



READ & CO., REALTORS®

Krantz's Corner
226.8 Acres of Scenic Farmland
1213 Krantz's Corner Rd ♦ Bedford, VA 24523

Mike Torrence 434-660-5159

Micah Torrence 434-610-3182

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Coldwell Banker Commercial
Read & Co., Realtors®
101 Annjo Ct, Forest, VA 24551
434-455-2285

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FOR SALE**\$1,549,000**
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1213 Krantz's Corner Rd, Bedford, VA 24523

226.8 Acres of Scenic Farmland in Bedford County

Property Information

- Land:** 226.852 acres with frontage on US-460 and Rt.715
Home: 3,166 sq.ft., 4 bedroom, 3 bath 2-story built in 1930.
 Home is rented for \$1200/mo.
Note: Conservation easement with Blue Ridge Land Conservancy

Krantz's Corner consists of 226.85 acres of scenic agricultural land located at the corner of US-460 and Krantz's Corner Rd in Bedford County, Virginia. Beautiful rolling hills and fenced pastures (80% open) with the balance in mixed woodland. The property enjoys fantastic views of the Peaks of Otter, Blue Ridge Mountains, and scenic countryside. Evenings can be enjoyed with camping and bonfires next to the Little Otter River or fishing in the large pond. The spacious two-story offers 3,166 sq.ft., 4BR, 3BA, spacious rooms, and views from almost every window. A conservation easement was placed on the property in 2016 meaning your family will enjoy the beauty of this great property for years to come.

Directions

From Lynchburg (New London area), take US-460W towards Bedford for 8mi to u-turn just before Little Otter bridge. Quarter mile to RIGHT on Krantz's Corner Rd. Property is on the right. Viewings by appointment only.



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Conservation Easement Summary

RECITALS: ATTRIBUTES (Section R-9 Page 3-5)

The Property has certain important attributes, referred to herein collectively as the “conservation values of the Property,” the protection of which by this Easement will provide significant benefits to the citizens of the Commonwealth of Virginia. The conservation values of the Property include, but are not limited to, the following:

Agriculture and Forest: A significant portion of the Property consists of pasture, and a portion of the Property is forested. A significant portion of the Property scores IV to V (High Suitability) on a scale of I (Low Suitability) to V (High Suitability) on the Virginia Department of Conservation and Recreation’s (DCR) Agricultural Model. The Virginia Agricultural Model was developed to quantify the relative suitability of lands for agricultural activity across the state. This provides information needed for prioritizing lands that may be placed under conservation easements in the interest of sustaining agricultural values and uses. In this model, agricultural value is assessed primarily based on inherent soil suitability, but also accounts for current land cover as well as travel time between agricultural producers and consumers. A portion of the Property scores 3 (High) and 4 (Very High) on DCR’s Forest Economics Model on a scale of 1 (General) to 5 (Outstanding). The Virginia Forest Economics Model was developed in an effort to map viable forest lands with economic value. Forests play an important role in the ecological and economic health of Virginia. Ecologically, forests in Virginia provide important services which include: protection of water quality; protection of air quality; aesthetic quality; moderation of climate, including the offsetting of carbon emissions contributing to global warming; and provision of habitat for many plants and animal species. The Forest Economics Model uses a variety of datasets including: species composition (vegetation community type), soil productivity, forest density, wetland and riparian features, threatened and endangered species/ natural heritage conservation sites, wildland - urban interface data, and economic data. This Easement prevents uses and development of the Property that would impair the availability of the Property for productive agricultural and forestry use, thus providing an important benefit to the general public.

Watershed Preservation: The Property includes and contains approximately 3,600 feet of frontage along the Little Otter River (the “River”), a tributary of the Roanoke River, in addition to numerous spring-fed streams, and the provisions in this Easement, including the stream buffer provision, will contribute to the maintenance of water quality in the River and such streams, which ultimately flow into the Kerr Reservoir and Lake Gaston, both serving as a source of drinking water for the Counties of Mecklenburg and Brunswick, the Town of Clarksville, and the Cities of Virginia Beach, Chesapeake, and Norfolk. The Property is located in the Roanoke River watershed, which drains to the Roanoke River and Albemarle-Pamlico Sound in North Carolina. In 1987, Congress amended the Clean Water Act to authorize the United States Environmental Protection Agency (EPA) to recognize the Albemarle-Pamlico Estuarine system as an “estuary of national significance” and to establish the National Estuary Program with the purpose of protecting estuaries of “national significance”. Congress specifically directed the EPA to give “priority consideration” to the Albemarle Sound in the establishment of the program, giving rise to the present-day Albemarle-Pamlico National Estuary Partnership (APNEP). In its 2012-2022 Comprehensive Conservation and Management Plan, the Policy Board of the APNEP stated:

Protection of existing land cover is critical for making improvements in water quality, and the survival of important species will depend on our ability to preserve critical and connected habitats along estuarine, riverine, and upland systems ...

Riparian buffers trap and filter polluted runoff, preventing sediments, nitrogen, phosphorus, pesticides, and other substances from entering the sounds. APNEP will support the purchase of land or conservation easements to protect buffers. APNEP will promote and endorse policies that encourage leaving riparian zones in a natural state.

Portions of the Property score 3 (High) on DCR’s Watershed Integrity Model, on a scale of 1 (General) to 5 (Outstanding). The Virginia Watershed Integrity Model was developed to show the relative value of land as it contributes to watershed or water quality integrity. The Watershed Integrity Model represents important terrestrial features that should be conserved for water quality integrity based on the best available data. The watershed integrity model uses a variety of datasets including: slope, wetland, streams, forest fragmentation, land use, public source water protection areas, ecological cores / forested areas, terrestrial index, and aquatic index. The preservation of the open-space character of the Property prevents excessive development, soil disturbance, and pollution on the Property, thus enhancing water quality as well as aquatic and riparian habitat.

Scenic: The Property is a prominent scenic view enjoyed by the public from US Highway 460 (East Lynchburg-Salem Turnpike) and State Route 715 (Krantz’s Corner Road). This Easement will protect the public viewshed on the Property and ensure the public will continue to have the opportunity to appreciate the Property’s scenic values.

Natural Habitat: The Property’s varied habitats, including pasture, forest and riparian habitats, provide habitat for a variety of wildlife and plant species, and the maintenance of such natural habitat helps support wildlife and fisheries populations in the local ecosystem, which is largely in a natural, undeveloped state.

General Open Space: The Property is approximately 226.852 acres, more or less. The preservation of the open-space character of the Property helps to preserve the scenic local and regional landscape in general, which attracts tourism and commerce to the area and enhances the quality of life for area residents. The preservation of the open-space character of the Property prevents development of the Property, which existing and foreseeable trends in the vicinity of the Property indicate is increasing and which would lead to or contribute to the degradation of the scenic, natural, and historic character of the area. The preservation of the open space character of the Property is consistent with existing conservation programs in the area.

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SECTION II - RESTRICTIONS (Pg 7-14)

Restrictions are hereby imposed on the use of the Property pursuant to the public policies set forth above. The acts that Grantor covenants to do and not to do upon the Property, and the restrictions that Grantee is hereby entitled to enforce, are and shall be as follows:

1. DIVISION. The Property shall not be divided or subdivided into, or separately conveyed as, more than two (2) parcels (one (1) division permitted).

Grantor shall give Grantee written notice prior to making a division of the Property. For purposes of this Easement, division of the Property, includes, but is not limited to, creating a subdivision plat or all or, a portion of the Property, judicial partitioning of the Property, testamentary partitioning of the Property, or pledging all or any portion of the Property for debt.

Boundary line adjustments with adjoining parcels of land are permitted and shall not be considered separate conveyances of portions of the Property or divisions or subdivisions of the Property, provided that Grantee approves such adjustments, is made party to any deed creating a boundary line adjustment, and at least one of the following conditions is met:

- (i) The entire adjacent parcel is subject to a recorded open-space easement owned by Grantee; or
- (ii) The proposed boundary line adjustment shall have been reviewed and approved in advance by the Board of Grantee.

The acquisition by a government entity of a de minimis portion of the Property adjacent to U. S. Highway 460 (East Lynchburg-Salem Turnpike) or State Route 715 (Krantz's Corner Road) for minor road improvements shall not be considered a division or subdivision of the Property, and neither the acquisition of such a de minimis portion of the Property nor the use of the portion of the Property so acquired shall be prohibited by this Easement, provided that Grantee approves such conveyance or taking, which approval shall be contingent upon the project including all reasonable actions, such as landscaping and/or topographic improvements, to minimize the project's impact on the Property and prevent harm to its conservation values. Grantor reserves its separate rights to approve such acquisition. Use of the Property for such a project is limited to minor road improvements of U. S. Highway 460 (East Lynchburg-Salem Turnpike) or State Route 715 (Krantz' s Corner Road) in their present alignment, including, but not limited to, maintenance, correction, repair, or upgrading of the existing public roads. For the purpose of this paragraph, "minor road improvements" does not include the addition of new travel lanes, except for non-motorized travel such as bicycle lanes. Any portion of the Property acquired from Grantor pursuant to this paragraph shall remain subject to the terms and restrictions of this Easement.

In the event that the permitted division of the Property requires a road or street dedication, such dedication shall not be considered a separate conveyance of a portion of the Property or a division of the Property.

2. BUILDINGS, STRUCTURES, ROADS, AND UTILITIES.

- (i) No buildings, structures, roads or utilities, other than the following, are permitted on the Property:

(a) **Dwellings and incidental non-residential outbuildings and structures.** Three (3) single-family dwellings or dwelling units such as detached or attached dwellings or barn or garage apartments, which shall not individually exceed 6,500 square feet of above-ground enclosed living area (13,000 square feet in the aggregate) and non-residential outbuildings and structures commonly and appropriately incidental to such dwelling(s), sized appropriately to serve as amenities to residential use. Such dwellings may be constructed only within the Building Envelopes indicated in Exhibit A attached hereto and by this reference made a part hereof. Unless demolished or removed, the dwelling currently existing on the Property shall be counted in the number of permitted dwellings and in the permitted aggregate square feet of above-ground enclosed living area. The amount of square footage allocated in this Paragraph 2(i)(a) may be increased only with the prior written consent of Grantee, provided, that the Grantee determines that any such increase, is consistent with the conservation purposes of this Easement and will not impair the conservation values protected herein.

(b) **Educational buildings.** All or a portion of the allowable square footage set forth in Section II, Paragraph 2(v) below (determined after deducting the ground area measured in square feet of the then existing buildings and structures set forth in Section II, Paragraph 2(i)(a) through (d), Section II, Paragraph 2(i)(g) and (h), and Section II, Paragraph 2(iii) above, and all other impervious surfaces, if any, excluding roads and utilities) may be allocated to buildings or structures to be used for the purpose of higher education or scientific uses (including, without limitation, bovine, equine, and/or veterinary science), provided, that the Grantee determines that the conversion or construction of dwellings or buildings for such purposes, is consistent with the conservation purposes of this Easement and will not impair the conservation values protected herein.

(c) **Farm buildings or structures.** Farm buildings or structures, except that a farm building or farm structure exceeding 4,500 square feet in ground area may not be constructed on the Property unless prior written approval for the building or structure shall have been obtained from Grantee. For purposes of this paragraph (c), a farm building or structure shall mean a building or structure originally constructed and used for the activities specified in Section II, Paragraph 3(i)(a) below.

(d) **Buildings for the processing and sale of farm or forest products.** Buildings for the processing and sale of farm or forest products produced or partially produced on the Property not exceeding 4,500 square feet of enclosed area in the aggregate and not individually exceeding 2,500 square feet of enclosed area. For purposes of this paragraph (d), a building for the processing and sale of farm or forest products shall mean a building originally constructed and used for the activities specified in Section II, Paragraph 3(i)(b) below.

(e) **Roads.**

- (1) Private roads and parking areas to serve permitted buildings or structures, private roads and access easements to parcels created by the permitted division of the Property, and roads with permeable surfaces for permitted uses and activities, such as farming or forestry.
- (2) Private roads or driveways and access easements over same to serve adjacent properties, provided that such roads or driveways have

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the written approval of Grantee, which approval shall take into consideration the impact of the roads or driveways on the conservation values of the Property.

(f) **Utilities.** Public or private utilities to serve permitted buildings or structures. Grantor reserves its separate rights to approve such public or private utilities. Public or private utilities to be constructed in whole or in part to serve other adjacent properties shall not be constructed on, under, or over the Property unless Grantee determines that the construction and maintenance of such utilities will cause no more than minimal impairment of the conservation values of the Property and gives its prior written approval for such construction and maintenance. Approval or disapproval of such construction and maintenance shall take into consideration the visibility and any other adverse impact of such utilities on the conservation values of the Property. Grantor reserves its separate rights to approve or disapprove such public or private utilities.

(g) **Small-scale miscellaneous buildings or structures.** Small-scale miscellaneous buildings and structures, the existence of which is consistent with the conservation purposes of this Easement and which will not impair the conservation values protected herein, such as hunting stands, wildlife observation structures, fences, boardwalks, or structures for crossing of streams or wetlands (subject to the restrictions contained in Section II, Paragraph 5 below).

(h) **Alternative energy structures.** Alternative energy structures used to harness natural renewable energy sources, such as sunlight, wind, water, or biomass, and scaled to provide electrical energy or pump water for permitted dwellings, other buildings, structures, and activities on the Property, which limitation shall not be deemed to prohibit the sale of excess power generated incidentally in the operation of such structures and associated equipment, including, but not limited to, solar panels, wind turbines, and micro-hydro installations.

(iii) All or a portion of the aggregate allowable square footage for dwellings set forth in Section II Paragraph 2(i)(a) above may be used for other kinds of buildings or structures, such as educational, recreational, or religious buildings or structures, provided that Grantee determines that the construction of such buildings or structures and their intended use(s) are consistent with the conservation purposes of this Easement, will not impair the conservation values protected herein, and gives prior written approval of such construction.

(iv) Grantor shall submit plans sixty (60) days before beginning construction or enlargement of any new structure, building, road or utility permitted by Section II Paragraph 2(i) above, to Grantee for its review and approval prior to commencement of construction, which review and approval shall be limited to consideration of the impact of the quantity, footprint, size, height, siting, colors and materials of the proposed improvement on the scenic and conservation values of the Property, conservation purposes of the Easement, and to ensure that they promote a rural building presentation from U. S. Highway 460 (East Lynchburg Salem Turnpike) or State Route 715 (Krantz' s Corner Road). Grantor shall have the right to repair, maintain, renovate and replace any existing structure, building, road or utility permitted by Section II, Paragraph 2(i) above within the limitations set forth in this Easement.

(v) The collective footprint of all buildings and structures on the Property, excluding roads, shall not exceed one percent (1 %) of the total area of the Property, provided that if Grantor can demonstrate that an increase in the collective footprint would result in increased protection of the conservation values of the Property, Grantee may approve such increase. For the purpose of this paragraph the collective footprint is the ground area measured in square feet of the buildings and structures set forth in Section II, Paragraph 2(i)(a) through (d), Section II, Paragraph 2(i)(g) and (h), and Section II, Paragraph 2(iii) above. and all other impervious surfaces, excluding roads.

3. ACTIVITIES ON THE PROPERTY.

(i) Industrial or commercial activities are prohibited, with the exception of the following:

- (a) agriculture (including crop and/or livestock production), equine activities, or forestry;
- (b) processing or sale of farm or forest products produced or partially produced on the Property in buildings permitted in Section II Paragraph 2(ii) (c) above;
- (c) small-scale incidental commercial or industrial operations compatible with activities set forth in (a) above that Grantee approves in writing as being consistent with the conservation purpose of this Easement;
- (d) activities that can be and in fact are conducted within permitted buildings without material alteration to their external appearance;
- (e) the sale of excess power generated incidentally in the operation of approved alternative energy structures, and associated equipment as provided in Section II, Paragraph 2(i)(h) above;
- (f) activities to restore or enhance wetlands or streams or restore, enhance, or develop other ecosystem functions on the Property including, but not limited to, stream bank restoration, wetland and stream mitigation, biological carbon sequestration and biodiversity mitigation, provided that such activities are not in conflict or inconsistent with the conservation purpose of or the restrictions set forth in this Easement and that prior written approval for same shall have been obtained from Grantee. Grantee is not responsible for monitoring any such activities and has no obligation to enforce the provisions of any permit(s), restriction(s), or easement(s) therefor. Subject to Grantee's approval, Grantor is free to participate in same in Grantor's discretion and to retain any remuneration derived therefrom. Grantee reserves the right to impose a cost recovery charge for evaluation of ecosystem function projects on the Property; and
- (g) temporary or seasonal outdoor activities or events ("activities") that do not permanently alter the physical appearance of the Property and that do not impair the conservation values of the Property herein protected, except that such activities involving 100 or more people shall not exceed seven consecutive days unless Grantee gives its prior written approval of such activities, which approval shall take into consideration the number of people involved, the duration of such activities, and any other aspects thereof that may have an impact on the conservation values being protected herein. Approval may be subject to the requirement that at the conclusion of the activity Grantor shall restore the Property to its preexisting condition.

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(ii) Educational, recreational, scientific, or religious activities are permitted on the Property, provided that they are consistent with the conservation purposes of this Easement and do not impair the conservation values protected herein. (Recreational activities may include use of all or a portion of the Property as a park for passive recreational activities, such as hiking, photography, bird watching, and nature study.)

4. MANAGEMENT OF FOREST. When any timber harvest or land-clearing activity (other than those in the following paragraph) of one (1) acre in total or more per occurrence is undertaken, Grantor shall adhere to the following: Best Management Practices, as defined by the Virginia Department of Forestry at the time, shall be used to control erosion and protect water quality. All timber harvest activities on the Property shall be guided by a Forest Stewardship Management Plan approved by Grantee. A preharvest plan consistent with the Forest Stewardship Management Plan shall be submitted to Grantee for approval no earlier than one year nor later than thirty (30) days before beginning any material timber harvest, which approval shall be limited to determination of whether or not the pre-harvest plan is in compliance with the Forest Stewardship Management Plan and is consistent with the purpose of this Easement. Without limiting the foregoing requirement regarding submission of pre-harvest plans, Grantee shall be notified not later than thirty (30) days prior to the clearing of forestland for conversion into grassland, crop land, or in association with the construction of permitted buildings. Provided that their scope is less than one (1) acre in total per occurrence, neither a Forest Stewardship Management Plan nor a pre-harvest plan shall be required for the following permitted non-commercial activities: (i) cutting of trees for the construction of permitted roads, utilities, buildings and structures, (ii) cutting of trees for trail clearing, (iii) cutting of trees for firewood, or for other domestic uses of Grantor, (iv) removal of trees posing an imminent hazard to the health or safety of persons or livestock, or (v) removal of nonnative or invasive species or trees that are diseased or have died naturally.

5. RIPARIAN BUFFER. To protect water quality, riparian buffer strips shall be maintained as follows:

Thirty-five (35) foot forested buffer strips shall be maintained along each edge of the River and perennial streams as indicated in Exhibit B. attached hereto and by this reference made a part hereof, as measured from the tops of the banks of the River and the centerline of the perennial streams.

(i) Within the buffer strips there shall be (a) no buildings or other substantial structures constructed, (b) no new paved roads or paving of existing roads without Grantee's approval (c) no storage of compost, manure, fertilizers, chemicals, machinery or equipment, (d) no removal of trees except removal of non-native or invasive species or removal of dead, diseased or dying trees, or trees posing a threat to human or livestock health or safety, (e) no mowing, bushhogging or disturbance of the understory or root mat, (f) no plowing, cultivation, filling, or other earth-disturbing activity, except as may be reasonably necessary for the activities set forth in Section II Paragraph 5(ii) below. Because livestock are currently present on the Property, livestock shall be excluded from the buffer strips by fencing, except during emergencies or with the approval of the Grantee. Grantor shall have two years from the date of recordation of this Easement to erect all of the fencing required by this Easement. In the event such fencing is not completed within this timeframe, all livestock shall be removed from the Property until such time as all of the required fencing is completed.

(ii) Notwithstanding the foregoing, permitted within the buffer strips, subject to any applicable laws and regulations, are (a) erosion control or restoration, enhancement, or development of ecosystem functions on the Property as permitted and limited under Section II, Paragraph 3 (i)(f) above, (b) fencing along or within the buffer strips, (c) construction and maintenance of stream crossings (including improvements over the buffer strip to access crossings) for pedestrians, livestock and vehicles, which crossings minimize obstruction of water flow and are designed to USDA Natural Resource Conservation Service engineering standards at the time, (d) creation and maintenance of trails with unimproved surfaces, (e) removal of non-native or invasive species or dead, diseased or dying trees, (f) minimal removal of individual trees or trees posing a threat to human or livestock health or safety, (g) planting of trees, shrubs, grasses, or other vegetation, (h) clearing, grading, and dam construction necessary to create ponds (but not stormwater or retention ponds to serve other properties), and (i) diversion of water for agricultural use on the Property.

(iii) Should the River or perennial streams meander or change course naturally, or as a result of the restoration, enhancement, or development of ecosystem functions on the Property as permitted and limited under Section II, Paragraph 3(i)(f) above, the buffer strips shall remain the same width, but move relative to the movement of the River or perennial streams. In such event, any buildings or structures that were outside of the original buffer strips and are determined to be within the new buffer strips shall not be considered in violation of these restrictions and may be maintained at such locations.

6. GRADING, BLASTING, FILLING AND MINING. Grading, blasting, filling, excavation, or earth removal shall not materially alter the topography of the Property, including any water courses on the Property, except for (i) clearing, grading, and dam construction to create ponds (but not stormwater or retention ponds to serve other properties), (ii) restoration, enhancement, or development of ecosystem functions on the Property as permitted and limited under Section II, Paragraph 3(i)(t) above, (iii) erosion and sediment control pursuant to an erosion and sediment control plan, or (iv) as required in the construction or maintenance of permitted buildings, structures, roads, and utilities. Such maintenance shall not impair the conservation values of the Property. Grantee may require appropriate sediment and erosion control practices to be undertaken for buildings; structures, roads, or utilities that require Grantee approval in Section II Paragraph 2(i) above, as a condition of such approval. Grading, blasting, filling, excavation or earth removal in excess of one acre for the purposes set forth in subparagraphs (i) through (iv) above require thirty (30) days' prior notice to Grantee. Generally accepted agricultural activities, including the conversion of forest land into farmland, shall not constitute a material alteration. Surface mining, subsurface mining, dredging on or from the Property, or drilling for oil or gas on the Property is prohibited. Extraction of minerals, sand, or gravel from the Property is prohibited.

7. ACCUMULATION OF TRASH. Accumulation or dumping of trash, refuse, junk or toxic materials is not permitted on the Property. This restriction shall not prevent generally accepted agricultural or wildlife management practices, such as creation of brush piles, composting, or the storage of farm machinery, organic matter, agricultural products or agricultural byproducts on the Property.

8. SIGNS. No billboards or other signs may be displayed on the Property, except for signs that relate to the Property or to permitted activities thereon. Temporary political signs are allowed. No sign visible from outside the Property shall exceed thirty-two (32) square feet in size.

Complete copy of the recorded easement is available for review.

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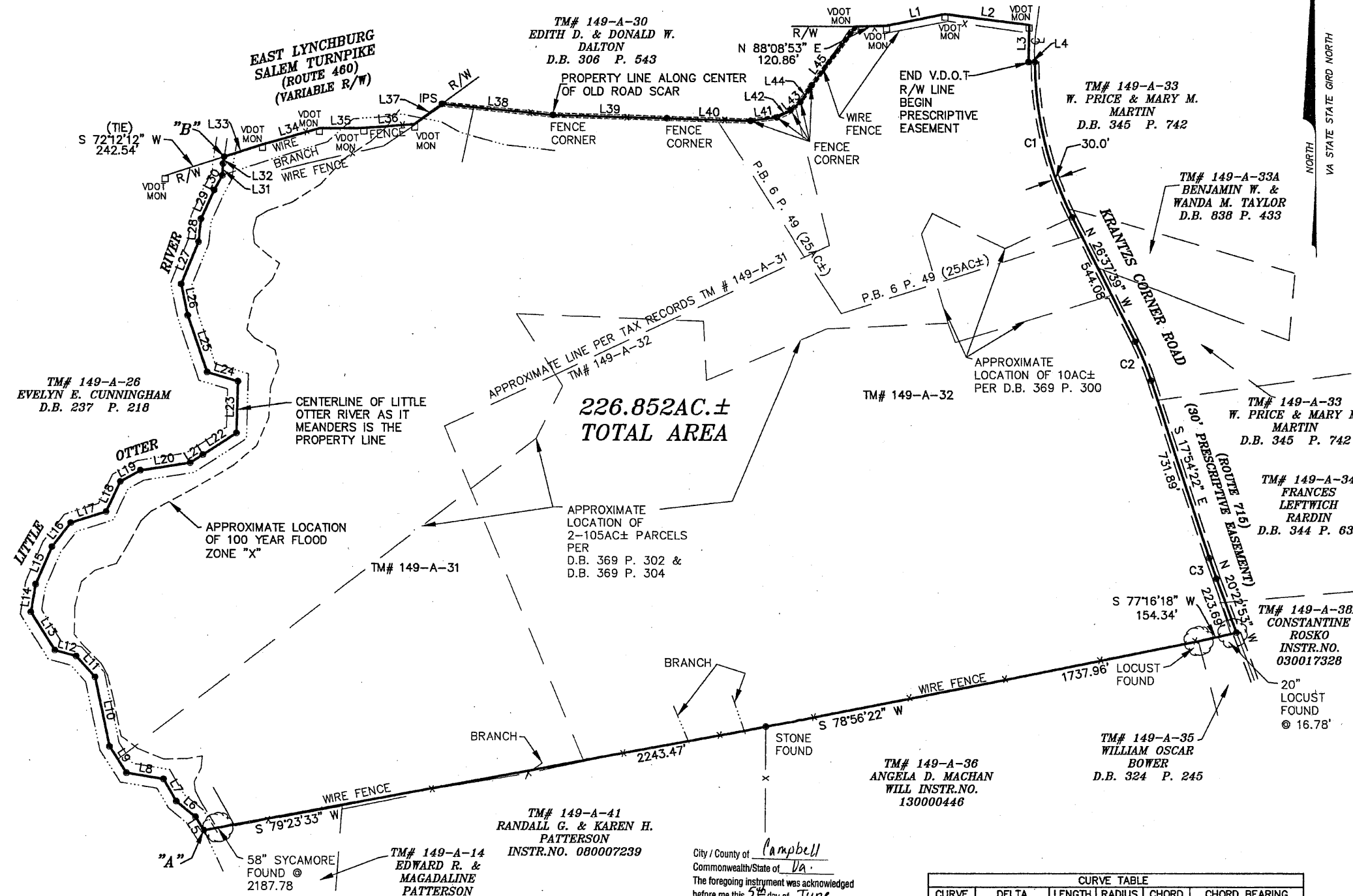
140004571

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EAST LYNCHBURG SALEM TURNPIKE (ROUTE 460) (VARIABLE R/W)

Plat & Survey-Plat Bk 56 Pg 150

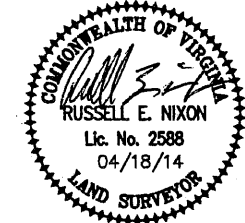
INSTRUMENT #140004571 RECORDED IN THE CLERK'S OFFICE OF BEDFORD COUNTY ON JUNE 9, 2014 AT 11:46AM CATHY C. HOGAN, CLERK RECORDED BY: RNO



LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L45 with their respective bearings and lengths.

226.852AC.± TOTAL AREA

CURVE TABLE with columns: CURVE, DELTA, LENGTH, RADIUS, CHORD, CHORD BEARING. Lists curves C1, C2, and C3.

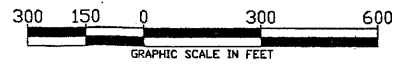


- NOTES: 1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT... 2. A PORTION OF THIS PROPERTY AS PLATTED FALLS WITHIN THE 100 YEAR FLOOD ZONE "X"...

Commonwealth of Virginia Eva R. Mason - Notary Public Commission No: 7258645 My Commission Expires 5/31/2017

City / County of Campbell Commonwealth/State of Va. The foregoing instrument was acknowledged before me this 5th day of June 2014 by Wally R. Foster...

SOURCE OF TITLE: TAX MAP: 149-A-31 & 149-A-32 T.DELAWARE PROPERTIES, LLC INSTR.NO. 080014552



Nixon Land Surveying, L.L.C. 1063C Airport Road Lynchburg, VA 24502 Phone: (434) 237-3600 Fax: (434) 237-0699

PLAT SHOWING RESURVEY OF PROPERTY OF T. DELAWARE PROPERTIES, LLC ON EAST SALEM TURNPIKE (S.R. 460) CENTER DISTRICT, BEDFORD COUNTY, VA. COMM. NO.: 2014056 REVISED: 12/11/13 SCALE: 1"=300' DR. BY: VPB DATE: 04/18/14 SHEET: 1 OF 1 CHK. BY: REN DRW. NME. BND