY
ATTORNEYS AT LAW
LURAY, VIRGINIA

INSTRUMENT #010003098
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY ON
AUGUST 28, 2001 AT 01:52PM
C.R. WILSON, CLERK

BY: Patricia Temple (DC)

110001190

TRUSTEE'S FORECLOSURE DEED

Tax Map #32-(A)-55
Tax Map #32-(A)-56
Tax Map #32-(A)-56A
Tax Map #32-(A)-56B
Tax Map #32-(A)-56C
Assessed value: \$892,800.00
Consideration: \$750,000.00

THIS DEED, made and entered into this 3rd day of June, 2011, by and between **ROBERT S. JANNEY**, *Substitute Trustee*, **GRANTOR**, and **EDWARD R. BAKER, JR.**, whose address is 336 Eden Road, Luray, Virginia 22835, **GRANTEE**, and **DANIEL F. LLEWELLYN and KELLY D. LLEWELLYN**, husband and wife, **GRANTORS**, for the purpose of indexing,

WITNESSETH:

WHEREAS, by deed of trust dated the 1st day of June, 2005, and duly recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia, as Instrument Number 05-0002681, Kelly D. Llewellyn and Daniel F. Llewellyn, did convey the hereinafter described real estate to David A. Penrod and Lisa A. Hawkins, Trustees, said conveyance being in trust to secure the payment, with interest thereon, of a deed of trust note, in the original principal amount of \$895,920.00 made by Kelly D. Llewellyn and Daniel F. Llewellyn, and payable to Edward R. Baker, Jr., and

WHEREAS, Robert S. Janney was appointed by the noteholder to serve as Substitute Trustee of the deed of trust in accordance with the provisions of Section 55-59 et seq. of the Code of Virginia, 1950, as amended, with all those powers and obligations set

forth in the deed of trust. The Appointment of Substitute Trustee dated April 26, 2011, is of record in the Office of the Clerk of the Circuit Court of Page County, Virginia, as Instrument Number 110000873; and

WHEREAS, the said Robert S. Janney, as Substitute Trustee, was empowered upon default in the payment of the aforesaid deed of trust and the note secured by same, and upon request of the holder of the note to do so, to sell the hereinafter described real estate at a public auction; and

WHEREAS, default was made in the payment of the aforesaid deed of trust note, and the said Robert S. Janney, Substitute Trustee, was requested by the Noteholder, Edward R. Baker, Jr., to sell the said real estate pursuant to the terms of the aforesaid deed of trust; and

WHEREAS, the said Robert S. Janney, Substitute Trustee, advertised the time, place, and terms of such sale in the Page News & Courier, a weekly newspaper which has a general circulation in Page County, Virginia, in its issues of May 5, 2011, May 12, 2011, May 19, 2011, and May 26, 2011, the date of said Trustee's sale being fixed in said notice for Friday, May 27, 2011, at 1:15 p.m. at the front door of the Courthouse of the Circuit Court of Page County, Virginia; and

WHEREAS, in accordance with Title 55, Section 59.1 of the 1950 Code of Virginia, as amended, notice containing the Trustee's sale advertisement was mailed by certified mail, return receipt requested, more than 14 days prior to May 27, 2011, to the owner of the hereinafter described real estate, Daniel F. Llewellyn and Kelly D. Llewellyn, at their last

known address, with copies thereof to all creditors with recorded liens against the property;

and

WHEREAS, in strict compliance with the terms and conditions of the said deed of trust, the said Robert S. Janney, Substitute Trustee, did expose the hereinafter described real estate for sale at public auction to the highest bidder at the front door of the Circuit Courthouse in Page County, Virginia, at 1:15 p.m. on May 27, 2011, and the highest bid received for said real estate was that of Edward R. Baker, Jr., in the amount of \$750,000.00, and the Substitute Trustee has received from said bidder the funds necessary to consummate the sale; and

WHEREAS, the Grantor desires to convey the hereinafter described real estate to the Grantee, as is evidenced by his execution of this deed.

NOW, THEREFORE, That for and in consideration of the premises and for the further consideration of the sum of **SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$750,000.00)**, to him by the Grantee at and before the delivery of this deed, the receipt whereof is hereby acknowledged, which said sum is to be appropriated and applied as directed by the terms of said deed of trust, the said Robert S. Janney, Substitute Trustee, doth grant, bargain, sell, transfer and convey with Special Warranty of title unto **EDWARD R. BAKER, JR.**, all those certain tracts or parcels of land, together with all improvements thereon and all rights, right of ways, privileges, easements and appurtenances thereunto belonging lying and being situate in Springfield Magisterial District of Page County, Virginia, assessed on the Land Records of Page County, Virginia, as follows, to-wit:

- (1) Tax Map #32-(A)-55 containing 11.39 acres
- (2) Tax Map #32-(A)-56 containing 122.86 acres
- (3) Tax Map #32-(A)-56A containing 10.00 acres
- (4) Tax Map #32-(A)-56B containing 25.00 acres
- (5) Tax Map #32-(A)-56C containing 10 acres

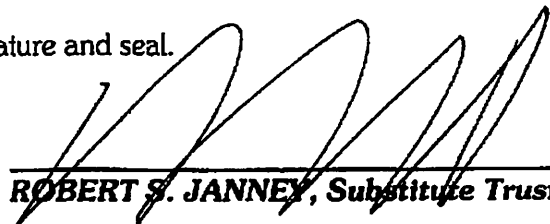
And being the rest, residue and remainder of the property which was conveyed to Kelly D. Llewellyn and Daniel F. Llewellyn, by deed of Edward R. Baker, Jr., dated May 26, 2005, and recorded in the Office of the Clerk of the Circuit Court of Page County, Virginia, as Instrument Number 050002680.

The Grantor certifies that notice of the sale described herein was given by him as required by Paragraph 6, Section 55-59 of the 1950 Code of Virginia, as amended.

To the best of the knowledge, and belief of the undersigned Trustee, the owner of the land herein conveyed was not in the military service of the United States of America, or any auxiliary thereof on May 27, 2011, on the date of the Trustee's sale of the real estate, and had not been in the military service or any auxiliary thereof, at any time within three (3) months prior to the date of the said sale, as defined in the Soldiers' and Sailors' Civil Relief Act.

The conveyance of the foregoing real estate is made subject to all easements, restrictions and conditions of record in the Office of the Clerk of the Circuit Court of Page County, Virginia, affecting said real estate.

Witness the following signature and seal.



ROBERT S. JANNEY, Substitute Trustee (SEAL)

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing writing was acknowledged before me this 9th day of June,

2011, by **Robert S. Janney, Substitute Trustee**, in my County and State aforesaid.

My commission expires: 4/30/12

Registration number: 237707

Tracey L. Turner
Notary Public



INSTRUMENT #110001190
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY ON
JUNE 9, 2011 AT 04:18PM
\$893.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$446.50 LOCAL: \$446.50

C.R. WILSON, CLERK
RECORDED BY: KXW

C:\Documents and Settings\Tracey Turner\My Documents\my files\Foreclosure Sales\Baker-Llewellyn\Trustee's Deed.wpd

JANNEY & JANNEY, PLC
ATTORNEYS AT LAW
LURAY, VIRGINIA