

## Temporary Construction and Site Easement

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 2020  
by **Willowsford Homeowners Association, Inc., Willowsford Conservancy and Timber Ridge at Hartland, LLC**, (hereinafter called "Grantor"), and **Dominion Energy Transmission, Inc.**, a Delaware Corporation, with its principle place of business at 925 White Oaks Boulevard, Bridgeport, West Virginia 26330, its successors and assigns (hereinafter called "Grantee").

WHEREAS, the Grantor is the owner of certain real property situate in Blue Ridge Election District, Loudoun County, Virginia, being further described as Parcel Identification Numbers (PIN's):

- 284-46-5606 (The Grant at Willowsford - Everfield Drive Subdivision)
- 284-48-3572 (The Grant at Willowsford - Section 5B)
- 283-39-2706 (The Grant at Willowsford - Section 5A, Parcel A1)
- 284-49-8728 (The Grant at Willowsford - Section 6A, Parcel C)
- 284-20-3140 (The Grant at Willowsford - Section 6B, Parcel D)
- 284-20-9072 (The Grant at Willowsford - Section 4B, Parcel A)
- 244-36-8224 (Timber Ridge at Hartland – Rouse Properties)
  - Hartland North, Parcel 3
  - Hartland South, Parcel 4
  - Large Lot off Fleetwood Rd

WHEREAS, the Grantee must replace a section of its natural gas pipeline #TL-465, and,

WHEREAS, the Grantee desires to utilize portions of parcels 284-49-8728, 284-48-3572 and 244-36-8224 as Temporary Extra Workspace (TEW) during construction of the said pipeline, and,

WHEREAS, the Grantee further desires to use a contiguous strip of land twenty-five feet (25') wide and running parallel with Grantee's existing easement on portions of parcels 284-20-9072, 284-20-3140, 284-49-8728, 283-39-2706, 284-48-3572 and 284-46-5606 as a Temporary Construction Easement (TCE) area during construction of the said pipeline.

NOW THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant unto Grantee the exclusive right to utilize said TEW and TCE through and across the above described parcels for the sole purpose of enabling Grantee to construct and replace its natural gas pipeline known as TL-465, together with the right of ingress and egress to and from the same. The Limits of Disturbance (LOD) of which are as follows:

TEW -	6.69 acres
TCE -	2.85 acres
Ingress and Egress -	3.52 acres

WHEREAS, the TEW and TCE herein conveyed together with the above stated ingress and egress are further described in Exhibit "A" attached hereto and made a part hereof, and,

WHEREAS, the TEW and TCE herein conveyed together with the above stated ingress and egress to and from the same shall become null and void upon completion of the pipeline construction and site restoration, and,

WHEREAS, Grantor and Grantee are entering into this agreement on \_\_\_\_\_, 2020 with an effective date of July 1, 2020. The term of this Temporary Construction and Site Easement shall be for a period of five (5) months, beginning on the 1<sup>st</sup> day of July 2020 and from month to month thereafter until completion of the pipeline construction and site restoration, subject to the right of Grantee to terminate it upon thirty (30) days written notice.

WHEREAS, Grantee agrees to pay to Grantor Five Hundred Dollars (\$500.00) per acre per month, with an advance payment of Thirty Two Thousand Six Hundred Fifty Dollars (\$32,650.00) as consideration for the first five (5) months, July 1, 2020 through November 30, 2020, for said Temporary Construction and Site Easement, which said payment may be made to Grantor at \_\_\_\_\_.

In the event Grantee, its successors or assigns, does not utilize said lands under the terms hereof or does not make such payment of Thirty Two Thousand Six Hundred Fifty Dollars (\$32,650.00) for said Temporary Construction and Site Easement by July 1, 2020, then said Temporary Construction and Site Easement hereby granted shall terminate.

Grantee shall, at its own expense and in consultation with the Grantor, restore all grades and contours in the permanent and/or temporary construction areas to as good as or better than their original condition, repair any improvements damaged during the construction, and promote adequate drainage of the entire construction area.

Grantee shall, at its own expense and in consultation with the Grantor, restore all vegetation within the entire permanent and/or temporary construction area to Grantor's satisfaction and in accordance with the seed mix design shown on Exhibit "B" attached hereto and made a part hereof.

Notwithstanding anything contained herein, the terms and conditions of this agreement shall be subject to any federal, state and local regulations.

WITNESS the following signatures and seals.

WITNESS:



\_\_\_\_\_

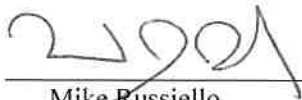
\_\_\_\_\_

WITNESS:

\_\_\_\_\_

GRANTOR:

**WILLOWSFORD HOMEOWNERS  
ASSOCIATION, INC.**

By:   
Mike Russiello  
President of the Board of Directors

**WILLOWSFORD CONSERVANCY**

By: \_\_\_\_\_  
Mark Trostle  
President of the Board of Trustees

**TIMBER RIDGE AT HARTLAND, LLC**

By: \_\_\_\_\_  
Mark Trostle  
President of the Board of Directors

GRANTEE:

**DOMINION ENERGY TRANSMISSION, INC.**

By: \_\_\_\_\_  
Teresa A. Klein  
Eastern Area Director

*Acknowledgement pages to follow*

COMMONWEALTH OF VIRGINIA

COUNTY OF Loudoun

On this, the 15<sup>th</sup> day of May, 2020, before me, a Notary Public, the undersigned officer, personally appeared \_\_\_\_\_, who acknowledged himself to be the President of the Board of Directors of the Willowsford Homeowners Association, Inc., and that he as such President of said corporation, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Alexandra Marian Olney*  
Notary Signature

My commission expires:

03/31/22

Notary Registration Number:

7763323



COMMONWEALTH OF VIRGINIA

COUNTY OF \_\_\_\_\_

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a Notary Public, the undersigned officer, personally appeared \_\_\_\_\_, who acknowledged himself to be the President of the Board of Trustees of the Willowsford Conservancy and the President of the Board of Directors of Timber Ridge at Hartland, LLC., and that he as such President of said trust and corporation, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the trust and corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

\_\_\_\_\_

Notary Signature

My commission expires:

\_\_\_\_\_

Notary Registration Number:

\_\_\_\_\_

COMMONWEALTH OF VIRGINIA

COUNTY OF \_\_\_\_\_

On this, the \_\_\_\_ day of \_\_\_\_\_, 2020, before me, the undersigned officer, personally appeared Teresa A. Klein, who acknowledged herself to be the Eastern Area Director of Transmissions Operations of Dominion Energy Transmission, Inc., and that she as such Eastern Area Director of Transmissions Operations of said corporation, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as Eastern Area Director of Transmissions Operations.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Signature

My commission expires:

\_\_\_\_\_


Notary Registration Number:

\_\_\_\_\_








**EXHIBIT "A"**  
**TO TEMPORARY**  
**CONSTRUCTION EASEMENT**

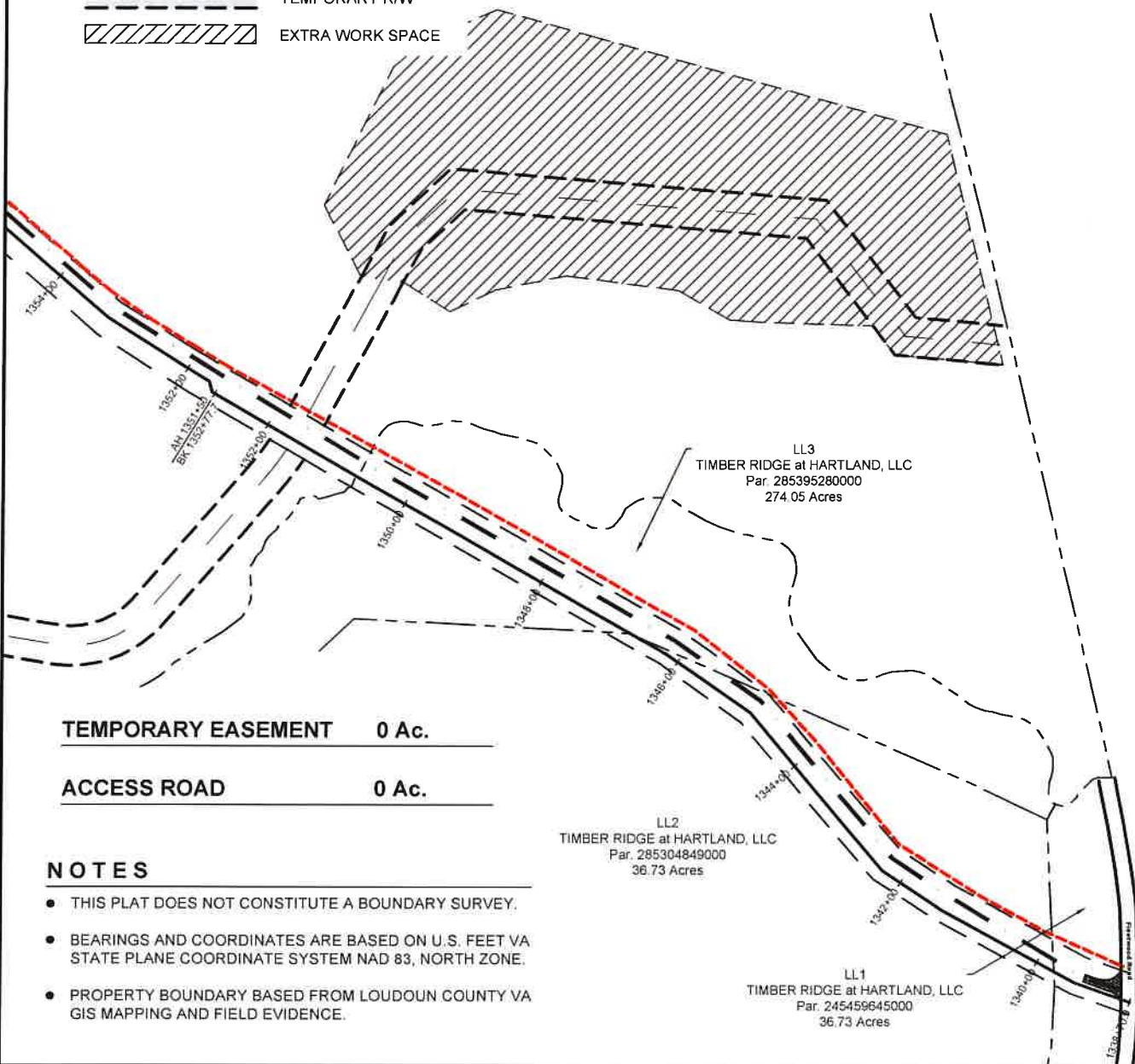
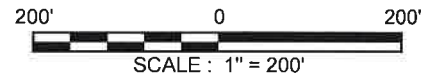
<b>L.L. 1, L.L. 2 &amp; L.L. 3</b>	<b>L.L. 4 &amp; L.L. 5</b>	<b>L.L. 6</b>	<b>L.L. 7</b>
<b>L.L. 8 &amp; L.L. 9</b>	<b>L.L. 10 &amp; L.L. 11</b>	<b>L.L. 12</b>	

The pages which follow this Title Page to EXHIBIT "A" are numbered as shown in the table above, which illustrates the placement of these pages to form a complete copy of EXHIBIT "A."

SCALE	AS SHOWN	DATE	 <b>Dominion Energy Transmission, Inc.</b> 925 White Oaks Blvd., Bridgeport, WV 26330 (681) 842-3000			
DRAWN	ALC	3/30/20	FOR: <b>TL-465 REPLACEMENT</b>			
CHECKED	JNJ	3/30/20	TITLE: <b>L.L.1, L.L.2, &amp; L.L.3 TIMBER RIDGE AT HARTLAND LLC</b>			
APP. FOR BID			DIR: <b>20200107/Drafting/RW Plats</b>	GROUP	DWG. NO.	REV. <b>B</b>
APP. FOR CONST.			FILE:	PRJ/TSK:		
TOWN:	<b>BLUE RIDGE</b>	CNTY: <b>LOUDON, VA</b>				

**LEGEND**

-  TL-465 PIPELINE
-  TL-465 PIPELINE REPLACEMENT
-  TL-522 PIPELINE
-  ACCESS ROAD
-  PERMANENT R/W
-  TEMPORARY R/W
-  EXTRA WORK SPACE



**TEMPORARY EASEMENT**      **0 Ac.**

**ACCESS ROAD**                **0 Ac.**

**NOTES**

- THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- BEARINGS AND COORDINATES ARE BASED ON U.S. FEET VA STATE PLANE COORDINATE SYSTEM NAD 83, NORTH ZONE.
- PROPERTY BOUNDARY BASED FROM LOUDOUN COUNTY VA GIS MAPPING AND FIELD EVIDENCE.

LL3  
TIMBER RIDGE at HARTLAND, LLC  
Par. 285395280000  
274.05 Acres

LL2  
TIMBER RIDGE at HARTLAND, LLC  
Par. 285304849000  
36.73 Acres

LL1  
TIMBER RIDGE at HARTLAND, LLC  
Par. 245459645000  
36.73 Acres

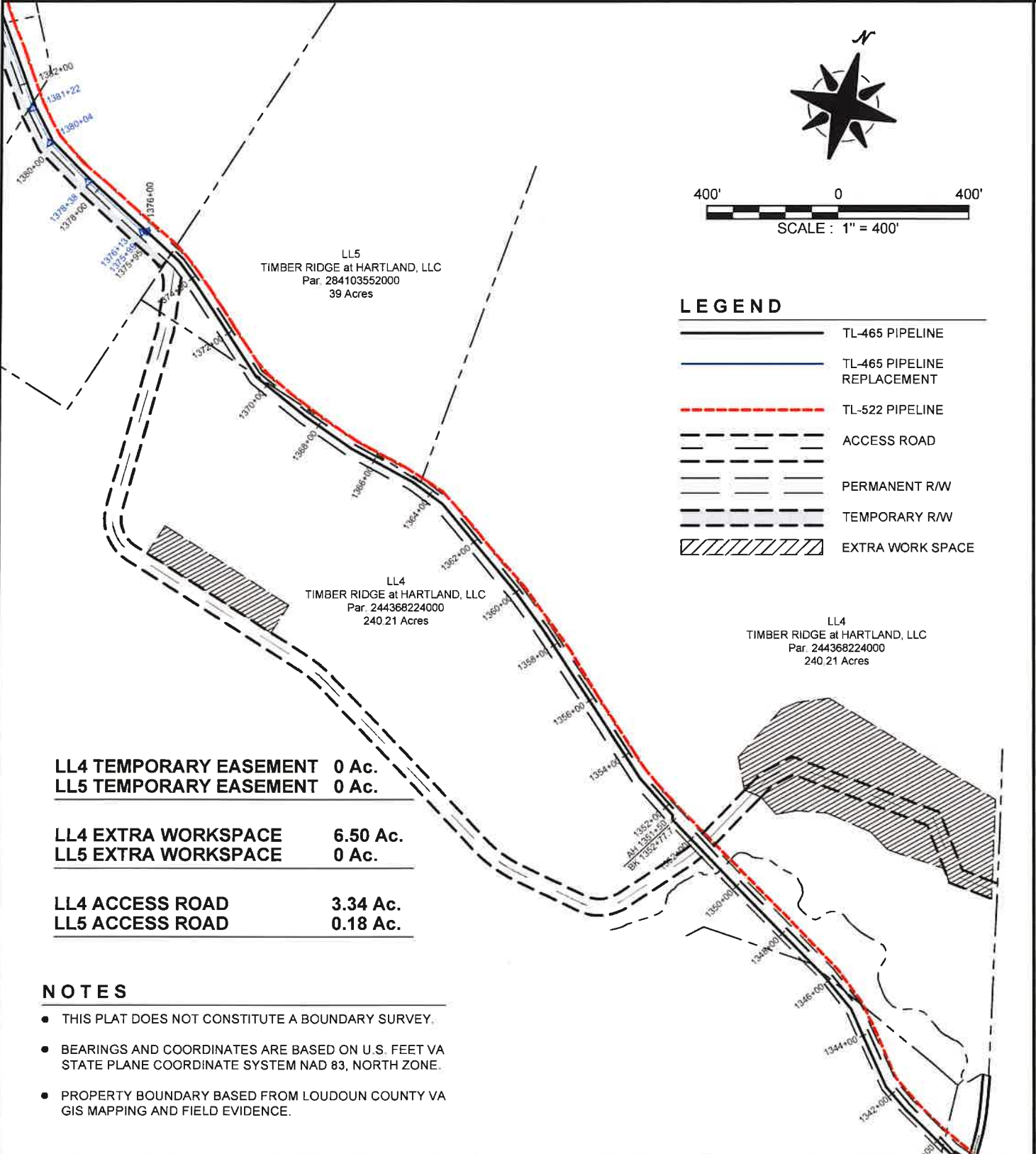


SCALE	AS SHOWN	DATE
DRAWN	ALC	3/30/20
CHECKED	JNJ	3/30/20
APP. FOR BID		
APP. FOR CONST.		
TOWN:	BLUE RIDGE	CNTY: LOUDON, VA



Dominion Energy Transmission, Inc.  
 925 White Oaks Blvd., Bridgeport, WV 26330  
 (681) 842-3000

FOR:	TL-465 REPLACEMENT		
TITLE:	L.L.4 & L.L.5 TIMBER RIDGE AT HARTLAND LLC		
DIR:	20200107/Drafting/RW Plats	GROUP	DWG. NO.
FILE:	PRJ/TSK:		REV. B




**LEGEND**

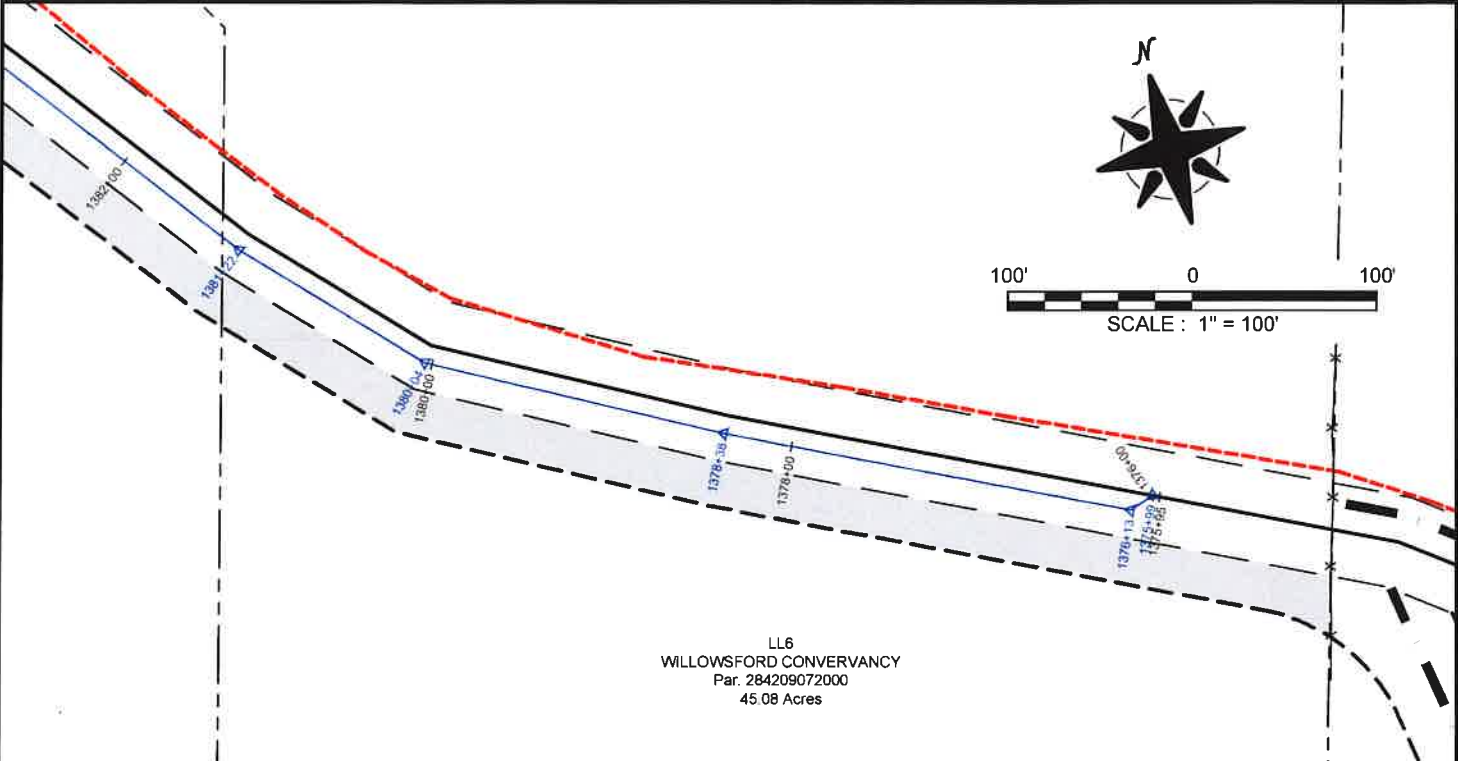
- TL-465 PIPELINE
- TL-465 PIPELINE REPLACEMENT
- TL-522 PIPELINE
- ACCESS ROAD
- PERMANENT R/W
- TEMPORARY R/W
- EXTRA WORK SPACE

LL4 TEMPORARY EASEMENT	0 Ac.
LL5 TEMPORARY EASEMENT	0 Ac.
LL4 EXTRA WORKSPACE	6.50 Ac.
LL5 EXTRA WORKSPACE	0 Ac.
LL4 ACCESS ROAD	3.34 Ac.
LL5 ACCESS ROAD	0.18 Ac.

**NOTES**

- THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- BEARINGS AND COORDINATES ARE BASED ON U.S. FEET VA STATE PLANE COORDINATE SYSTEM NAD 83, NORTH ZONE.
- PROPERTY BOUNDARY BASED FROM LOUDOUN COUNTY VA GIS MAPPING AND FIELD EVIDENCE.

SCALE	AS SHOWN	DATE	 <b>Dominion Energy</b> Transmission, Inc. 925 White Oaks Blvd., Bridgeport, WV 26330 (681) 842-3000			
DRAWN	ALC	3/30/20	FOR: <b>TL-465 REPLACEMENT</b>			
CHECKED	JNJ	3/30/20	TITLE: <b>L.L.6 WILLOWSFORD CONSERVANCY</b>			
APP. FOR BID			DIR: <b>20200107/Drafting/RW Plats</b>	GROUP	DWG. NO.	REV. <b>B</b>
APP. FOR CONST.			FILE:	PRJ/TSK:		
TOWN:	<b>BLUE RIDGE</b>	CNTY: <b>LOUDON, VA</b>				




L.L. 6		633 Feet	
1375+99 to 1376+13	S 72°13'41" W	14.3'	
1376+13 to 1378+38	N 63°18'47" W	224.9'	
1378+38 to 1380+04	N 60°41'17" W	166.2'	
1380+04 to 1381+22	N 42°51'03" W	117.6'	
1381+22 to 1381+33	N 36°29'04" W	10.9'	

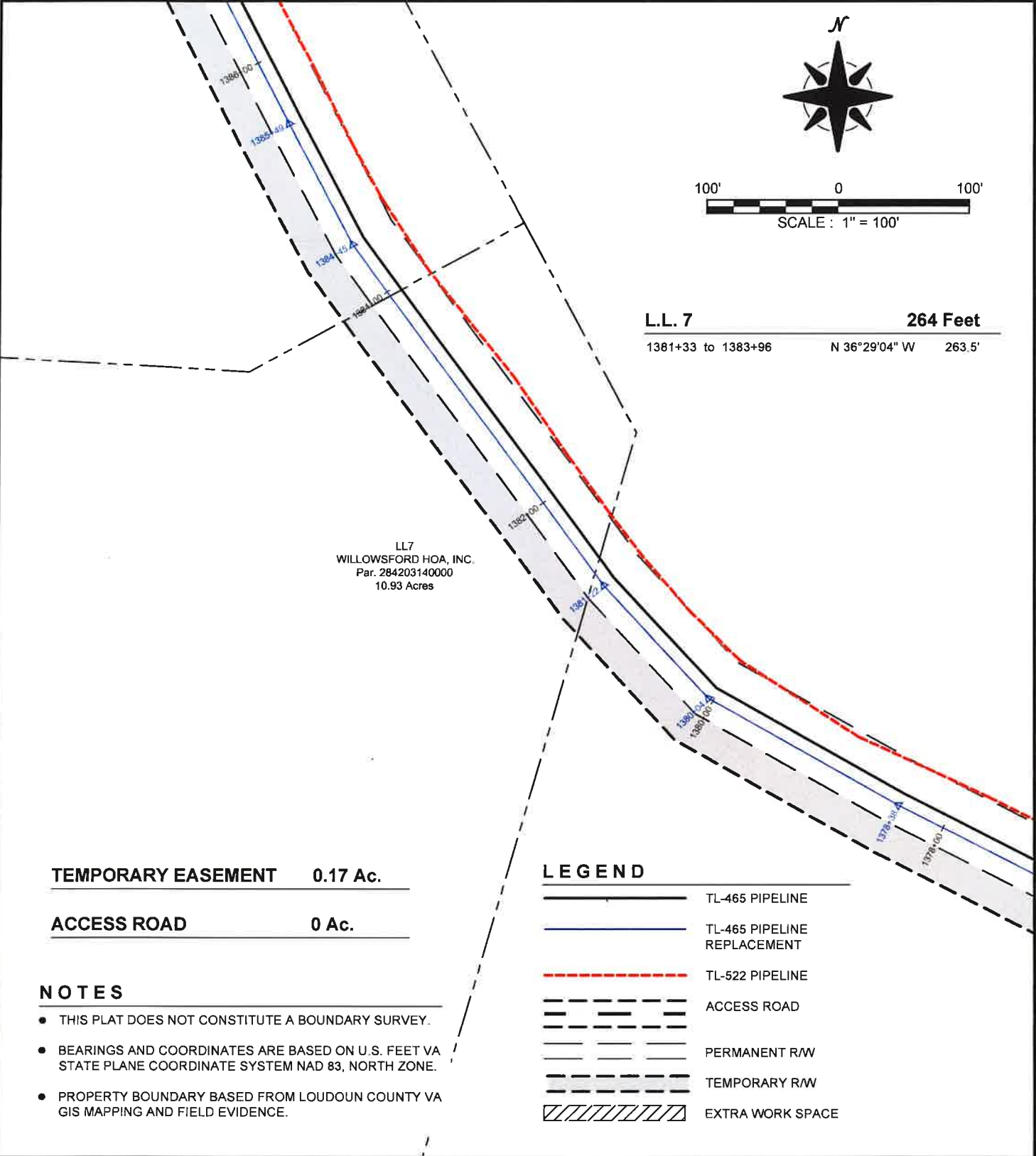
**TEMPORARY EASEMENT 0.36 Ac.**

LEGEND	
	TL-465 PIPELINE
	TL-465 PIPELINE REPLACEMENT
	TL-522 PIPELINE
	ACCESS ROAD
	PERMANENT R/W
	TEMPORARY R/W
	EXTRA WORK SPACE

**NOTES**

- THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- BEARINGS AND COORDINATES ARE BASED ON U. S. FEET VA STATE PLANE COORDINATE SYSTEM NAD 83, NORTH ZONE.
- PROPERTY BOUNDARY BASED FROM LOUDOUN COUNTY VA GIS MAPPING AND FIELD EVIDENCE.

SCALE	AS SHOWN	DATE	 <b>Dominion Energy Transmission, Inc.</b> 925 White Oaks Blvd., Bridgeport, WV 26330 (681) 842-3000			
DRAWN	ALC	3/30/20	FOR: <b>TL-465 REPLACEMENT</b>			
CHECKED	JNJ	3/30/20	TITLE: <b>L.L.7 WILLOWSFORD HOA INC.</b>			
APP. FOR BID			DIR: <b>20200107/Drafting/RW Plats</b>	GROUP	DWG. NO.	REV. <b>A</b>
APP. FOR CONST.			FILE:	PRJ/TSK:		
TOWN:	<b>BLUE RIDGE</b>	CNTY: <b>LOUDON, VA</b>				










<b>TEMPORARY EASEMENT</b>	<b>0.17 Ac.</b>
<b>ACCESS ROAD</b>	<b>0 Ac.</b>

**NOTES**

- THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- BEARINGS AND COORDINATES ARE BASED ON U.S. FEET VA STATE PLANE COORDINATE SYSTEM NAD 83, NORTH ZONE.
- PROPERTY BOUNDARY BASED FROM LOUDOUN COUNTY VA GIS MAPPING AND FIELD EVIDENCE.

**LEGEND**

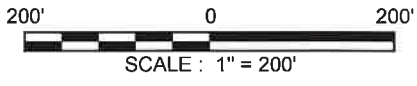
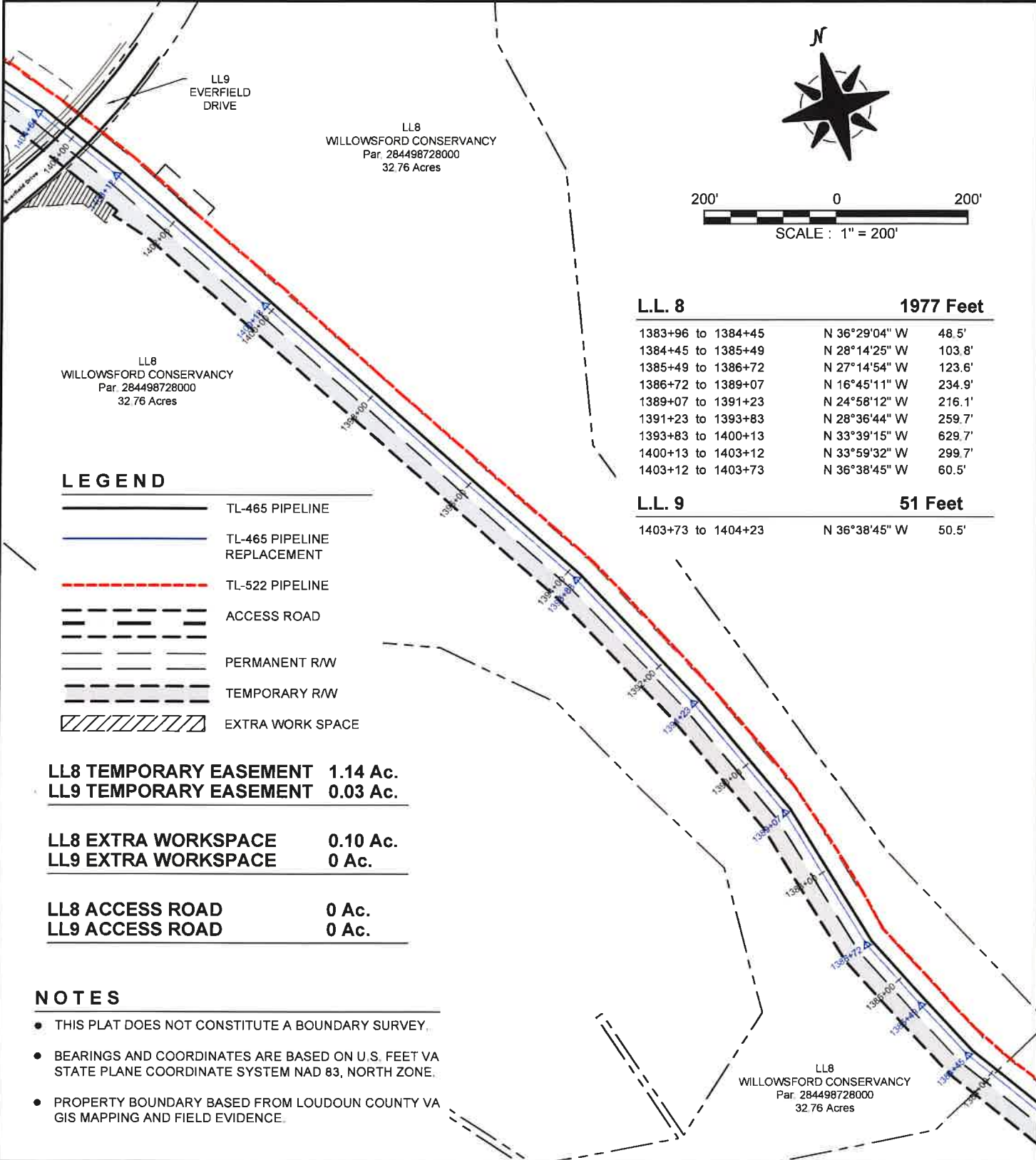
-  TL-465 PIPELINE
-  TL-465 PIPELINE REPLACEMENT
-  TL-522 PIPELINE
-  ACCESS ROAD
-  PERMANENT R/W
-  TEMPORARY R/W
-  EXTRA WORK SPACE

SCALE	AS SHOWN	DATE
DRAWN	ALC	3/30/20
CHECKED	JNJ	3/30/20
APP. FOR BID		
APP. FOR CONST.		
TOWN:	BLUE RIDGE	CNTY: LOUDON, VA



Dominion Energy Transmission, Inc.  
 925 White Oaks Blvd., Bridgeport, WV 26330  
 (811) 842-3000

FOR:	TL-465 REPLACEMENT		
TITLE:	L.L.8 & L.L.9 WILLOWSFORD CONSERVANCY AND EVERFIELD DRIVE		
DIR:	20200107/Drafting/RW Plats	GROUP	DWG. NO.
FILE:	PRJ/TSK:		REV. <b>B</b>



**L.L. 8 1977 Feet**

1383+96 to 1384+45	N 36°29'04" W	48.5'
1384+45 to 1385+49	N 28°14'25" W	103.8'
1385+49 to 1386+72	N 27°14'54" W	123.6'
1386+72 to 1389+07	N 16°45'11" W	234.9'
1389+07 to 1391+23	N 24°58'12" W	216.1'
1391+23 to 1393+83	N 28°36'44" W	259.7'
1393+83 to 1400+13	N 33°39'15" W	629.7'
1400+13 to 1403+12	N 33°59'32" W	299.7'
1403+12 to 1403+73	N 36°38'45" W	60.5'

**L.L. 9 51 Feet**

1403+73 to 1404+23	N 36°38'45" W	50.5'
--------------------	---------------	-------

**LEGEND**

- TL-465 PIPELINE
- TL-465 PIPELINE REPLACEMENT
- TL-522 PIPELINE
- ACCESS ROAD
- PERMANENT R/W
- TEMPORARY R/W
- EXTRA WORK SPACE

**LL8 TEMPORARY EASEMENT 1.14 Ac.**  
**LL9 TEMPORARY EASEMENT 0.03 Ac.**

**LL8 EXTRA WORKSPACE 0.10 Ac.**  
**LL9 EXTRA WORKSPACE 0 Ac.**

**LL8 ACCESS ROAD 0 Ac.**  
**LL9 ACCESS ROAD 0 Ac.**

**NOTES**

- THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- BEARINGS AND COORDINATES ARE BASED ON U.S. FEET VA STATE PLANE COORDINATE SYSTEM NAD 83, NORTH ZONE.
- PROPERTY BOUNDARY BASED FROM LOUDOUN COUNTY VA GIS MAPPING AND FIELD EVIDENCE.

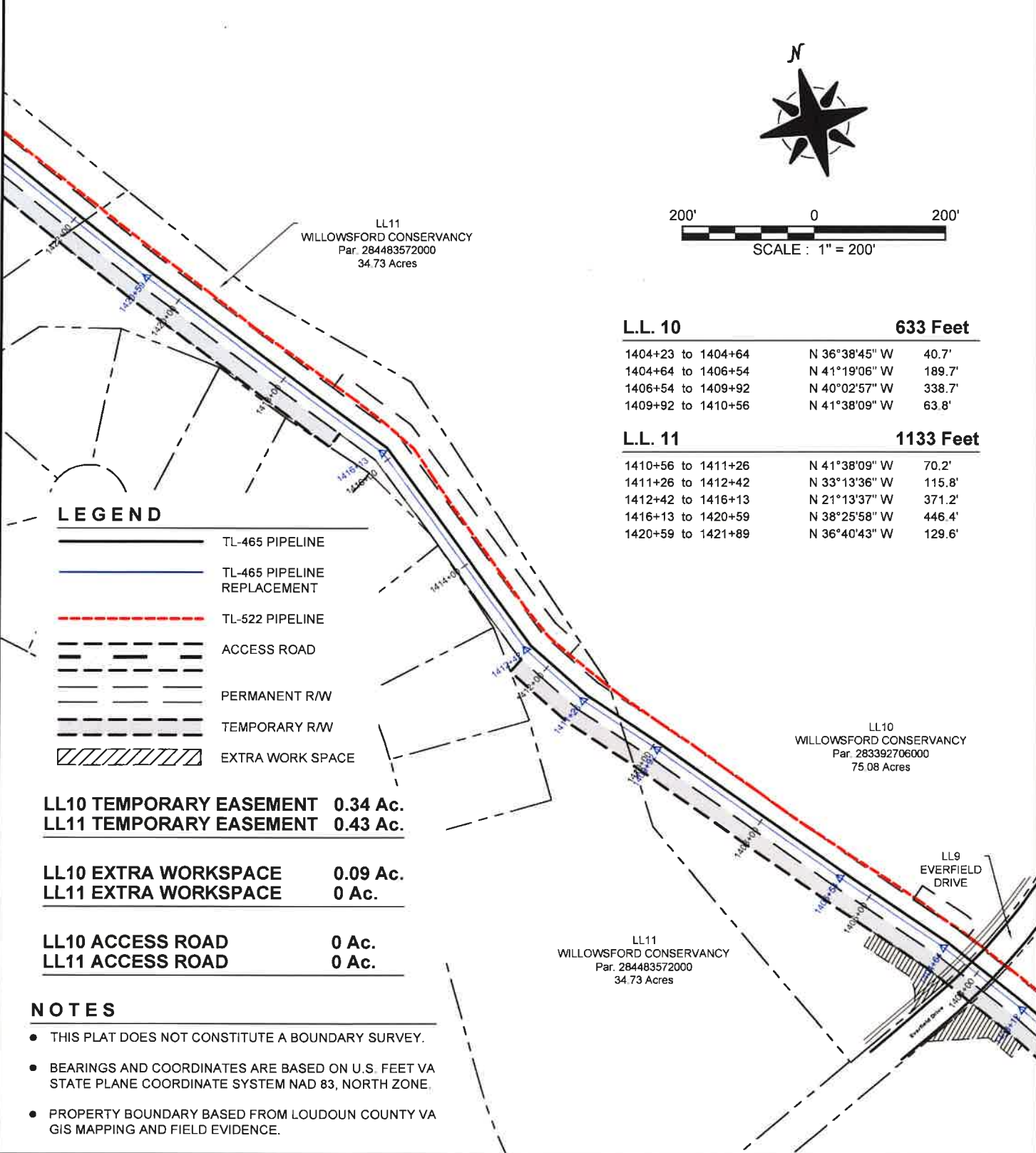
LL8  
 WILLOWSFORD CONSERVANCY  
 Par. 284498728000  
 32.76 Acres

SCALE	AS SHOWN	DATE
DRAWN	ALC	3/30/20
CHECKED	JNJ	3/30/20
APP. FOR BID		
APP. FOR CONST.		
TOWN:	BLUE RIDGE	CNTY: LOUDON, VA



Dominion Energy Transmission, Inc.  
925 White Oaks Blvd., Bridgeport, WV 26330  
(681) 842-3000

FOR:	TL-465 REPLACEMENT		
TITLE:	L.L.10 & L.L.11 WILLOWSFORD CONSERVANCY		
DIR:	20200107/Drafting/RW Plats	GROUP	DWG. NO.
FILE:	PRJ/TSK:		REV. B



L.L. 10		633 Feet
1404+23 to 1404+64	N 36°38'45" W	40.7'
1404+64 to 1406+54	N 41°19'06" W	189.7'
1406+54 to 1409+92	N 40°02'57" W	338.7'
1409+92 to 1410+56	N 41°38'09" W	63.8'

L.L. 11		1133 Feet
1410+56 to 1411+26	N 41°38'09" W	70.2'
1411+26 to 1412+42	N 33°13'36" W	115.8'
1412+42 to 1416+13	N 21°13'37" W	371.2'
1416+13 to 1420+59	N 38°25'58" W	446.4'
1420+59 to 1421+89	N 36°40'43" W	129.6'

**LEGEND**

- TL-465 PIPELINE
- TL-465 PIPELINE REPLACEMENT
- TL-522 PIPELINE
- ACCESS ROAD
- PERMANENT R/W
- TEMPORARY R/W
- EXTRA WORK SPACE


**LL10 TEMPORARY EASEMENT 0.34 Ac.**  
**LL11 TEMPORARY EASEMENT 0.43 Ac.**

**LL10 EXTRA WORKSPACE 0.09 Ac.**  
**LL11 EXTRA WORKSPACE 0 Ac.**

**LL10 ACCESS ROAD 0 Ac.**  
**LL11 ACCESS ROAD 0 Ac.**

**NOTES**

- THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- BEARINGS AND COORDINATES ARE BASED ON U.S. FEET VA STATE PLANE COORDINATE SYSTEM NAD 83, NORTH ZONE.
- PROPERTY BOUNDARY BASED FROM LOUDOUN COUNTY VA GIS MAPPING AND FIELD EVIDENCE.

SCALE	AS SHOWN	DATE	 <b>Dominion Energy</b> Dominion Energy Transmission, Inc. 925 White Oaks Blvd., Bridgeport, WV 26330 (681) 842-3000		
DRAWN	ALC	3/30/20			
CHECKED	JNJ	3/30/20	FOR: <b>TL-465 REPLACEMENT</b>		
APP. FOR BID			TITLE: <b>L.L.12</b>		
APP. FOR CONST.			<b>WILLOWSFORD CONSERVANCY</b>		
TOWN: <b>BLUE RIDGE</b>	CNTY: <b>LOUDON, VA</b>	DIR: <b>20200107/Drafting/RW Plats</b>	GROUP	DWG. NO.	REV. <b>A</b>
		FILE:	PRJ/TSK:		

