



Blue Ridge Land & Auction Co., Inc

United Country – Blue Ridge Land and Auction is proud to offer a significant portion of The Seven Springs Development and three contiguous Doe Run building lots at Online Only Auction. The Auction will Begin to End on Friday, November 4th at 2pm. The following pages of this Bidder Packet contain important information for Bidders, such as Terms and Conditions of Auction, Sample Purchase Contract, Surveys, Aerial Views, a Master Plan, and Homeowners' Association Documents. The information provided by the Auction Company is believed to be accurate, but bidders are expected to complete their own due diligence. There are a few points for this auction or contained in this Bidder Packet that should be emphasized.

1. Property being offered is the unsold portions of The Seven Springs Development and three building lots in the Doe Run Resort area. Both are adjacent to the Blue Ridge Parkway. The Seven Springs and Doe Run Resort are two separate Mountain Developments.
2. There are Seven Villages in The Seven Springs Development. They are identified as Mill Creek, Quail Run, Hawke Pointe Landing, Pheasant Chase, Sunset Ridge, Falcon Ridge, and Raven Hills.
3. The Seven Springs Development will be offered in a format where bidders may bid on one or more individual Village and/or on all of the property being offered.
4. The reserve for individual Villages and The Seven Spring Development is \$1,000 per acre.
5. Seller reserves the right to accept a bid on the entire The Seven Springs Development over bids on individual Villages, even if individual reserves are met and / or higher bids per acre have been received on individual Villages than the bid on the entire development. Seller also reserves the right to accept bids for individual Villages over the entire development at its sole discretion. This may apply, for example, to a case where 2 of the Villages have not met reserve, but a bid on the entire development has. Seller may choose to accept bids on the 5 Villages that meet reserve over a bid for the entire development. This would result in the Seller having the option of leaving the two villages not meeting the reserve unsold. Seller can accept a bid on the entire development even if reserve is not met.
6. The reserve for three Doe Run Building Lots, which are being sold only as one parcel, is \$10,000.
7. Bidders acknowledge that by registering for this auction, they have read and accepted the HOA for the applicable property being bid on, as it is written, satisfying the 48 hour review requirement.
8. Bidding for each offering will run simultaneously. Bidders will be able to bid on one or all offerings during the auction. Auction will Begin to End at 2pm on Friday, November 4th. "Begin to End" means that as long as active bidding continues, the Auction will remain open. Warnings with a timer will be shown, indicating the time left to submit bids
9. In the event that the Seller chooses to accept a bid on the entire development over bids for individual Villages, the bid price for the entire development will override bids for individual Villages. This applies to Bidders who choose to bid on the entire development as well as on

individual Villages. In this case, the advice to a Bidder bidding on the entire development is to monitor bids for individual Villages and, if desired, keep its bid on the entire development over its bid on the sum of the individual Villages.

10. Earnest Money Deposit and Contract Signature are required immediately after the Auction ends.



Blue Ridge Land & Auction Co., Inc

Spectacular Mountaintop Residential Development on The Blue Ridge Parkway for Sale at Auction

The Seven Springs development and three contiguous building lots at the renowned Doe Run Resort on the Blue Ridge Parkway are being offered by Online Only Auction. At nearly a 3,000 foot elevation, The Seven Springs is a magnificent assemblage of mountaintop properties located between mile markers 191 and 192 on the Blue Ridge Parkway, on the Patrick County and Carroll County, Virginia lines in Fancy Gap, VA. This auction presents a rare opportunity to own splendid mountaintop property adjacent to the Blue Ridge Parkway, the most visited national park in the United States. The development has been improved with a sweeping parkway and buried electrical lines so as not to mar to magnificent views. Many lots have breathtaking views into the Piedmont region of North Carolina and lush surrounding mountains, while others have streambeds, rock outcroppings, wellheads and walls of abundant rhododendron and mountain laurel. Whether you are an investor planning to resell individual lots or a buyer looking for a private Blue Ridge Mountain retreat, this Auction offering provides a rare opportunity to own premium real estate in the Blue Ridge Mountains at your price.

The online auction will begin on Friday, October 7th at 9:00 am and will "Begin to End" (defined below) at 2:00 pm on Friday, November 4th. The Seven Springs Development is comprised of Seven Villages. Each Village will be offered individually; the Seven Springs Development will also be offered in its entirety. The Seven Springs and each Village separately have a reserve of only \$1,000 per acre. The most recent sale of an individual lot in this development was for over \$12,000 per acre (3.409 acres sold for \$42,500). The Villages are: Mill Creek, with 10 available lots totaling 27.276 acres; Quail Run, with 6 lots totaling 12.646 acres; Hawke Pointe Landing, with 5 available lots totaling 11.587 acres; Falcon Ridge, with 7 available lots totaling 14.82 acres; Pheasant Chase, with 18 available lots totaling 56.282 acres; Sunset Ridge (has been surveyed but no roads and utilities installed), with 23 lots totaling 52.643 acres and Raven Hills (which has not been divided into lots), containing two tracts totaling 45.006 acres. The portion of the Seven Springs Development that is up for auction comprises a total of 220.08 acres: 69 building lots and two undeveloped tracts in Raven Hills. There will also be a total of .97 acres made up of three contiguous building lots in the Doe Run Resort offered with a reserve of \$10,000.

Underground electric lines and roads are in place for all villages except for Sunset Ridge and Raven Hills. There are utility easements in place for Sunset Ridge and Raven Hills. End users wishing to build a home on developed lots will be responsible for installing well and septic, and electric connection. Water appears to be abundant at Seven Springs. According to caretaker of development, the wells installed in Quail Run recorded 100 gallons per minute.

The Online Only Auction will have 9 offerings. The bid link will be placed here, on our website, <http://www.blueridgelandandauction.com> on Friday, October 7th by 9 am Eastern Standard Time. This bid link will take you to an online auction platform for all 9 offerings. The Online Only Auction will Begin to End on Friday, November 4th at 2:00 pm Eastern Standard Time. "Begin to End" is a term signifying that final bids will be considered and prolonged until active bidding ceases. Fair warnings will be given. Bidding for each offering will run simultaneously. Bidders will be able to bid on one or all offerings during the auction. Each offering will remain open until bidding on each offering stops.

Winning Bidders must sign a Purchase Contract and place a 10% Earnest Money Deposit on November 4th. Wiring instructions will be provided to successful bidders. There is no Buyer's Premium for this auction, and all purchases must close within 30 days after auction. The reserve for The Seven Springs is \$1,000 per acre, whether for an individual Village or the entire development. Seller reserves the right to accept, at its sole discretion, a bid on the entire Development, even if that bid is less per acre than bid(s) on individual Villages or is less than the reserve. Maps, Terms and Conditions, Map Explanations, HOA, and other information can be found and downloaded from this site. By registering to bid, buyers acknowledge that they have read through the HOA package, that the 48-hour review period of the HOA has been satisfied and that they accept the HOA as it is written.

The developer who created the Seven Springs had a vision of a Blue Ridge Mountain retreat that provided secluded home-sites with stunning mountain views. The acreage he assembled is in a phenomenal location adjacent to the Blue Ridge Parkway, convenient to US Route 58 and Interstate 77. He was able to see a portion of his vision fulfilled as a number of lots were sold and homes built. The family of the original developer would love to see a capable buyer or buyers purchase the splendid remaining portion of Seven Springs in order to complete that vision. For more information about the developer's vision, visit <http://www.thesevensprings.com>. Please note that information presented on that page may not be current and does not apply to this auction and is informational only. All information regarding this auction is located on this page and bidder packet for this auction.

The Doe Run lots being offered total .97 acres and can be improved with one or more homes which would overlook a lovely pond within the beautiful Doe Run Resort, which is just off the Blue Ridge Parkway, and which is fully improved with a restaurant, tennis courts and more. To reach Doe Run, travelling north on the Blue Ridge Parkway, pass mile marker 190, turn right onto the paved entrance to Doe Run, take a left on Buck Hollar, a right on Pilot View and a left on Groundhog Hills Road. The property for auction is on the right, on a curve, before the tennis courts. There is an aerial view and a survey in the Bidder's Packet. Bidders acknowledge by bidding on this property that they have reviewed the HOA for Doe Run and approve the HOA as it is written.

Directions to Seven Springs: From I-77 Fancy Gap, take Blue Ridge Parkway Exit 8. Travel towards Route 52. Proceed north on the Blue Ridge Parkway approximately 7 miles and take a right onto Willis Gap Mountain Road. There is a sign on the right.

These Properties being offered at Auction are located in Fancy Gap, VA, which is within a 30 minute commute to Stuart, VA, Floyd, VA, and Hillsville, VA, a one-hour commute to Blacksburg, VA, Radford, VA, Christiansburg, VA, Wytheville, VA, Greensboro, NC, Winston Salem, NC, and Mount Airy, NC, and within a two-hour commute to Charlotte, NC and Roanoke, VA.



**Blue Ridge Land
& Auction Co., Inc**

TERMS OF AUCTION

AUCTION FOR – Virginia Parkway Estates Limited Partnership and Allen S. Pesmen Trust

AUCTION LOCATION – Online at <http://www.blueridgelandandauction.com>

AUCTION DATE – Begins Friday, October 7th, 2016 at 9am EST; Begins to End on Friday, November 4th at 2pm EST.

AUCTIONEER – Matt Gallimore (Broker/Auctioneer) of Blue Ridge Land & Auction Company, located at 102 South Locust Street, Floyd, VA 24091 (540-745-2005) has contracted with Virginia Parkway Estates Limited partnership and Allen S. Pesmen Trust, each a “Seller” to offer to sell at public auction certain real property located adjacent to The Blue Ridge Parkway in Fancy Gap, VA, of Carroll and Patrick Counties, VA. Descriptions and map in bidder pack.

Property # 1 – Mill Creek Village of Seven Springs, 10 lots totaling 27.276 AC

Property # 2 – Quail Run Village of Seven Springs, 6 lots totaling 12.646 AC

Property # 3 – Hawke Pointe Landing of Seven Springs, 5 lots totaling 11.587 AC

Property # 4 – Falcon Ridge Village of Seven Springs, 7 lots totaling 14.82 AC

Property # 5 – Pheasant Chase Village of Seven Springs, 18 lots totaling 56.282 AC

Property # 6 – Sunset Ridge Village of Seven Springs, 23 lots totaling 52.643 AC

Property # 7 – Raven Hills Village of Seven Springs, 2 tracts totaling 45.006 AC

Property # 8 – Seven Springs Development – 69 Lots and 2 tracts totaling 220 AC

Property # 9 –Doe Run Building Lot – consists of three contiguous lots totaling 0.97 AC

AGENCY DISCLOSURE – Auctioneer / Broker is acting exclusively as an agent for Seller and not as an agent for any Bidder or Buyer. No third-party broker / agent is acting as a subagent of Auctioneer.

COLLUSION – Bid-rigging is a federal felony punishable by imprisonment and fine. Auctioneer will report all suspected illegal conduct to the F.B.I. and cooperate with any investigation and prosecution.

COPYRIGHT FOR AUCTION – The Auction is exclusive intellectual property of Auctioneer, covered by copyright protection, and may not be recorded, reproduced, or used in any form by anyone other than Auctioneer.

DUE DILIGENCE – Seller, Auctioneer, Realtor(s) and/or Broker(s) do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice on the Property, any occupancy of it, title, surrounding area, all information provided by Seller or Auctioneer, public records, Terms of Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, problems and other relevant matter (collectively “Property Issues”). All information provided by Auctioneer comes from Seller and Public Record, and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness, and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Bidder has either performed all inspections and other due diligence that it deems necessary in advance of bidding in the Auction or Bidder understands and fully accepts the risk of not having done so. Bidder is allowed to visit the Property for inspection and due diligence, provided, however, no invasive inspections or due diligence may be performed without the express written consent of Seller. Any presence on the Property is at that party’s sole risk and such party, by their presence on the Property, waives any claims against the Seller relating thereto. No Property will be open for inspection following the Auction and through the time of Closing the Sale. Seller and Auctioneer, Realtor(s), and /

or Broker(s) are not required to update any information provided or published and will have no liability whatsoever for failing to do so.

DISCLAIMERS – Participation in the Auction is at Bidder's sole risk and Seller and Auctioneer, plus their agents, contractors, directors, employees, members, officers and representatives will have no liability whatsoever. The Property will be offered **"AS IS, WHERE IS, WITH ALL FAULTS."** To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the terms of the Auction and the Sale Contract.

DISCLOSURES - Unless otherwise disclosed, the Property will be offered for sale and conveyed by deed free and clear of all liens, mortgages, deeds of trust, delinquent taxes, assessments and warrants, but subject to all non-monetary encumbrances such as conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions, zoning regulations and matters of record. Maps, depictions and sketches in any materials related to the Property are for illustration purposes only, and Seller, Realtor, and Auctioneer do not guarantee, represent or warrant their accuracy or completeness.

BIDDER REGISTRATION – Auctioneer may refuse to register or may expel any person who is disruptive, noncompliant or who has previously caused a problem of any kind for Seller or Auctioneer. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

AUCTION METHOD – Auction will be "Sold with Reserve" and conducted online only, beginning at 9am on Friday, October 7th with offers being considered until bids are complete at approximately **2pm EDT on Friday, November 4th, 2016.** Final high bid amount will be the Contract Price if reserve is met and according to the conditions outlined in next paragraph. Purchaser will be required to sign a

Contract of Purchase wherein the final Contract Price will be the final bid.
Purchaser will be required to make a 10% Earnest Money Deposit and close within 30 days.

1. Property being offered is the unsold portion of The Seven Springs Development and three contiguous building lots in the Doe Run Resort. Both are located adjacent to the Parkway. The Seven Springs and Doe Run are two separate Mountain Developments.
2. There are Seven Villages in The Seven Springs Development. They are identified as Mill Creek, Quail Run, Hawke Pointe Landing, Pheasant Chase, Sunset Ridge, Falcon Ridge, and Raven Hills.
3. The Seven Springs Development will be offered in a format whereby bidders can bid on each individual Village as well as on the entire development / 7 Villages.
4. The reserve for the individual Villages and the Seven Spring Development is \$1,000 per acre.
5. Seller reserves the right to accept a bid on the entire The Seven Springs Development over bids on individual Villages, even if individual reserves are met and / or higher bids per acre have been received on individual Villages than the bid on the entire development. Seller also reserves the right to accept bids for individual Villages over the entire development at its sole discretion. This may apply, for example, to a case where 2 of the Villages have not met reserve, but a bid on the entire development has. Seller may choose to accept bids on the 5 Villages that meet reserve over a bid for the entire development. This would result in the Seller having the option of leaving the two villages not meeting the reserve unsold.
6. The reserve for the Doe Run Building Lot is \$10,000.
7. Bidders acknowledge that by registering for this Auction, they have read and accepted the HOA as it is written, satisfying the 48 hour review requirement.
8. Bidding for each offering will run simultaneously. Bidders will be able to bid on one or all offerings during the auction. The Auction will Begin to End at 2pm on Friday, November 4th. Begin to End means that as long as active bidding continues auction will remain open. Warnings with a timer will be shown indicating the time left to submit bids.

9. In the event that the Seller chooses to accept a bid on the entire development over bids for individual Villages, the bid price for the entire development will override bids for individual Villages. This applies to Bidders who choose to bid on the entire development as well as on individual Villages. In this case, the advice to a Bidder bidding on the entire development is to monitor bids for individual Villages and, if desired, keep its bid on the entire development over its bid on the sum of the individual Villages.
10. Earnest Money Deposit and Contract Signature are required immediately after auction ends.

SALE CONTRACT – Bidder should carefully read and understand the Sale Contract before bidding in the Auction. The Property will be offered subject to the terms of the Sale Contract, which is not negotiable. This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer will immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to a sale of the Property, and no addition, deletion, or revision will be permitted. The Sale Contract will exclusively govern the Parties' rights, responsibilities, and remedies with respect to any sale of the Property and all related matters. The sale must close within 30 days following the Auction.

EARNEST MONEY DEPOSIT – Purchaser will be required to make 10% Earnest Money Deposit on November 4th, 2016. The 10% Earnest Money Deposit is calculated as 10% of final Contract Price, which is the high and final bid. The Earnest Money Deposit shall be made with certified funds or funds authorized by Seller. If Purchaser defaults under the terms of the Sale Contract, the Earnest Money will be forfeited to Seller and the Auction Company. If Seller defaults under the terms of the Sale Contract, the Earnest Money will be returned to Purchaser.

TITLE - At Settlement, Seller shall convey to Purchaser good and marketable fee simple title to the Property by Deed of General Warranty, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record, which do not affect the use of the Property for residential purposes or render the title

unmarketable. If a defect is found which can be remedied by legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

RELEASE FOR USE – Bidders, Buyers, and other persons present at the Auction (collectively “Attendees”) are advised that Auctioneer and its agents, contractors, employees, and/or representatives may record the Auction-related matter and Attendees through audiotape, photography, motion pictures, and/or videotape for advertising, marketing, promotion, publicity, record and/or trade purposes, and in consideration of being allowed to attend the Auction, Attendees unconditionally and irrevocably agree that their images and voices may be so recorded and used by Auctioneer in all types of media, without territorial, time or use limitation, and without compensation being owed or paid to Attendees by Auctioneer or Seller.

DISPUTE RESOLUTION – Any action must be commenced within two (2) years from the date when the cause of action accrues or it will be forever barred. The right of action will accrue, and the two (2) year limitation period will begin to run, on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.

To the fullest extent allowed by law, neither Seller, Realtor, nor Auctioneer will be liable for any consequential, exemplary, incidental, indirect, punitive, or special loss or damage, including, but not limited to, damage to property or loss of income, revenues, time, or use that might arise out of the Auction, offering or sale of the Property, or any related matter, whether such action be in contract, tort, strict liability, or other legal or equitable theory.

Choice of Law, Jurisdiction, and Venue – Any Auction matter will be exclusively construed and governed in accordance with the laws of the State of Virginia, without regard to its conflict-of-laws principles. The exclusive jurisdiction and

venue for any controversy or claim between the Parties will be the County of Patrick in the State of Virginia.

MISCELLANEOUS – The Terms of Auction will bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders, and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction will be made except by Auctioneer's written revision or announcement at the Auction.

SEVEN SPRINGS SURVEY MAPS

Included in this Bidder Pack are Survey Maps of the Seven Villages that make up Seven Springs Development. The Seven Villages are – Mill Creek, Quail Run, Hawke Pointe Landing, Falcon Ridge, Pheasant Chase, Sunset Ridge, and Raven Hills. Some revisions were made to some of the Villages from the original Surveys. The applicable revisions to lots and villages offered at auction have been noted on the maps and in the descriptions of each Village in the text below. Some of the maps were manipulated for illustration purposes, but the non-manipulated versions are attached as well. Bidders are expected to complete their own due diligence. The maps provided were completed using best efforts to accurately represent property being offered and are intended to assist prospective bidders prior to auction. The Master Plan Map, Manipulated Surveys, and Aerials are for illustration and understanding. Boundaries shown on the Master Plan Map, Manipulated Surveys and Aerials maps may not be exact so potential bidders are encourage to study original survey maps as well to get a complete understanding. The Aerial Maps do not show interior lot lines. They only show the perimeter of the particular villages. Bidders need to refer to surveys for interior lot lines of each village. This auction will offer each Village individually and the Seven Springs Development in its entirety. Seller reserves the right to accept the bid placed on the entire Seven Springs Development even if the price per acre is lower than an individual Village. The reserve for this auction is \$1,000 per acre. There are a total of 220.08 Acres in seven villages.

Mill Creek – 10 Lots, 27.276 Acres

Mill Creek has no revisions from original survey. There are 10 lots offered at auction totaling 27.276 Acres. Lot #'s 1-8, 10, & 11 are included. Lot # 9 has been sold and is not offered in this auction. Survey included shows boundary in red. There is a recreation easement of .589 Acre included on Lot # 2.

Legal Description - Mill Creek Lots 1 – 8, and Lots 10-11; Patrick County; MC PL 282 PT; DB 292/539;

Tax Map #'s 3812 89-91 and 93-99; 10 Lots totaling +- 27.276 Acres

Lot MC1 = 2.228 AC

Lot MC2 = 2.708 AC

Lot MC3 = 2.091 AC

Lot MC4 = 4.050 AC

Lot MC5 = 2.166 AC

Lot MC6 = 2.215 AC

Lot MC7 = 2.941 AC

Lot MC8 = 3.897 AC

Lot MC10 = 2.380 AC

Lot MC11 = 2.600 AC

Total Acreage Offered at auction for Mill Creek = 27.276 Acres

Quail Run – 6 Lots, 12.646 Acres

Quail Run has no revisions which apply to lots offered at auction. There are 6 lots totaling 12.646 Acres. Lot #'s 9-13, and 1A are included in Auction. Lot #'s 14-16, 7, and 8 have been sold and not included in Auction.

Legal Description - Quail Run; Lot 1A, and Lots 9-13; Patrick County; QR PL 282 PT; DB 292/539;
Tax Map #'s 3812 – 100, 102, 104, 106, 108, and 107; 6 Lots totaling +- 12.646 Acres

Lot R1A = 1.220 AC

Lot QR9 = 2.306 AC

Lot QR10 = 2.167 AC

Lot QR11 = 2.368 AC

Lot QR12 = 2.357 AC

Lot QR13 = 2.359 AC

Total Acreage Offered at auction for Quail Run = 12.646 Acres

Hawke Pointe Landing – 5 Lots, 11.587 Acres

Hawke Pointe Landing has no revisions which apply to lots offered at auction. There are 5 lots totaling 11.587 Acres. Lot #'s 1-5 are included in Auction. Lot #'s 6-9 have been sold and not included in Auction.

Hawke Pointe Landing; Lots 1-5; Patrick County; LT HP1; I# 06-1822; PL 302-A;
Tax Map #'s 3812 – 84-D-H; 5 Lots totaling + - 11.587 Acres

Lot HP1 = 2.125 AC

Lot HP2 = 2.708 AC

Lot HP3 = 2.083 AC

Lot HP4 = 2.186 AC

Lot HP5 = 3.069 AC

Total Acreage Offered at Auction for Hawke Pointe Landing = 11.587 Acres

Falcon Ridge – 7 Lots, 14.82 Acres

Falcon Ridge was revised from the original survey. There were two additional Lots FR1A and FR12 added in, Lot FR1, FR2, and FR13 had boundary and acreage changes. Lot FR11 was moved to another village. FR14 and FR10 are the same on Revised Plats as the Original Plat. Several lots marked “sold” on maps have been sold, the remaining lots offered at auction are as follows. 7 lots containing +- 14.82 Acres.

Legal Description - Falcon Ridge Lots 1,2,10, 1A, 12-14; Patrick County; FR I#070000860; PL 315-B & 321K; Tax Map #'s 3812 84-M, N, O, W and 84 B-D; 7 Lots totaling +- 14.82 Acres

Lot FR1A = .713 AC

Lot FR1 = 3.076 AC

Lot FR2 = 3.408 AC

Lot FR10 = 2.00 AC

Lot FR12 = 1.397 AC

Lot FR13 = 2.023 AC

Lot FR14 = 2.203 AC

Total Acreage offered at auction for Falcon Ridge = 14.82 Acres.

Pheasant Chase – 18 Lots, 56.282 Acres

Pheasant Chase was revised from original survey. The Revised Survey shown had changes to most of the lots in Pheasant Chase. The original survey is included as well, but potential bidders need to rely on the Survey which highlights the lots in red and shows Lot # 13 and # 2 as being sold. This Auction is offering 18 Lots in Pheasant Chase totaling 56.282 Acres.

Legal Description - Pheasant Chase Lots 1,3,4, 8-12, 14-23; Patrick County ;PC Village; P #13-1851; I #14-1919,1920,1921,1922,1923; PL 1851 #10 – 0018; Tax Map #'s 3812 – 81 A-D, I-L, N-W; 18 Lots totaling +- 56.282 Acres

Lot PC1 – 3.2086 AC

Lot PC3 – 2.5033 AC

Lot PC4 – 2.7372 AC

Lot PC8 – 2.0664 AC

Lot PC9 – 8.2481 AC

Lot PC10 – 5.0840 AC

Lot PC11 – 4.5159 AC

Lot PC12 – 4.2115 AC

Lot PC14 – 3.5215 AC

Lot PC15 – 2.1423 AC

Lot PC16 – 2.0396 AC

Lot PC17 – 2.0978 AC

Lot PC18 – 2.0139 AC

Lot PC19 – 2.0300 AC

Lot PC20 – 2.0756 AC

Lot PC21 – 2.5091 AC

Lot PC22 – 2.7582 AC

Lot PC23 – 2.5195 AC

Total Acreage offered at auction for Pheasant Chase = 56.282 Acres.

Sunset Ridge – 23 Lots, 52.643 Acres

Sunset Ridge was not revised. The original survey applies to this auction. There have not been any lots sold and all lots are being offered in this Auction. There are 23 Lots totaling 52.643 Acres. A portion of Sunset Ridge is located in Carroll County VA. The survey is complete but roads and utilities haven't been put in.

**Legal Description - Sunset Ridge Lots 1-23; Patrick and Carroll County; SR PL # 09-1306;
Patrick County Tax Map # 3812 – 83 –E – K, and 83 M-T, and 83-W;
Carroll County Tax Map # 13-A-86 15.226 Acres; 23 Lots totaling +- 52.643 Acres**

Lot SR1 – 2.337 AC

Lot SR2 – 2.512 AC

Lot SR3 – 2.033 AC

Lot SR4 – 2.042 AC

Lot SR5 – 2.722 AC

Lot SR6 – 2.207 AC

Lot SR7 – 2.800 AC

Lot SR8 – 2.005 AC

Lot SR9 – 2.006 AC

Lot SR10 – 2.677 AC

Lot SR11 – 2.017 AC

Lot SR12 – 2.013 AC

Lot SR13 – 2.693 AC

Lot SR14 – 2.063 AC

Lot SR15 – 2.030 AC

Lot SR16 – 2.031 AC

Lot SR17 – 3.021 AC

Lot SR18 – 2.151 AC

Lot SR19 – 2.035 AC

Lot SR20 – 2.165 AC

Lot SR21 – 2.103 AC

Lot SR22 – 2.405 AC

Lot SR23 – 2.575 AC

Total Acreage offered at Auction for Sunset Ridge = 52.643 Acres

Raven Hills – 2 undeveloped Tracts, 45.006 Acres

Raven Hills was never developed. There is a preliminary plan which is attached along with survey for both tracts of Raven Hills. The total acreage of Raven Hills is 45.006.

Legal Description - Raven Hills; Patrick County; PB 21/164; DB 292/551; Tax Map #'s 3812-81 & 82; 2 Tracts totaling +- 45.006 Acres

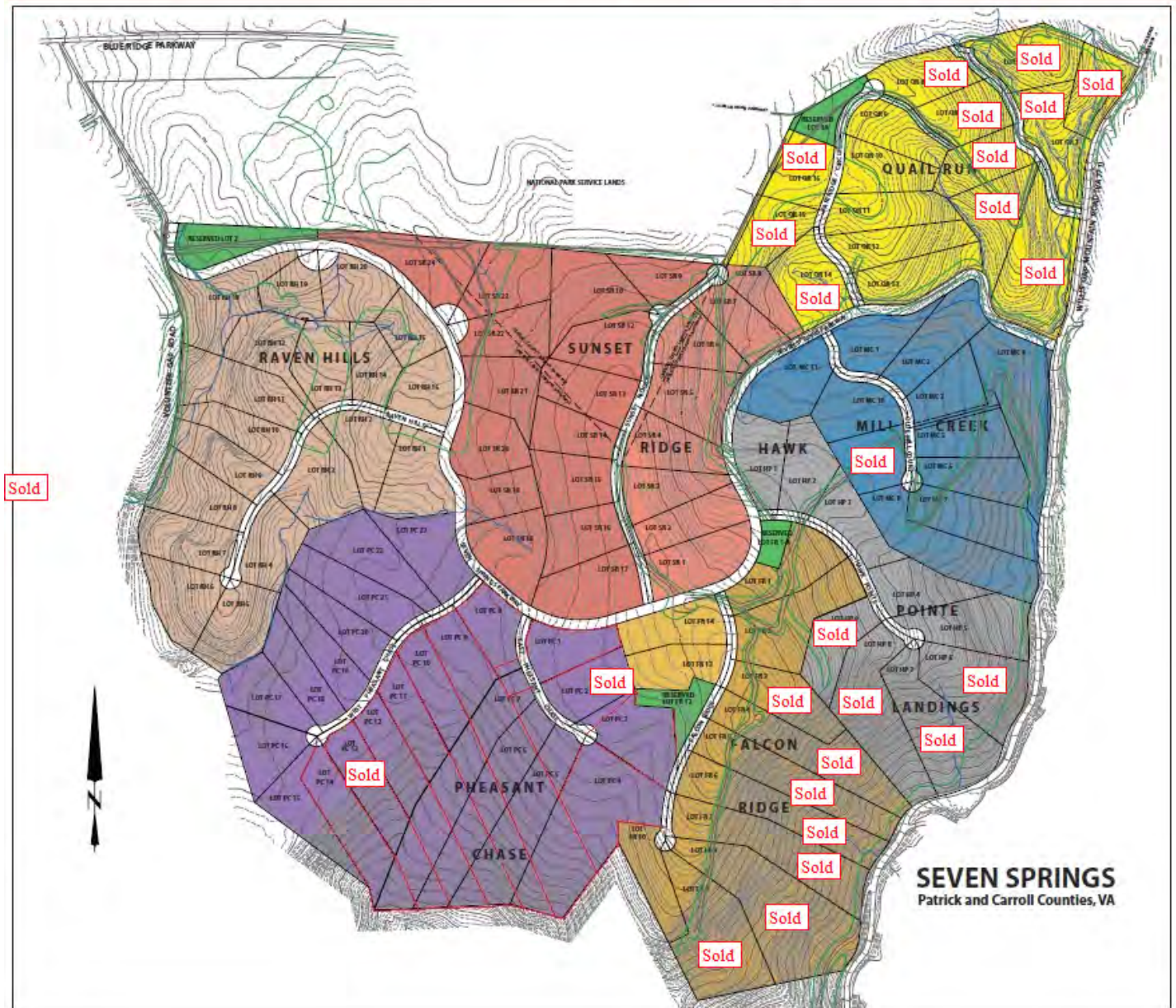
Total Acreage = 220.08 Acres (69 Building lots, 2 tracts)

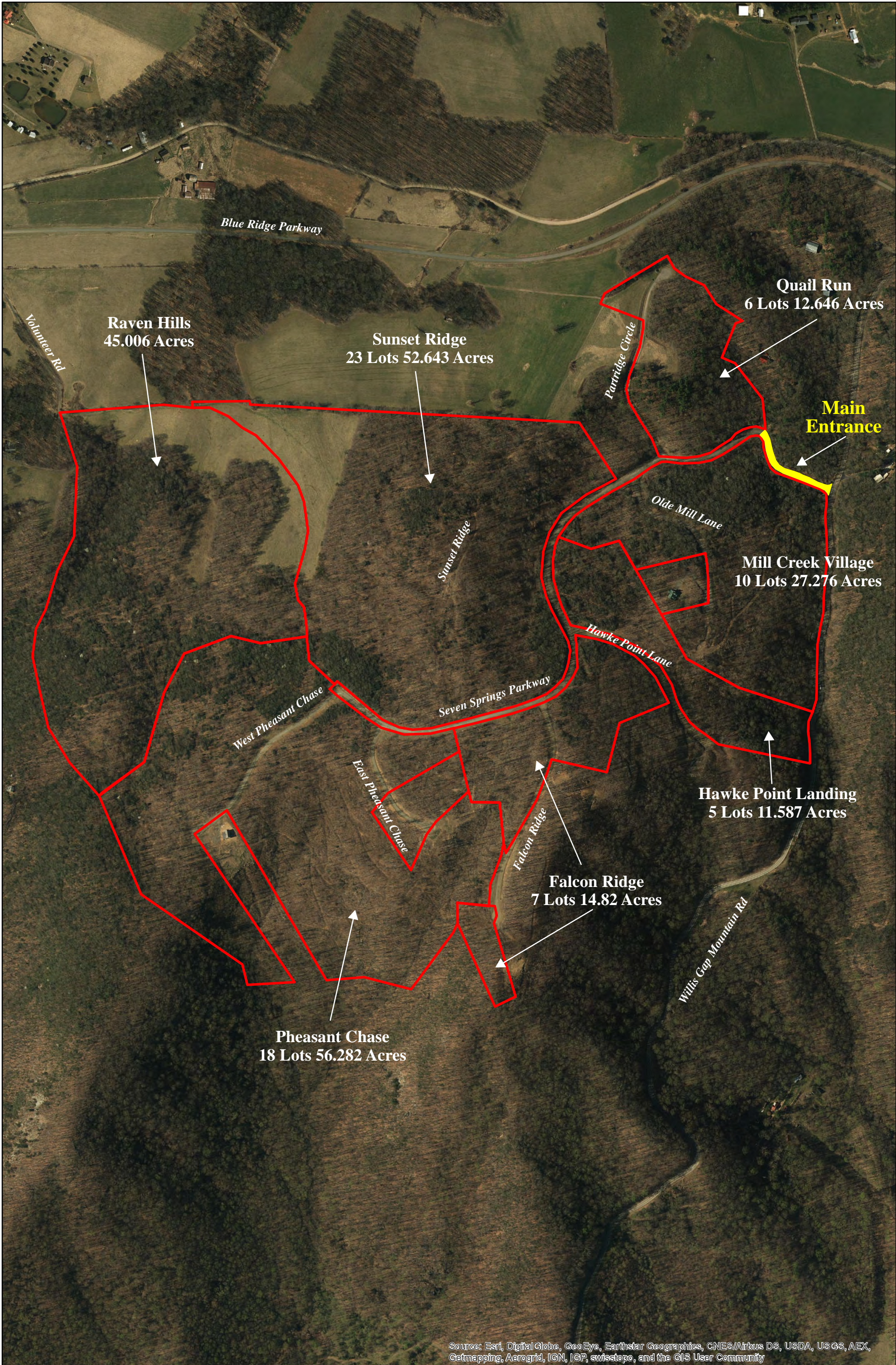
Seven Villages; Mill Creek, Quail Run, Hawke Pointe Landing, Falcon Ridge, Pheasant Chase, Sunset Ridge, and Raven Hills. Raven Hills has two undeveloped tracts. Sunset Ridge has been surveyed but roads and utilities haven't been put in.

Masterplan for Seven Springs

Lots marked as Sold not included in Auction

Lines in red are for changes made to Pheasant Chase. See survey

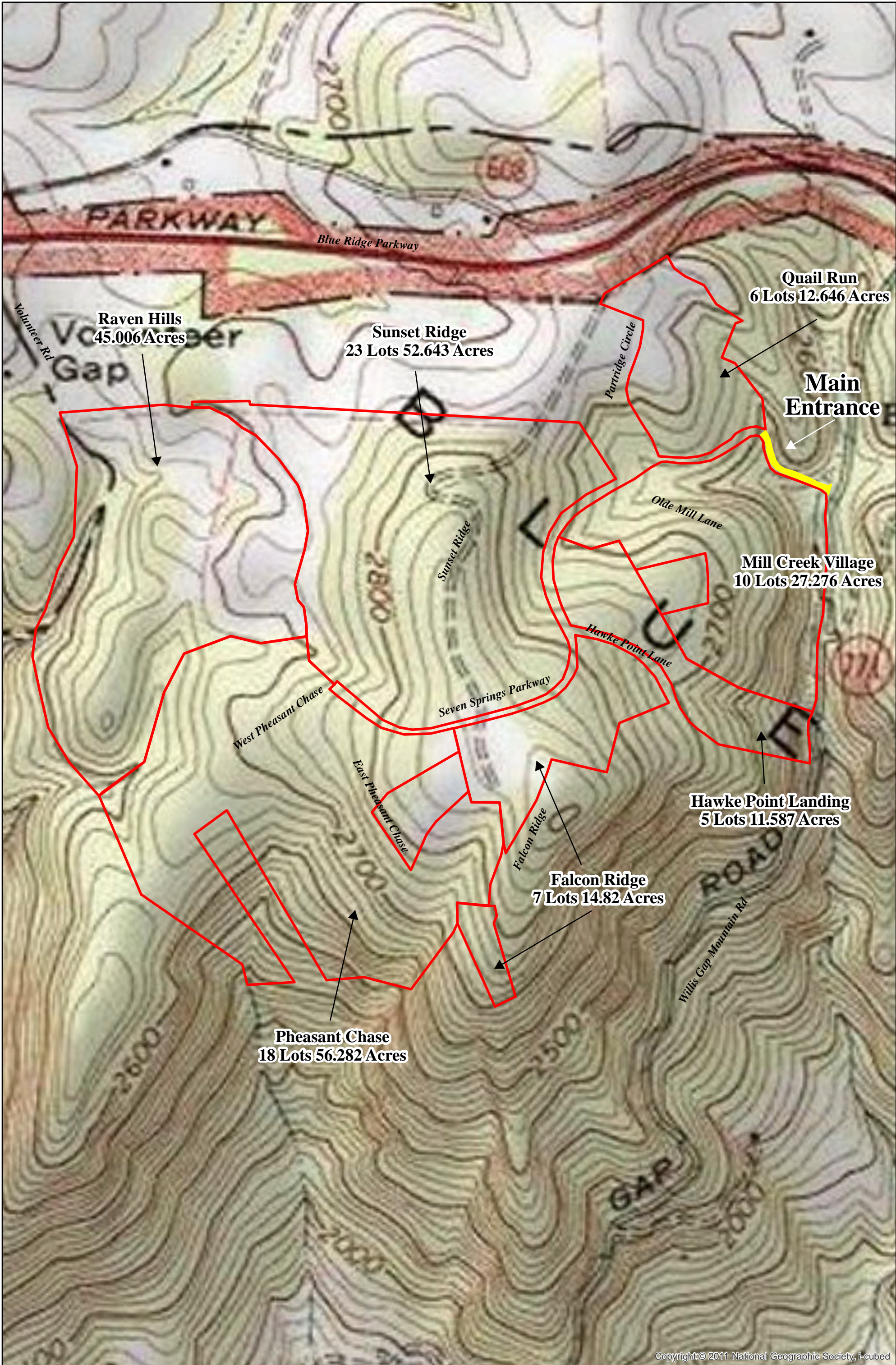




0 500 1,000 2,000 Feet

Seven Springs





0 500 1,000 2,000 Feet

Seven Springs



**10 Lots
27.276 Acres**

Partridge Circle

Seven Springs Parkway

Olde Mill Lane

Willis Gap Mountain Rd

Hawke Point Lane

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 250 500 1,000 Feet

Mill Creek Village



MILL CREEK VILLAGE - 10 LOTS TOTALING 27.276 ACRES; LOTS 1-8, 10, & 11 OFFERED FOR AUCTION. LOT 9 NOT INCLUDED

★ Recreational Easement of .589 Acre on Lot # 2

NOTES:

1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. SUBJECT PROPERTY AS SHOWN IS A PORTION OF PATRICK COUNTY TAX MAP 3812-1 - 63 - AND 3812-1 - 64 -.
4. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.L.D. DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (FIRM) FOR THE AREA (FIRM NO. 17035AN (ZONE 5) AND 17035AN (ZONE 6)).
5. CORNERS NOT DESCRIBED ARE POINTS LOCATED ALONG SOUTH 60° RW, SEVEN SPRINGS PARKWAY, AND SOUTH 60° RW, MILL CREEK VILLAGE, AND WEST 50° RW, VA. SEC. RTE. #771.
6. SUBJECT PROPERTY AS SHOWN HAS NOT BEEN TESTED FOR SEWAGE DISPOSAL SUITABILITY. THE PROPERTY OWNERS AGREE TO PROVIDE SEWAGE DISPOSAL SUITABILITY TO THE PROPERTY WITH THE UNDERSTANDING OF SAME.
7. THE ROADS AND RIGHT-OF-WAYS AS SHOWN HEREON ARE FOR PURPOSES OF ILLUSTRATION ONLY. THE PROPERTY OWNERS AGREE TO PROVIDE PUBLIC ROADS OR RIGHT-OF-WAYS NOR TO BE MAINTAINED AS SAME.

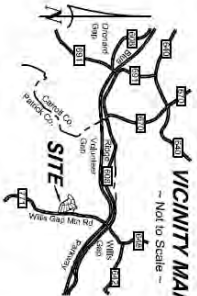
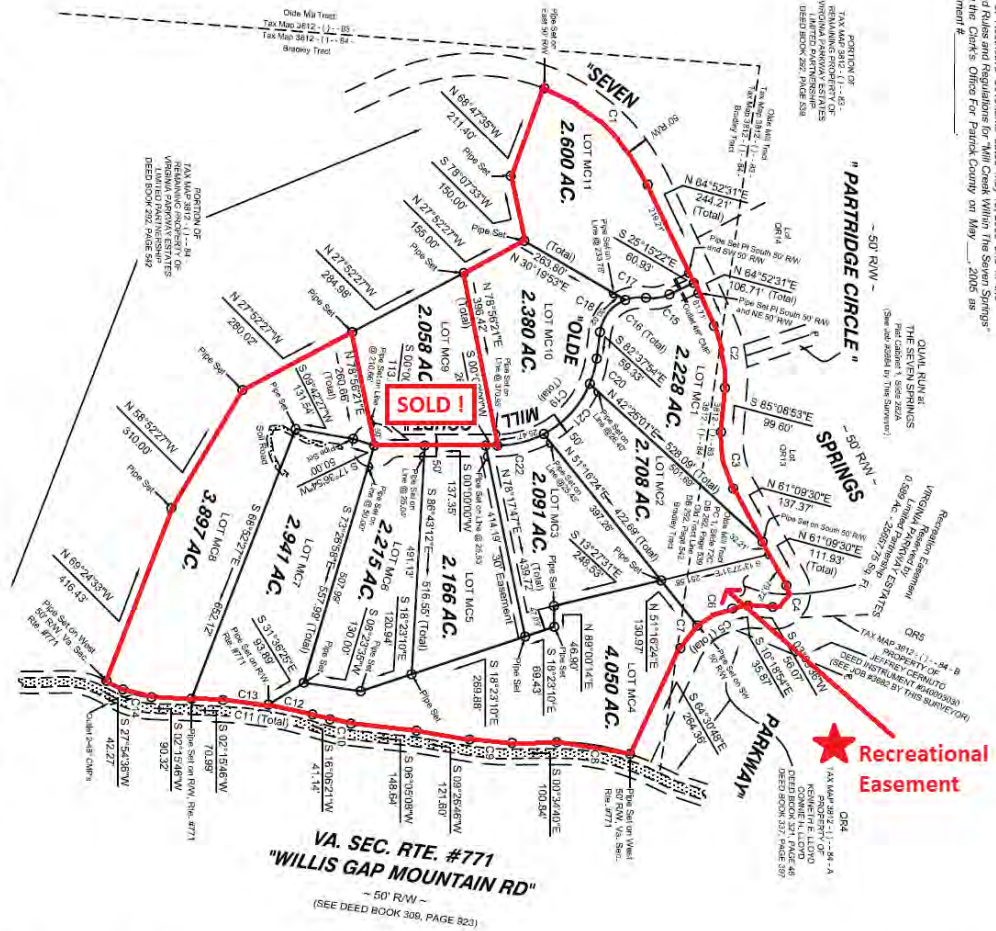
PUBLIC UTILITY EASEMENT NOTE:

A Right-of-Way and easement for a 20-foot PLU (Public Utility Easement) is shown on the subject property. The easement is for the purpose of constructing and maintaining power lines and other utilities to serve all tracts in the division of property described herein. Also the right to cut, trim or otherwise control utility lines and the right of ingress and egress over the power lines and other utilities.

Private easements and vested rights of way are also provided for in the Declaration of Restrictive Covenants dated May 15, 2005 and in the By-Laws and Rules and Regulations for Mill Creek Village, Inc. recorded in the Clerk's Office for Patrick County on May 15, 2005 as Deed Instrument # _____.

Curve	Radius	Chord	Angle
C1	478.00'	111.00'	328.64'
C2	215.00'	73.65'	143.88'
C3	275.00'	66.13'	152.31'
C4	33.00'	58.54'	70.27'
C5	181.00'	82.72'	153.00'
C6	161.00'	32.22'	153.72'
C7	595.00'	86.04'	168.51'
C8	560.00'	48.23'	169.76'
C9	275.00'	24.11'	169.76'
C10	850.00'	104.13'	170.00'
C11	850.00'	104.13'	170.00'
C12	850.00'	104.13'	170.00'
C13	150.00'	34.14'	87.14'
C14	150.00'	34.14'	87.14'
C15	80.00'	21.88'	54.07'
C16	80.00'	21.88'	54.07'
C17	80.00'	21.88'	54.07'
C18	225.00'	18.88'	30.54'
C19	225.00'	18.88'	30.54'
C20	225.00'	18.88'	30.54'
C21	225.00'	18.88'	30.54'
C22	225.00'	18.88'	30.54'

TITLE REFERENCE:
PLAT SHOWING "33.334 AC. (TOTAL)" IS A PORTION OF THAT PROPERTY ACQUIRED BY VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP AS DESCRIBED IN DEED BY VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP TO PATRICK COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO DEEDS ARE THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID LAND.



RECORD NORTH 1996
(SEE PLAT OF SURVEY FOR VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP PREPARED BY LARRY G. RAKES, L.L.S. DATED NOVEMBER 19, 1998)

PLAT SHOWING
"MILL CREEK" at
THE SEVEN SPRINGS
PLAT CABINET 1, SLIDE 282
29.334 AC. (TOTAL)
PROPERTY OF
VIRGINIA PARKWAY ESTATES
LIMITED PARTNERSHIP

LOCATED ON
VIRGINIA SECONDARY ROUTE #771
"WILLIS GAP MOUNTAIN ROAD"
DAN RIVER MAGISTERIAL DISTRICT
PATRICK COUNTY, VIRGINIA
SCALE: 1" = 200' DATE: 15 MAY 2005
L. J. QUENSENBERRY, L. S.
521 SOUTH MAIN STREET
HILLSVILLE, VIRGINIA 24343
PHONE & FAX 276.728.7471 - EMAIL: quensesberry@adelphia.net

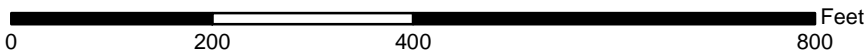
6 Lots
12.646 Acres

Blue Ridge Parkway

Partridge Circle

Seven Springs Parkway

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Quail Run

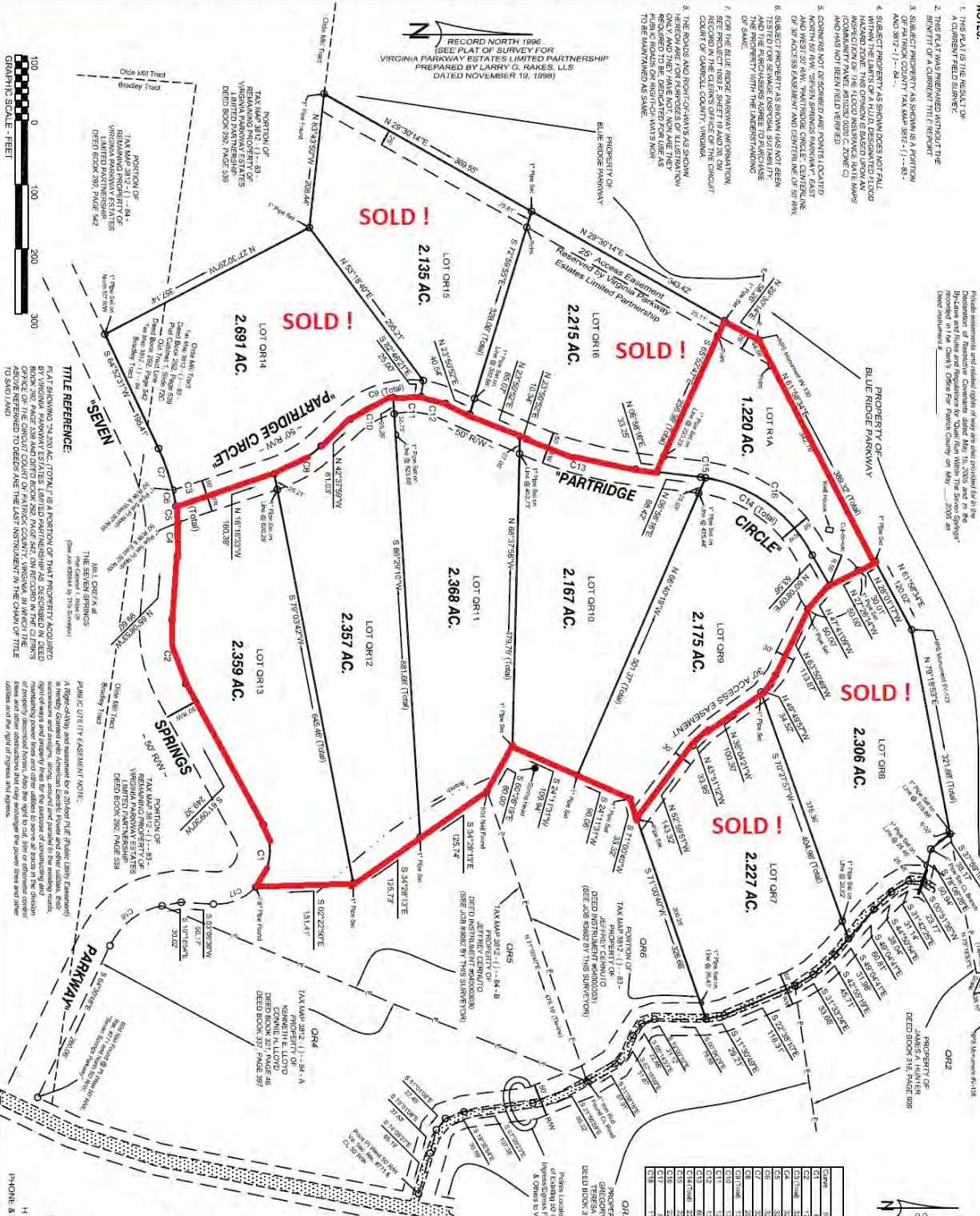


QUAIL RUN TOTALING 12.646 ACRES. LOTS INCLUDED IN SALE, LOT #'S 9-13, AND 1A

NOTES:

1. THE PLAT IS THE RESULT OF A CORRECTLY FILED SURVEY.
2. THE PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CHAIN SURVEY OR SURVEY OF ANY KIND.
3. SURVEY INSTRUMENTS SUCH AS A PORTION OF SECTION 36 AND 35-1/2 OF TOWNSHIP 36 NORTH AND RANGE 117-1/2 EAST.
4. SUBJECT PROPERTY IS SHOWED NOT FLOOD WITHIN THE LIMITS OF A FLOOD DESIGNATED FLOOD INSURED DISTRICT OF THE LOUISIANA FLOOD INSURANCE PROGRAM (FLOOD INSURED DISTRICT ZONE C) (FLOOD INSURANCE RATE ZONE C) AND HAS NOT BEEN FLOOD VULNERABLE.
5. COUINING NOT DESCRIBED ARE TOWNS LOCATED NEAR THE PLAT, BUT NOT WITHIN THE PLAT, AND WEST OF PLAT, THEREFORE, COUINING OF ANY NATURE EXISTENCE AND DETERMINATION OF ANY NATURE.
6. SUBJECT PROPERTY IS SHOWN AS NOT BEEN FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C.
7. FOR THE PLAT, THE PLAT PROPERTY IS NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C.
8. THE PLAT AND SURVEY INSTRUMENTS ARE SHOWN AS NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C.
9. THE PLAT AND SURVEY INSTRUMENTS ARE SHOWN AS NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C.
10. THE PLAT AND SURVEY INSTRUMENTS ARE SHOWN AS NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C, BUT NOT FLOOD INSURED DISTRICT ZONE C.

Private assessments and related rights of way are also provided for in the Declaration of Restrictive Covenants dated May 19, 2005 and in the By-Laws and Rules and Regulations for "Quail Run Within The Seven Springs" recorded in the Clerk's Office For Patrick County on May 2005 and dated instrument # _____.

[illegible]

PLAT SHOWING
"QUAIL RUN" at
THE SEVEN SPRINGS
PLAT CABINET 1, SLIDE 282A
24.220 AC. (TOTAL)

VIRGINIA PARKWAY ESTATES
LIMITED PARTNERSHIP

LOCATED ON
VIRGINIA SECONDARY ROUTE #771
"MILLS GAP MOUNTAIN ROAD"
DAN RIVER MAGISTERIAL DISTRICT
PATRICK COUNTY, VIRGINIA
SCALE: 1"=100' DATE: 15 MAY 2005
L. J. QUESENBERRY, L. S.
521 SOUTH MAIN STREET
HILLSVILLE, VIRGINIA 24343

Seven Springs Parkway

**5 Lots
11.587 Acres**

Olde Mill Lane

Willis Gap Mountain Rd

Hawke Point Lane

Falcon Ridge

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 250 500 1,000 Feet

Hawke Pointe Landing

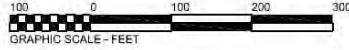
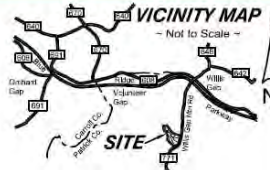


HAWKE POINTE LANDING SURVEY TOTALING 11.587 ACRES - LOT #'S 1-5 OFFERED AT AUCTION

TITLE REFERENCE:

PLAT SHOWING "25.824 AC. (TOTAL)" IS A PORTION OF THAT PROPERTY ACQUIRED BY VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP AS DESCRIBED IN DEED BOOK 292, PAGE 542, AND DEED BOOK 277, PAGE 325. (SEE PLAT BOOK 20, PAGE 113), ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PATRICK COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO DEEDS ARE THE LAST INSTRUMENTS IN THE CHAIN OF TITLE TO SAID LAND.

Private easements and related rights of way are also provided for in the Declaration of Restrictive Covenants dated May 31, 2006 and in the By Laws and Rules and Regulations for "Hawk Pointe Landings Within The Seven Springs" recorded in the Clerk's Office For Patrick County on June 2006 as Deed Instrument #



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bearing
C1	195.00'	51.17'	100.08'	29°24'18"	98.98'	S 13°12'27" W
C2	575.00'	36.58'	73.02'	7°16'34"	72.87'	S 02°08'35" W
C3	450.00'	83.20'	183.80'	23°24'08"	182.52'	S 17°28'55" W
C4	825.00'	44.39'	88.69'	6°09'33"	88.64'	S 26°56'11" W
C5	205.00'	93.62'	175.85'	49°05'33"	170.33'	S 47°34'11" W
C6	475.00'	29.21'	58.34'	7°02'15"	58.31'	S 75°38'05" W
C7	210.00'	40.15'	79.34'	21°38'49"	75.87'	S 66°19'48" W
C8	445.00'	40.96'	81.69'	10°31'06"	81.58'	N 88°42'42" E
C9	445.00'	73.81'	146.30'	18°50'11"	145.64'	S 78°36'39" W
C10	445.00'	2.33'	4.85'	0°35'55"	4.85'	S 86°53'36" E
C11	445.00'	188.48'	356.56'	45°54'33"	347.10'	S 43°39'22" E
C12	313.00'	44.33'	88.07'	18°07'19"	87.78'	S 28°44'45" E
C13	313.00'	84.08'	164.29'	30°04'24"	162.41'	S 51°50'38" E
C14	310.00'	12.58'	25.14'	4°38'46"	25.12'	N 12°37'40" W
C15	310.00'	27.59'	55.04'	10°10'25"	54.97'	N 20°02'17" W
C16	429.00'	183.78'	347.23'	48°22'29"	337.83'	N 01°56'15" W

PORTION OF TAX MAP 3812 - () - 84 - REMAINING PROPERTY OF VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP DEED BOOK 292, PAGE 542

NOTES:

1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. SUBJECT PROPERTY AS SHOWN IS A PORTION OF PATRICK COUNTY TAX MAP 3812 - () - 84 -
4. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A.H.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #510252 0020 C, ZONE C) AND HAS NOT BEEN FIELD VERIFIED.
5. CORNERS NOT DESCRIBED ARE POINTS LOCATED ALONG EAST 50' R/W, "SEVEN SPRINGS PARKWAY", CENTERLINE 50' R/W "HAWK POINTE", AND NW 50' R/W, VA. SEC. RTE. #771.
6. SUBJECT PROPERTY AS SHOWN HAS NOT BEEN TESTED FOR SEWAGE DISPOSAL SUITABILITY, AND THE PURCHASERS AGREE TO PURCHASE THE PROPERTY WITH THE UNDERSTANDING OF SAME.
7. THE ROADS AND RIGHT-OF-WAYS AS SHOWN HEREON ARE FOR PURPOSES OF ILLUSTRATION ONLY, AND THEY HAVE NOT BEEN, NOR ARE THEY REQUIRED TO BE, DEDICATED FOR USE AS PUBLIC ROADS OR RIGHT-OF-WAYS NOR TO BE MAINTAINED AS SAME.

PUBLIC UTILITY EASEMENT NOTE:

A Right-of-way and easement for a 20-foot PUE (Public Utility Easement) is hereby Granted unto American Electric Power and other utilities, their successors and assigns, along, around and parallel to the existing roads, right-of-ways and property lines for the purpose of constructing and maintaining power lines and other utilities to serve all tracts in the division of property described herein. Also the right to cut, trim or otherwise control trees and other obstructions that may endanger the power lines and other utilities and the right of ingress and egress.

** REVISION OF **
PLAT SHOWING

"HAWK POINTE LANDINGS" at
THE SEVEN SPRINGS

25.824 AC. (TOTAL)

PROPERTY OF
VIRGINIA PARKWAY ESTATES
LIMITED PARTNERSHIP

LOCATED ON
VIRGINIA SECONDARY ROUTE #771
"WILLIS GAP MOUNTAIN ROAD"
DAN RIVER MAGISTERIAL DISTRICT
PATRICK COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 31 MAY 2006
L. J. QUESENBERY, L. S.
521 SOUTH MAIN STREET
HILLSVILLE, VIRGINIA 24343
PHONE/FAX 278.728.7471 - EMAIL: quessurvey@comcast.net

PORTION OF TAX MAP 3812 - () - 84 - REMAINING PROPERTY OF VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP DEED BOOK 292, PAGE 542



RECORD NORTH 1990R
SEVEN SPRINGS PARKWAY ESTATES LIMITED PARTNERSHIP
PREPARED BY LARRY G. RANGES, LLS
(DATE NOVEMBER 11, 1985)

7 Lots
14.82 Acres

Seven Springs Parkway

Hawke Point Lane

East Pheasant Chase

Falcon Ridge

Willis Gap Mountain Rd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 250 500 1,000 Feet

Falcon Ridge



JOB #3684D

18 Lots
56.282 Acres

West Pheasant Chase

Seven Springs Parkway

East Pheasant Chase

Falcon Ridge

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 250 500 1,000 Feet

Pheasant Chase



REVISED FALCON RIDGE PLAT FOR LOTS 1A, 1, & 2

TITLE REFERENCE:

PLAT SHOWING "FR-1, FR-2 AND WELL LOT" IS A PORTION OF THAT PROPERTY ACQUIRED BY VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP AS DESCRIBED IN DEED BOOK 292, PAGE 539 AND DEED BOOK 292, PAGE 542 (SEE DEED BOOK 277, PAGE 329 AND PLAT BOOK 20, PAGE 113), ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PATRICK COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO DEEDS ARE THE LAST INSTRUMENTS IN THE CHAIN OF TITLE TO SAID LAND.

NOTES:

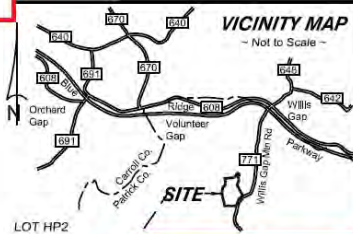
1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. SUBJECT PROPERTY AS SHOWN IS A PORTION OF PATRICK COUNTY TAX MAP 3812 - () -- 84 -.
4. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #510252 0020 C, ZONE C) AND HAS NOT BEEN FIELD VERIFIED.
5. CORNERS NOT DESCRIBED ARE POINTS LOCATED ALONG SOUTH 50' R/W, "SEVEN SPRINGS PARKWAY", CENTERLINE 50' R/W "HAWK POINTE" & "FALCON RIDGE", AND NW 50' R/W, VA, SEC. RTE. #771.
6. THE ROADS AND RIGHT-OF-WAYS AS SHOWN HEREON ARE FOR PURPOSES OF ILLUSTRATION ONLY, AND THEY HAVE NOT BEEN, NOR ARE THEY REQUIRED TO BE, DEDICATED FOR USE AS PUBLIC ROADS OR RIGHT-OF-WAYS NOR TO BE MAINTAINED AS SAME.

PUBLIC UTILITY EASEMENT NOTE:

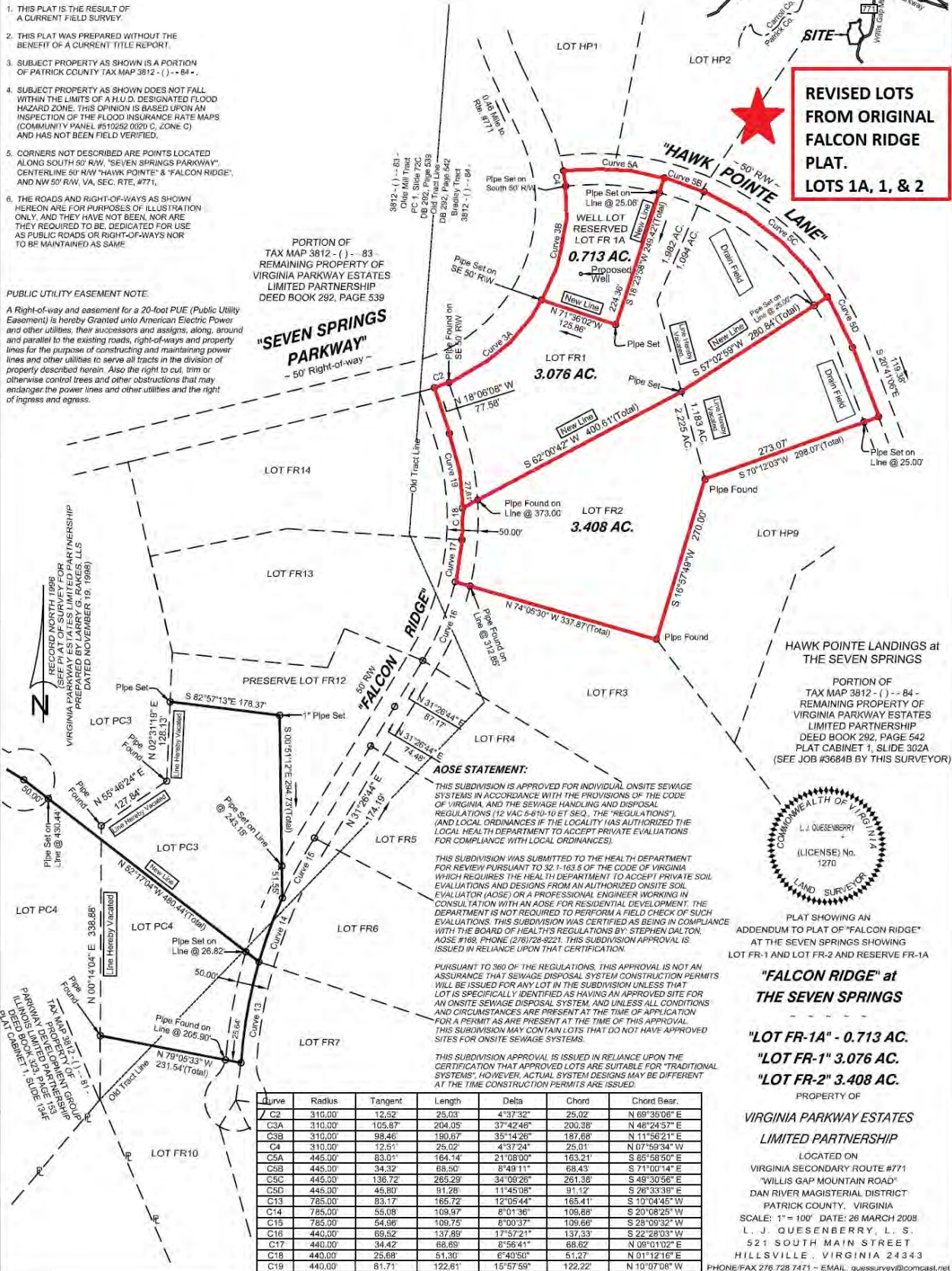
A Right-of-way and easement for a 20-foot PUE (Public Utility Easement) is hereby Granted unto American Electric Power and other utilities, their successors and assigns, along, around and parallel to the existing road, right-of-ways and property lines for the purpose of constructing and maintaining power lines and other utilities to serve all tracts in the division of property described herein. Also the right to cut, trim or otherwise control trees and other obstructions that may endanger the power lines and other utilities and the right of ingress and egress.

PORTION OF TAX MAP 3812 - () -- 83 - REMAINING PROPERTY OF VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP DEED BOOK 292, PAGE 539

"SEVEN SPRINGS PARKWAY" - 50' Right-of-way



REVISED LOTS FROM ORIGINAL FALCON RIDGE PLAT. LOTS 1A, 1, & 2



AOSE STATEMENT:

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 6-610-10 ET SEQ. THE "REGULATIONS"), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: STEPHEN DALTON, AOSE #168, PHONE (278) 728-9221. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 360 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS". HOWEVER, ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.



PLAT SHOWING AN ADDENDUM TO PLAT OF "FALCON RIDGE" AT THE SEVEN SPRINGS SHOWING LOT FR-1 AND LOT FR-2 AND RESERVE FR-1A

"FALCON RIDGE" at THE SEVEN SPRINGS

"LOT FR-1A" - 0.713 AC.
"LOT FR-1" 3.076 AC.
"LOT FR-2" 3.408 AC.

PROPERTY OF

VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP

LOCATED ON VIRGINIA SECONDARY ROUTE #771 "WILLIS GAP MOUNTAIN ROAD" DAN RIVER MAGISTERIAL DISTRICT PATRICK COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: 26 MARCH 2008 L. J. QUESENBERRY, L. S. 521 SOUTH MAIN STREET HILLSVILLE, VIRGINIA 24343 PHONE/FAX 276.728.7471 - EMAIL: quessurvey@comcast.net

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C2	310.00'	12.52'	25.03'	4°37'32"	25.02'	N 69°35'06" E
C3A	310.00'	105.87'	204.05'	37°42'46"	200.38'	N 48°24'57" E
C3B	310.00'	98.46'	190.67'	35°14'26"	187.68'	N 11°56'21" E
C4	310.00'	12.51'	25.02'	4°37'24"	25.01'	N 07°59'34" W
C5A	445.00'	63.01'	164.14'	21°09'00"	163.21'	S 89°58'50" E
C5B	445.00'	34.32'	86.50'	8°49'11"	86.43'	S 71°00'14" E
C5C	445.00'	136.72'	285.29'	34°09'26"	261.38'	S 49°30'56" E
C5D	445.00'	46.80'	91.28'	11°45'08"	91.12'	S 26°33'39" E
C13	785.00'	83.17'	165.72'	12°05'44"	165.41'	S 10°04'45" W
C14	785.00'	55.08'	109.97'	8°01'36"	109.68'	S 20°08'25" W
C15	785.00'	54.96'	109.75'	8°00'37"	109.66'	S 20°09'32" W
C16	440.00'	69.52'	137.89'	17°57'21"	137.33'	S 22°28'03" W
C17	440.00'	34.42'	86.88'	8°58'41"	86.62'	N 09°01'02" E
C18	440.00'	25.68'	51.30'	6°40'50"	51.27'	N 01°12'16" E
C19	440.00'	61.71'	122.61'	15°57'59"	122.22'	N 10°07'08" W

REVISED FALCON RIDGE PLAT, LOT 12 and 13 CHANGED FROM ORIGINAL FALCON RIDGE PLAT

1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. SUBJECT PROPERTY AS SHOWN IS A PORTION OF PATRICK COUNTY TAX MAP 38-12-(-)-53- AND TAX MAP 38-12-(-)-84-.

5 CONCRETS NOT DESCRIBED ARE POINTS LOCATED
6 ALONG CENTERLINE OF RAMP "VALCON RIDGE"
7 AND NW 50 R/W, V.S. SEC. 17T, 71E.
8 THE RADIUS AND RIGHT-OF-WAYS AS SHOWN
9 ARE BASED ON THE PROPOSED CROSS-SECTION
10 ONLY, AND THEY HAVE NOT BEEN NOR ARE
11 THEY REQUIRED TO BE DEDICATED FOR USE
12 AS PUBLIC ROADS OR RIGHT-OF-WAYS NOR
13 TO BE MAINTAINED AS SUCH.

LINE TABLE FOR 20 SEWAGE EASEMENT		
Course	Bearing	Distance
1-2	N 09°29'16" W	116.30(71.60)
2-3	N 17°02'38" W	74.75
3-4	N 28°27'54" W	62.13
4-5	N 69°05'47" W	69.17
6-7	N 04°57'21" W	96.43(TOTAL)

**TRACT # 11 NO
LONGER INCLUDED
IN FALCON RIDGE.
LOT #'S 5 & 6 HAVE
BEEN SOLD AND NOT
INCLUDED IN
AUCTION.**

PUBLIC UTILITY EASEMENT NOTE:

A Right-of-Way and easement for a 24-inch PUE (Public Use Easement) is hereby Granted unto American Electric Power and its successors and assigns, along, across, over, under and over and under the lands, tenements and other utilities, their successors and assigns, along, across, over, under and over and under the lands, tenements and other utilities to serve all rights in the division of property described herein. Also the right to cut, trim or otherwise control trees and other obstructions that may impinge the power lines and other utilities and the right of ingress and egress.

TITLE REFERENCE:

PLAT SHOWING 13.968 AC. (TOTAL) IS A PORTION OF THE PROPERTY ACQUIRED BY VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP AS DESCRIBED IN DEED BOOK 292, PAGE 639 AND DEED BOOK 282, PAGE 542 (SEE DEED BOOK 277, PAGE 329 AND PLAT BOOK 20, PAGE 113), ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PLATK COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO DEEDS ARE THE LAST INSTRUMENTS IN THE CHAIN OF TITLE TO SAID LAND.

CURVE						
Curve	Radius	Arc Length	Chord	Chord Bearing	Delta	Tangent
C7	21.007	35.26	32.22	S 29° 06' 25" W	09° 37' 41"	91.67
C8	27.506	19.81	18.61	S 29° 24' 58" W	04° 37' 41"	14.91
C9	27.506	19.81	18.61	S 29° 24' 58" W	04° 37' 41"	14.91
C10	272.007	43.37	41.21	S 38° 12' 07" W	09° 32' 12"	23.75
C11	786.006	166.72	166.41	N 10° 04' 45" E	12° 05' 44"	83.17
C14	785.007	100.97	100.88	N 20° 08' 25" E	08° 01' 35"	56.08
C15	785.007	100.75	100.66	N 20° 08' 25" E	07° 17' 59"	54.36
C16	440.000	131.867	131.433	N 22° 26' 03" E	17° 57' 12"	68.52
C17	440.000	86.69	86.62	N 07° 01' 02" E	08° 59' 41"	34.42

AOSE STATEMENT:

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ON-SITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC.6-610-10 ET SEQ. THE REGULATIONS), AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS (FOR COMPLIANCE WITH LOCAL ORDINANCES).

[illegible]

THIS SUBMISSION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS". HOWEVER, ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

PLAT SHOWING AN
ADDENDUM TO PLAT OF "FALCON RIDGE"
AT THE SEVEN SPRINGS SHOWING

LOT K-11, PRESERVE LOT FR-12, LOT FR-13 AND
SEWAGE EASEMENTS SERVING LOT FR-5 AND LOT FR-6
LOT FR-5 (3.578 AC.)
LOT FR-6 (3.884 AC.)
LOT FR-11 (3.086 AC.)
PRESERVE LOT FR-12 (1.397 AC.)
LOT FR-13 (2.023 AC.)

PROPERTY OF
VIRGINIA PARKWAY ESTATES
LIMITED PARTNERSHIP

LOCATED ON
VIRGINIA SECONDARY ROUTE #771
WILLIS GAP MOUNTAIN ROAD
DAN RIVER MAGISTERIAL DISTRICT
PATRICK COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 30 JULY 2007
L. J. GUESENBERRY, L. S.
521 SOUTH MAIN STREET
HILLSVILLE, VIRGINIA 24343
PHONE/FAX 276/228-7471 - EMAIL: guesenberry@comcast.net

JOB #3684D-2

VA. SEC. RTE. #771
"WILLIS GAP MOUNTAIN RD"
- 50' R/W -
(See Deed Book 309, Page 92)

RECORD NORTH 1996
(SEE PLAT OF SURVEY FOR
VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP
PREPARED BY LARRY G. RAKES, LLS
DATED NOVEMBER 19, 1998)

THIS PLAT RECORDED IN INSTRUMENT No. 07000202

REVISED PLAT FOR FALCON, LOTS 13 and 14 CHANGED FROM ORIGINAL PLAT

ADOC STATEMENT:

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-410-10 ET SEQ.). THE REGULATOR (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE REGULATOR) HAS REVIEWED THE PLAT AND THE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES.

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW AND APPROVAL. THE HEALTH DEPARTMENT WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR FOR A PROFESSIONAL ENGINEER WORKING IN THE FIELD OF SEWAGE DISPOSAL. THE HEALTH DEPARTMENT'S EVALUATION IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE HEALTH DEPARTMENT'S APPROVAL. ADOCS (PH 800) 722-7222 HAS SUBMITTED APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PLANS TO 300 OF THE REGULATIONS. THIS APPROVAL IS NOT AN ASSURANCE THAT SERVICE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR SEWAGE DISPOSAL. THE HEALTH DEPARTMENT'S APPROVAL DOES NOT CONSTITUTE A GUARANTEE THAT THE SEWAGE DISPOSAL SYSTEMS WILL BE DIFFERENT FROM THE SEWAGE DISPOSAL SYSTEMS SHOWN ON THE PLAT. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ON-SITE SEWAGE DISPOSAL.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE ASSURANCE THAT SERVICE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR SEWAGE DISPOSAL. THE HEALTH DEPARTMENT'S APPROVAL DOES NOT CONSTITUTE A GUARANTEE THAT THE SEWAGE DISPOSAL SYSTEMS WILL BE DIFFERENT FROM THE SEWAGE DISPOSAL SYSTEMS SHOWN ON THE PLAT. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ON-SITE SEWAGE DISPOSAL.

NOTES:

1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. SUBJECT PROPERTY AS SHOWN IS A PORTION OF PATRICK COUNTY TAX MAP 38-12-1-83-1 AND TAX MAP 38-12-1-83-2.
4. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A FLOOD DESIGNATED FLOOD HAZARD ZONE. THIS ZONE IS BASED UPON AN EVALUATION OF THE PROPERTY BY THE HEALTH DEPARTMENT. THE HEALTH DEPARTMENT'S EVALUATION HAS NOT BEEN FIELD VERIFIED.
5. CORNERS NOT DESCRIBED ARE POINTS LOCATED ALONG SOUTH 97° RW, SEVEN SPRINGS PARKWAY, AND NW 50° RW, VA SEC. RITE #771.
6. SUBJECT PROPERTY AS SHOWN HAS NOT BEEN TESTED FOR SEWAGE DISPOSAL SUITABILITY. THE HEALTH DEPARTMENT'S APPROVAL IS BASED ON THE PROPERTY WITH THE UNDERSTANDING OF SAME.
7. THE ROADS AND RIGHT-OF-WAYS AS SHOWN HEREON ARE FOR PURPOSES OF ILLUSTRATION ONLY AND THEY HAVE NOT BEEN, NOR ARE THEY REQUIRED TO BE, DEDICATED FOR USE OF SAME.



VIRGINIA, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PATRICK COUNTY, 2008
AT N. HAS MAP RECEIVED IN OFFICE, AND
ADMITTED TO RECORD.

TESTES

PUBLIC UTILITY EASEMENT NOTE:

A right-of-way and easement for a 20-inch P.U.E. (Public Utility Easement) is hereby Granted into American Electric Power and other utilities, their successors and assigns, along and adjacent to the property shown on this plat, for the purpose of constructing and maintaining power lines and other utilities to serve all lands in the division of property described herein. Also the right to cut, trim or remove any trees, shrubs, vines, or other vegetation that may encroach upon the power lines and other utilities and the right of ingress and egress.

SEPTIC EASEMENT ON LOT #13		
Course	Bearing	Distance
6-7	N 13° 10' 00" W	105.07'
7-8	N 70° 27' 0" E	66.44'
8-9	S 10° 32' 0" E	115.31'
9-10	S 10° 32' 0" E	73.41'
10-11	S 10° 32' 0" E	73.41'
11-12	N 23° 15' 15" E	83.15'
12-13	S 67° 42' 0" E	144.20'
13-14	S 67° 42' 0" E	62.45'

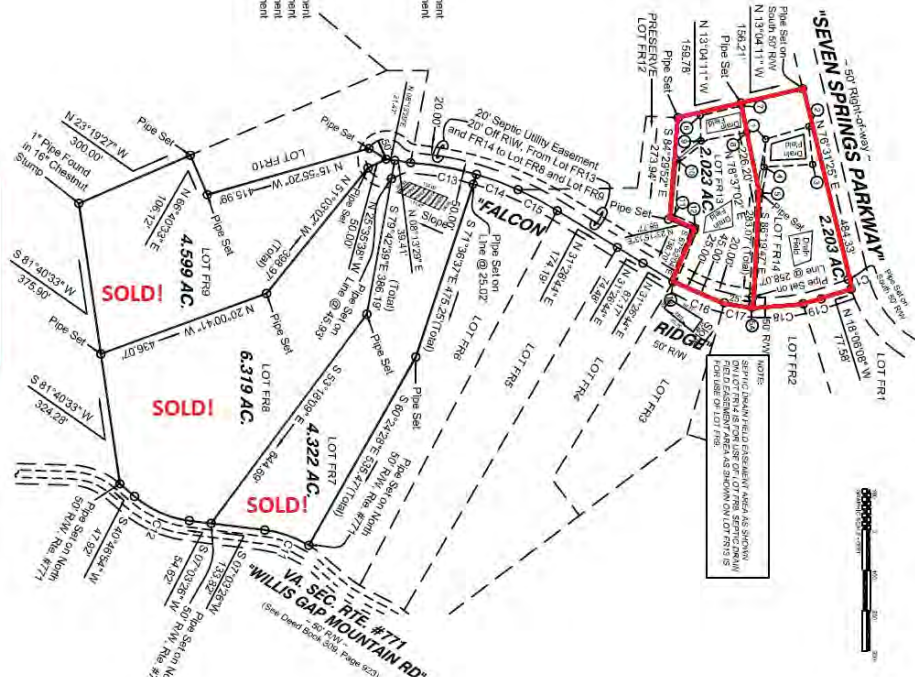
CL 15 Septic Effluent Line Easement
CL 15 Septic Effluent Line Easement
CL 15 Septic Effluent Line Easement
CL 15 Septic Effluent Line Easement
CL 15 Septic Effluent Line Easement
CL 15 Septic Effluent Line Easement
CL 15 Septic Effluent Line Easement
CL 15 Septic Effluent Line Easement

Point	Radius	Chord	Angle	Area	Perimeter
C1	11.626'	23.67'	174° 27' 30"	46.73'	12.22'
C2	22.386'	11.36'	3° 10' 00" N	26.12'	3.86'
C3	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C4	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C5	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C6	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C7	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C8	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C9	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C10	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C11	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C12	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C13	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C14	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C15	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C16	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C17	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C18	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C19	78.686'	18.47'	141° 55' 47"	11.95'	17.78'
C20	78.686'	18.47'	141° 55' 47"	11.95'	17.78'

TITLE REFERENCE:

PLAT SHOWING "SEVEN SPRINGS PARKWAY" IS A PORTION OF THAT PROPERTY ACQUIRED BY VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP AS DESCRIBED IN DEED BOOK 282, PAGE 539 AND DEED BOOK 282, PAGE 542 (SEE DEED BOOK 277, PAGE 239 AND DEED BOOK 282, PAGE 539 AND DEED BOOK 282, PAGE 542) AND IS A PART OF PATRICK COUNTY VIRGINIA, IN WHICH THE ABOVE REFERRED TO DEEDS ARE THE LAST INSTRUMENTS IN THE CHAIN OF TITLE TO SAID LAND.

**LOT 7, 8, & 9
Have been
sold and not
included in
upcoming sale.**



EXEMPT OF ADDENDUM TWO AND
EASEMENT TO ORIGINAL SURVEY ENTITLED
"ADDENDUM TO PLAT OF 'FALCON RIDGE'
AT THE SEVEN SPRINGS SHOWING
LOT FR-8, LOT FR-9, LOT FR-13, FR-14 AND SEPTIC
UTILITY EASEMENTS SERVING LOT FR-8 AND LOT FR-9
LOT FR-7 (4.322 AC.)
LOT FR-8 (6.319 AC.)
LOT FR-9 (4.599 AC.)
LOT FR-13 (2.023 AC.)
LOT FR-14 (2.203 AC.)
PROPERTY OF
VIRGINIA PARKWAY ESTATES
LIMITED PARTNERSHIP
LOCATED ON
VIRGINIA SECONDARY ROUTE #771
"WILLS GAP MOUNTAIN ROAD"
DAN RIVER MAGISTERIAL DISTRICT
PATRICK COUNTY, VIRGINIA
L. J. GIESSEBERRY, L.L.S.
521 SOUTH MAIN STREET
HILLSVILLE, VIRGINIA 24343
PHONE/FAX 276-726-7471 - EMAIL: giesseberry@comcast.net
AS RECORDED ON JANUARY 2008 IN THE CLERK'S
OFFICE FOR THE COUNTY OF PATRICK, COMMONWEALTH
OF VIRGINIA AS INSTRUMENT NO. _____

23 Lots
52.643 Acres

Sunset Ridge

West Pheasant Chase

Seven Springs Parkway

Falcon Ridge

East Pheasant Chase

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

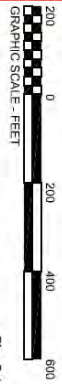
0 250 500 1,000 Feet

Sunset Ridge



Sunset Ridge Village - 52.643 Acres. Original Survey with no revisions. All lots available at Auction

Private easements and related rights of way are also provided for in the Declaration of Restrictive Covenants and in the By-Laws and Rules and Regulations for Sunset Ridge Within The Seven Springs to be Recorded with this plat.



LEGEND
— Fence
— Adjoiner
— Overhead Electric
— Underground Electric
— Overhead Telephone
— Underground Telephone
— Cretal Branch
Proposed House Site

PUBLIC UTILITY EASEMENT NOTE:

A right-of-way and easement for a 20-foot PUE (Public Utility Easement) is hereby Granted unto American Electric Power Company, Inc. (AEP) for the purpose of constructing and maintaining power lines and other utilities to serve all tracts in the division of property described herein. Also the right to cut, trim or otherwise control trees and other obstructions that may endanger the power lines and other utilities and the right of ingress and egress.

Centerline of 20-foot PUE (Public Utility Easement) is along the line of the centerline of the AEP Right-of-Way and Electric Line running through Lots 7, 8, 9, 11, 20, 21, 22 and 23 as shown on sheet 3 of 3, Job No. 3564G.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLETS WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS, ORDINANCES AND REGULATIONS REGARDING THE PLATING OF SUBDIVISIONS, WITHIN THE COUNTY OF CARROLL, VIRGINIA, GIVEN UNDER MY HAND THIS DAY OF 2008.

L.J. QUESENBERRY, L.S. #1270

NOTARY STATEMENT:

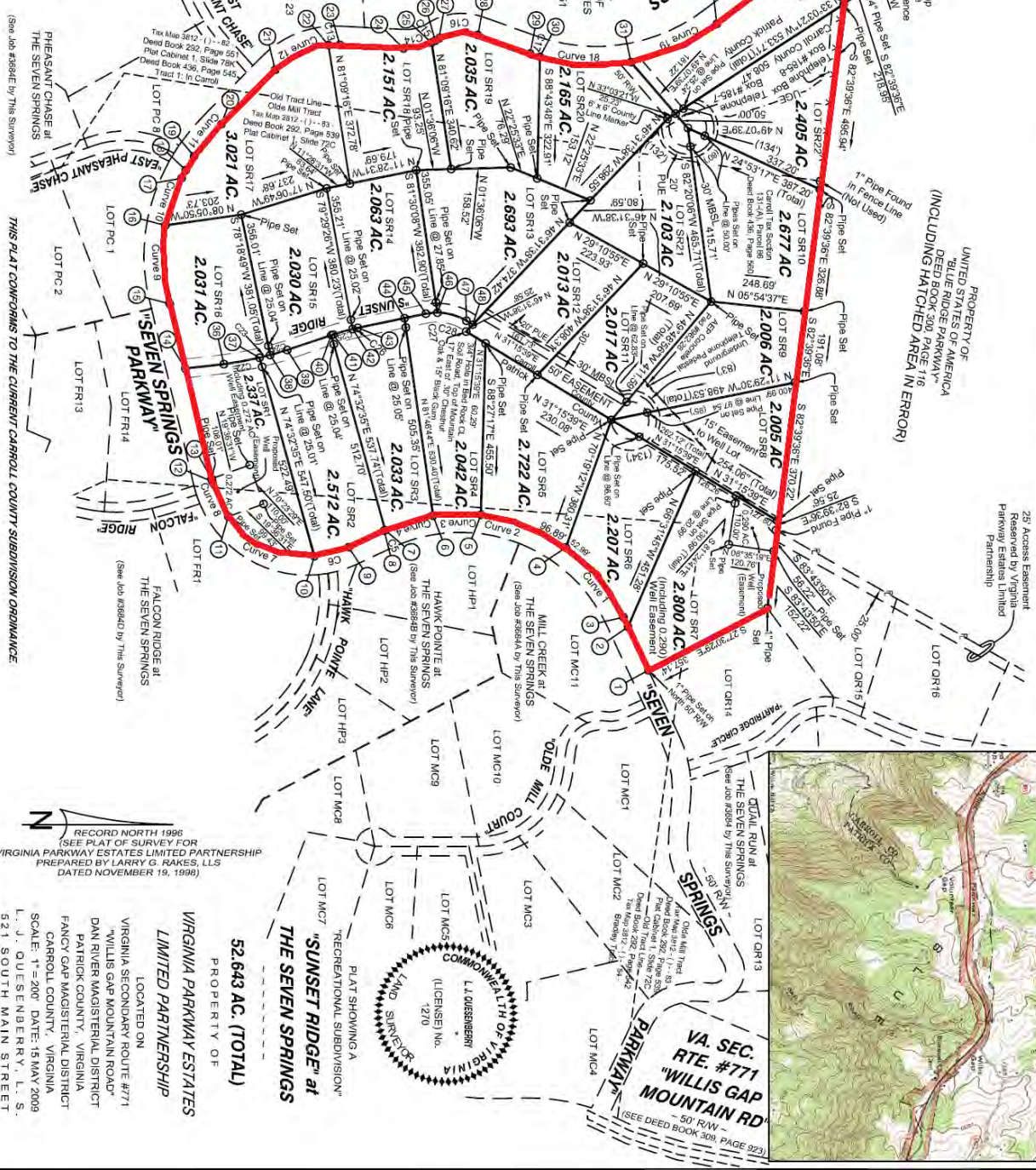
A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, I DO HEREBY CERTIFY THAT VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP HAS APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY COUNTY AND STATE ASFORESAID, GIVEN UNDER MY HAND ON THIS DAY OF 2008.

MY COMMISSION EXPIRES

NOTARY PUBLIC

PROPERTY OF UNITED STATES OF AMERICA
BLUE RIDGE PARKWAY
(INCLUDING HATCHED AREA IN ERROR)

25' Access Easement
Reserved by Virginia
Parkway Estates Limited
Partnership



RECORD NORTH 1996
(SEE PLAT OF SURVEY FOR
VIRGINIA PARKWAY ESTATES LIMITED PARTNERSHIP
PREPARED BY LARRY G. RAKES, LLS
DATED NOVEMBER 19, 1996)

52.643 AC. (TOTAL)

PROPERTY OF
VIRGINIA PARKWAY ESTATES
LIMITED PARTNERSHIP

LOCATED ON
VIRGINIA SECONDARY ROUTE #771
"WILLIS GAP MOUNTAIN ROAD"
DAN RIVER MAGISTERIAL DISTRICT
PATRICK COUNTY, VIRGINIA
FANCY GAP MAGISTERIAL DISTRICT
CARROLL COUNTY, VIRGINIA
SCALE: 1"=200' DATE: 15 MAY 2008
L. J. QUESENBERRY, L.S. #1270
521 SOUTH MAIN STREET
HILLSVILLE, VIRGINIA 24343
PHONE & FAX 276/728-7471 - EMAIL: queseberrylj@comcast.net

THE APPROVED ONSITE SEWAGE SYSTEM SITES ARE NOT SHOWN ON THIS PLAT.
SEE JOB #3564G, ON FILE IN THE
CARROLL COUNTY HEALTH DEPARTMENT.

SHEET 1 OF 3 REVISED: 3/5/2012 JOB #3564G
FOR EASEMENT TO WELL

45.006 Acres

Seven Springs Parkway

West Pheasant Chase

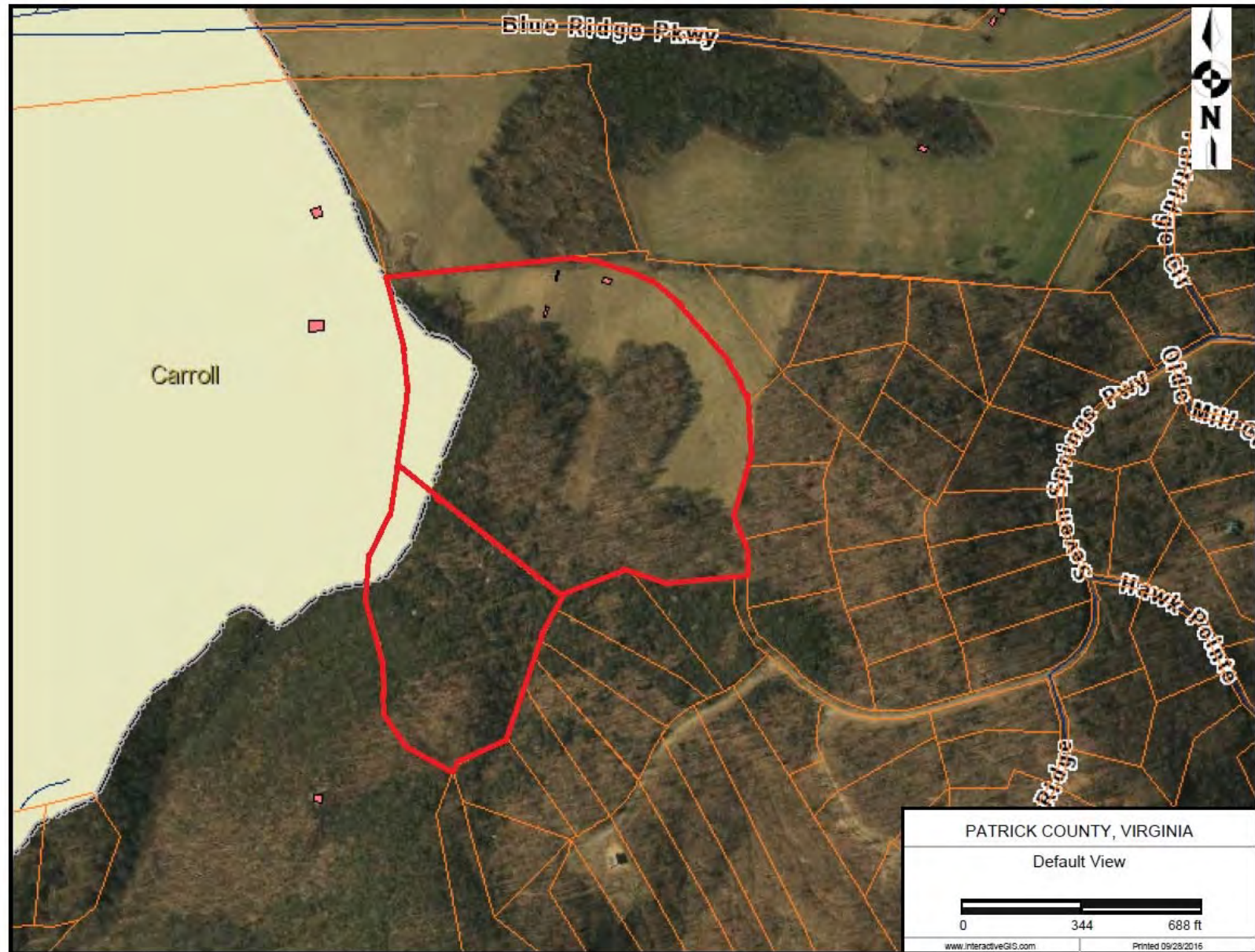
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 250 500 1,000 Feet

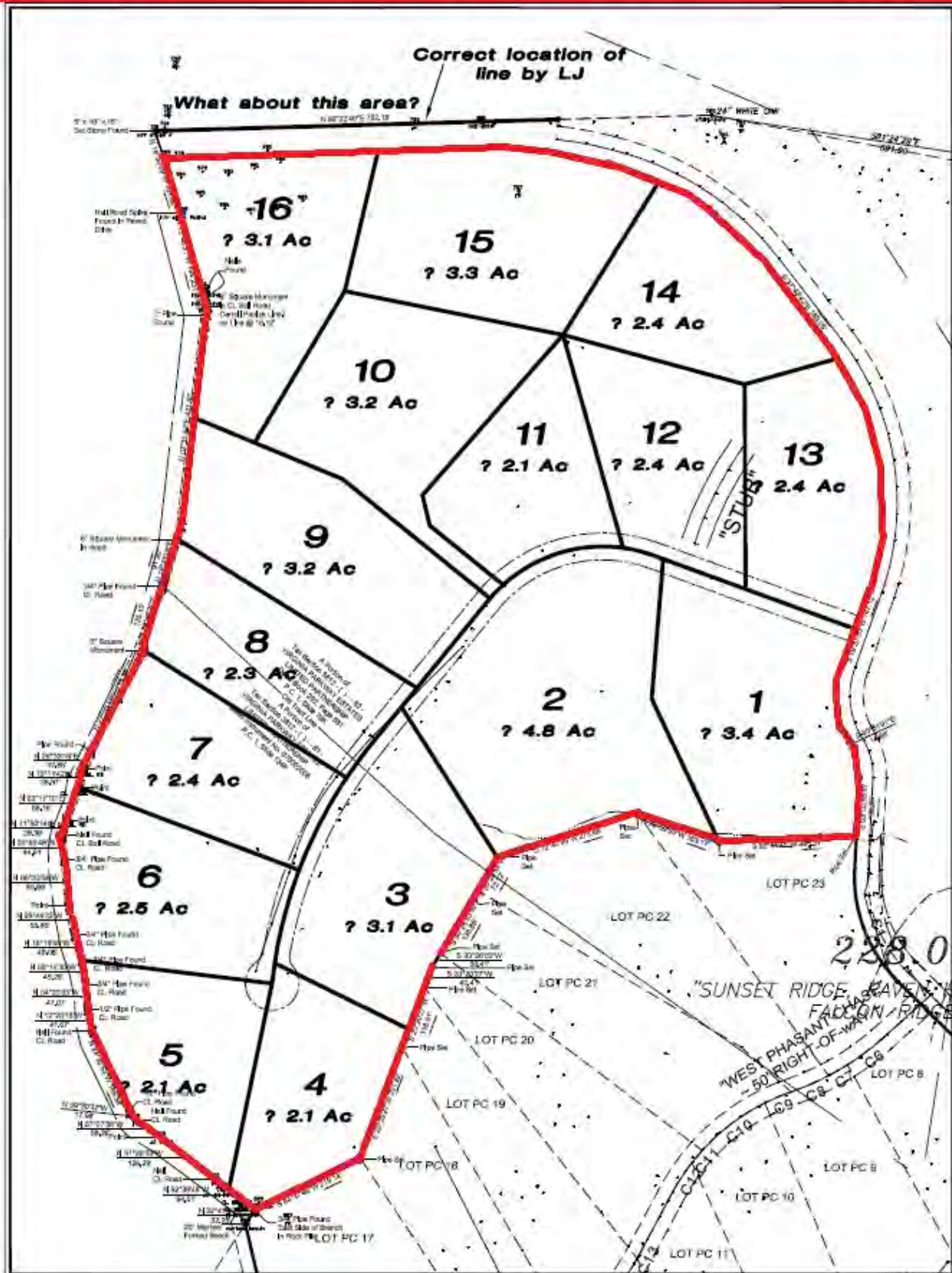
Raven Hills



Raven Hills County GIS Map - Two Tracts - 45.006 AC



Raven Hills - Preliminary Division
Never Recorded or Finalized - 45.006 AC



CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of November 4th, 2016, between [Virginia Parkway Estates Limited Partnership and/or Allen S. Pesmen Trust] owner of record of the Property sold herein (hereinafter referred to as the "Seller"), and

(hereinafter referred to as the "Purchaser", whether one or more). The Purchaser was the successful bidder at a public auction of the Property held on this date and this Contract restates the terms of sale announced prior to the auction sale.

1. **Real Property.** Purchaser agrees to buy and Seller agrees to sell the land and all improvements thereon and appurtenances thereto which has a recorded access easement to a public street (hereinafter referred to as the "Property"), located in the County of [Patrick and/or Carroll], Virginia, and described as:

LEGAL DESCRIPTION OF THE SEVEN SPRINGS DEVELOPMENT THAT APPLIES or DOE RUN BUILDING LOTS LEGAL DESCRIPTION. *REFER TO PROPERTY DESCRIPTIONS IN BIDDER PACKET

2. **Personal Property:** The following items of personal property, which are free of all liens and encumbrances, are included in this sale "As-Is": NO PERSONAL PROPERTY

3. **Purchase Price:** The purchase price of the Property is equal to the auction bid price which is as follows:

(hereinafter referred to as the "Purchase Price"), which shall be paid to the Settlement Agent (designated below) at settlement ("Settlement") by certified or cashier's check, or wired funds, subject to the prorations described herein.

4. **Deposit.** Purchaser has made a deposit with Seller [or Seller's Broker or the Settlement Agent on behalf of Seller], of

(hereinafter referred to as the "Deposit"). The Deposit shall be held by the Seller [or Seller's Broker or the Settlement Agent on behalf of Seller], pursuant to the terms of this Contract, until Settlement and then applied to the Purchase Price, unless forfeited in accordance with the terms of Section 7(a) below.

Sellers' Initials _____

Purchasers' Initials _____

5. **Settlement Agent and Possession.** Settlement shall be made at A location mutually agreed upon by Purchaser and Seller on or before **December 6th, 2016** ("Settlement Date"). Time is of the essence. Possession shall be given at Settlement.

6. This is a cash sale and not contingent upon any matter, including Buyer's obtaining financing, performing any due diligence or investigation of the Property or Seller's deliveries, except as set forth herein.

7. **Required Disclosures.**

- (a) **Property Owners' Association Disclosure.** Seller represents that the Property is located within a development that is subject to the Virginia Property Owners' Association Act ("Act") (Virginia Code § 55-508 through § 55-516). If the Property is within such a development, the Act requires Seller to obtain an association disclosure packet from the property owners' association and provide it to Purchaser.
- (b) **Purchaser acknowledges that Purchaser has received and reviewed the association disclosure packet. Purchaser accepts the disclosure as it is written, therefore Purchaser hereby waives its cancellation rights set forth in the paragraph immediately below . _____ initial**

The information contained in the association disclosure packet shall be current as of a specified date which shall be within 30 days of the date of acceptance of the Contract by the Seller. Purchaser may cancel this Contract: (i) within 3 days after the date of the Contract, if on or before the date that Purchaser signs the Contract, Purchaser receives the association disclosure packet or is notified that the association disclosure packet will not be available; (ii) within 3 days after hand-delivered receipt of the association disclosure packet or notice that the association disclosure packet will not be available; or (iii) within 6 days after the post-marked date, if the association disclosure packet or notice that the association disclosure packet will not be available is sent to Purchaser via the United States mail. Purchaser may also cancel the Contract, without penalty, at any time prior to Settlement if Purchaser has not been notified that the association disclosure packet will not be available and the association disclosure packet is not delivered to Purchaser. Purchaser's notice of cancellation shall be either hand-delivered or sent via United States mail, return receipt requested, to Seller. Purchaser's cancellation pursuant to this subsection shall be without penalty. This Contract shall become void upon cancellation and the Deposit shall be refunded in full to Purchaser upon Purchaser's notice of cancellation. Any rights of Purchaser to cancel the Contract provided by the Act are waived conclusively if not exercised prior to Settlement.

(c) **Virginia Condominium Act.** Pursuant to Virginia Code § 55-79.97, Seller represents that the Property is not a condominium unit. If the Property is a condominium unit, this Contract is subject to the Virginia Condominium Act that requires Seller to furnish Purchaser with certain financial and other disclosures prior to entering into a binding

Sellers' Initials _____

Purchasers' Initials _____

contract. If the required disclosures are unavailable on the date of ratification, Seller shall promptly request them from the unit condominium owners' association and provide them to Purchaser who shall acknowledge receipt in writing upon delivery. If Purchaser fails to receive the disclosures within 15 days after the date of ratification of this Contract or the disclosures are found unacceptable to Purchaser, Purchaser may void this Contract by delivering notice to the Broker within 3 days after the disclosures are received or due (if not received) and Purchaser's Deposit shall be returned promptly.

(d) **Mechanics' and Materialmen's Liens.**

NOTICE

Virginia law (Virginia Code § 43-1 *et seq.*) permits persons who have performed labor or furnished materials for the construction, removal, repair or improvement of any building or structure to file a lien against the Property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than the earlier of (i) 90 days from the last day of the month in which the lienor last performed work or furnished materials or (ii) 90 days from the time the construction, removal, repair or improvement is terminated.

A LIEN FOR WORK PERFORMED PRIOR TO SETTLEMENT DATE MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.

(e) **Notice of Principal Residence.** Purchaser does ____ or does not ____ intend to occupy the Property as Purchaser's principal residence.

(f) **Title Insurance Notification.** Purchaser may wish at Purchaser's expense to purchase owner's title insurance. Depending on the particular circumstances of the transaction, such insurance could include affirmative coverage against possible mechanics' and materialmen's liens for labor and materials performed prior to Settlement and which, though not recorded at the time of recordation of Purchaser's deed, could be subsequently recorded and would adversely affect Purchaser's title to the Property. The coverage afforded by such title insurance would be governed by the terms and conditions thereof, and the premium for obtaining such title insurance coverage will be determined by its coverage.

(g) **Choice of Settlement Agent.** Virginia's Consumer Real Estate Settlement Protection Act provides that the purchaser or borrower has the right to select the settlement agent to handle the closing of this transaction. The settlement agent's role in closing this transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the contract between the parties. If part of the purchase price is financed, the lender for the purchaser will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is

Sellers' Initials _____

Purchasers' Initials _____

engaged in the private practice of law in Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party.

Variation by agreement: The provisions of the Consumer Real Estate Settlement Protection Act may not be varied by agreement, and rights conferred by this chapter may not be waived. The Seller may not require the use of a particular settlement agent as a condition of the sale of the property.

Escrow, closing and settlement service guidelines: The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, the purchaser or borrower is entitled to receive a copy of these guidelines from your settlement agent, upon request, in accordance with the provisions of the Consumer Real Estate Settlement Protection Act.

8. **Standard Provisions.**

(a) **Deposit.** If Purchaser fails to complete Settlement on or before the Settlement Date, time being of the essence, the Deposit shall be forfeited to the Seller. Such forfeiture shall not limit any liability of the defaulting Purchaser or any rights or remedies of the Seller with respect to any such default, and the defaulting Purchaser shall be liable for all costs of re-sale of the Property (including attorney's fees of Seller), plus any amount by which the ultimate sale price for the Property is less than the defaulting purchaser's bid. After any such default and forfeiture, the Property may, at the discretion of the Seller, be conveyed to the next highest bidder of the Property whose bid was acceptable to the Seller. In the event the Seller does not execute a deed of conveyance for any reason, other than the failure of Purchaser to fulfill its obligations under this Contract, including payment in full of the Purchase Price, the Purchaser shall be refunded the Deposit as its sole remedy. Immediately upon delivery of the deed for the Property by the Seller, all duties, liabilities, and obligations of the Seller, if any, to the Purchaser with respect to the Property shall be extinguished.

(b) **Expenses and Prorations.** Seller agrees to pay the costs of preparing the deed, certificates for non-foreign status and state residency and the applicable IRS Form 1099, and the recordation tax applicable to grantors. Except as otherwise agreed herein, all other expenses incurred by Purchaser in connection with the Contract and the transaction set forth therein, including, without limitation, title examination costs, insurance premiums, survey costs, recording costs, loan document preparation costs and fees of Purchaser's attorney, shall be borne by Purchaser. All real estate taxes and assessments shall be prorated as of Settlement.

(c) **Title.** At Settlement, Seller shall convey to Purchaser good and marketable fee simple title to the Property by **Deed of General Warranty**, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record which do not affect the use of the Property for residential purposes or render the title unmarketable. If a defect is found which

Sellers' Initials _____

Purchasers' Initials _____

can be remedied by legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

(d) **Land Use Assessment.** In the event the Property is taxed under land use assessment and this sale results in disqualification from land use eligibility, Seller shall pay, when assessed, whether at or after Settlement, any rollback taxes assessed. If the Property continues to be eligible for land use assessment, Purchaser agrees to make application, at Purchaser's expense, for continuation under land use, and to pay any rollback taxes resulting from failure to file or to qualify.

(e) **Risk of Loss.** All risk of loss or damage to the Property by fire, windstorm, casualty or other cause, or taking by eminent domain, is assumed by Seller until Settlement. In the event of substantial loss or damage to the Property before Settlement, Purchaser shall have the option of either (i) terminating this Contract, or (ii) affirming this Contract.

(f) **Property Sold "As Is".** Purchaser agrees to accept the Property at Settlement in its present physical condition. No representations or warranties are made as to zoning, structural integrity, physical condition, environmental condition, construction, workmanship, materials, habitability, fitness for a particular purpose, or merchantability of all or any part of the Property or any other matters. Seller is under no obligation to provide any information or materials beyond what was made available to Purchaser prior to execution of this Contract or as required pursuant to this Contract.

(g) **Counterparts.** This Contract may be executed in one or more counterparts, with each such counterpart to be deemed an original. All such counterparts shall constitute a single agreement binding on all the parties hereto as if all had signed a single document. It is not necessary that all parties sign all or any one of the counterparts, but each party must sign at least one counterpart for this Contract to be effective.

(h) **Assignability.** This Contract may not be assigned by either Seller or Purchaser without the written consent of the other.

(i) **Miscellaneous.** The parties to this Contract agree that it shall be binding upon them, and their respective personal representatives, successors and assigns, and that its provisions shall not survive Settlement and shall be merged into the deed delivered at Settlement. This Contract contains the final agreement between the parties hereto, and they shall not be bound by any terms, conditions, oral statements, warranties or representations not herein contained. This Contract shall be construed under the laws of the Commonwealth of Virginia.

Sellers' Initials _____

Purchasers' Initials _____

IN WITNESS WHEREOF, the Purchaser and the Seller have duly executed this Contract as of the day and year first above written.

Virginia Parkway Estates Limited Partnership

By: VPE, Inc, its General Partner

By: _____

(Seller)

(Date)

and/or

Allen S. Pesmen Trust (Seller) (Date)

(Purchaser) (Date)

(Purchaser) (Date)