FORECLOSURE SALE OF VALUABLE REAL ESTATE AT PUBLIC AUCTION:

EIGHT (8) TRACTS TO BE SOLD TOGETHER, TOTALING OVER 548 ACRES IN ALL.

OWNER PAID OVER $12,000,000 FOR THESE PROPERTIES IN 2005:

Tax Map No. 57-7-1	**(PIN 461-35-7706) –**	**14.3 acres**
Tax Map No. 57-7-2	**(PIN 496-19-8936) –**	**96.7 acres**
Tax Map No. 57-7-2A	**(PIN 461-17-0995) –**	**155.5 acres**
Tax Map No. 57-7-3	**(PIN 462-45-9444) –**	**153.2 acres**
Tax Map No. 57-19	**(PIN 496-39-5950) –**	**17.2 acres**
Tax Map No. 56-40A	**(PIN 496-29-8841) –**	**8.8 acres**
Tax Map No. 56-40C	**(PIN 496-37-4806) –**	**3.0 acres**
Tax Map No. 56-45A	**(PIN 496-37-9822) –**	**100.6 acres**

SALE: TUESDAY, MARCH 26, 2013, AT 10:00 A.M.

SALE WILL BE HELD AT THE ENTRANCE TO THE PREMISES,
AT 20598 WATERMILL ROAD,
8 MILES SOUTH OF PURCELLVILLE,
LOUDOUN COUNTY, VIRGINIA

BROKER PARTICIPATION ENCOURAGED

INFORMATION, PLATS, AND OTHER INFORMATION,

CONTACT:

William E. Shmidheiser, III, Acting Substitute Trustee
Lenhart Obenshain P.C.
90 North Main Street, Suite 201
Harrisonburg, VA 22803
(540) 437-3137 (Shmidheiser)
(540) 437-3101 (FAX)
wes@lolawfirm.com

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FOR FORECLOSURE BROCHURE

- **Sale Ad: Terms of Sale**
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- **"Google Map" plat of the Property, showing outline of the Property in black**
- **Summary of the parcels by Tax Map Nos., acreage and tax assessed values**
- **Contract to be signed on day of sale at the sale**
- **Pictures of the Property**
- **Loudoun County Tax Assessment Sheets for each tract**
- **Recent Appraisal of Property**
- **Source Deeds**

SALE AD

[Text of sale ad for Loudoun Times Mirror]

FORECLOSURE SALE OF VALUABLE REAL ESTATE AT PUBLIC AUCTION:

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SALE: TUESDAY, MARCH 26, 2013, AT 10:00 A.M.

SALE WILL BE HELD AT THE ENTRANCE TO THE PREMISES, AT 20598 WATERMILL ROAD, 8 MILES SOUTH OF PURCELLVILLE, LOUDOUN COUNTY, VIRGINIA

In execution of a Credit Line Deed of Trust dated July 16, 2009, of record in the Clerk's Office of the Circuit Court of Loudoun County, Virginia as Instrument No. 20090717-00483556, and the holder of the Note secured by said Credit Line Deed of Trust having substituted the undersigned as Substitute Trustees by instrument of record in the aforesaid Clerk's Office, the undersigned Acting Substitute Trustees will offer the following parcels of land for sale at public auction:

Tax Map No. 57-7-1	(PIN 461-35-7706) –	14.3 acres
Tax Map No. 57-7-2	(PIN 496-19-8936) –	96.7 acres
Tax Map No. 57-7-2A	(PIN 461-17-0995) –	155.5 acres
Tax Map No. 57-7-3	(PIN 462-45-9444) –	153.2 acres
Tax Map No. 57-19	(PIN 496-39-5950) –	17.2 acres
Tax Map No. 56-40A	(PIN 496-29-8841) –	8.8 acres
Tax Map No. 56-40C	(PIN 496-37-4806) –	3.0 acres

TOGETHER WITH AND SUBJECT TO the ingress / egress easement described in Deed Book 647, at Page 254 and in Deed Book 673, at Page 708 and to that certain ingress / egress easement shown on that certain plat "Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" recorded in Deed Book 1949, at Page 2150, and shown on that certain plat entitled "Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" recorded in Deed Book 2214, at Page 660, among the aforesaid land records.

These 7 parcels are the same properties conveyed to DF Properties I, LLC, a Virginia limited liability company, by deed from Gable Family Limited Partnership, a Virginia limited partnership, dated and recorded May 27, 2005, as Instrument Number 20050527-0054460 in the aforesaid Clerk's Office.

Tax Map No. 56-45A (PIN 496-37-9822) – 100.6 acres

Containing 100.69121 acres, more or less, as shown on plat entitled "Plat Showing Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" as duly dedicated, platted and recorded in Deed Book 1949, at Page 2150, among the land records of Loudoun County, Virginia.

TOGETHER WITH AND SUBJECT TO the ingress / egress easement described in Deed Book 647, at Page 254 and in Deed Book 673, at Page 708 and to that certain ingress / egress easement shown on that certain plat "Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" recorded in Deed Book 1949, at Page 2150, and shown on that certain plat entitled "Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" recorded in Deed Book 2214, at Page 660, among the aforesaid land records.

This tract is the same property conveyed to DF Properties I, LLC, a Virginia limited liability company, by deed from Jane G. Stockton and Heath P. B. Stockton, wife and husband, dated and recorded May 27, 2005, as Instrument Number 20050527-0054462 amongst the Clerk's Office of the Circuit Court of Loudoun County, Virginia.

The above 8 tracts of real estate will be sold all together for one price. The real estate will be offered for sale **AT THE ENTRANCE TO THE PREMISES, AT 20598 WATERMILL ROAD** on:

TUESDAY, MARCH 26, 2013, AT 10:00 A.M.

TERMS OF SALE: The terms are: Cash. A deposit of $100,000, in cash or cashier's check at the sale, with balance upon delivery of deed within 30 days of sale. Settlement shall be held within 30 days after the date of sale unless otherwise postponed at the sole

discretion of the Trustees. The sale is subject to the covenants, conditions, restrictions, rights of way, and easements, if any, contained in the deeds forming the chain of title to the property. The Property is sold **As Is**.

Time shall be of the essence with respect to settlement. The deposit shall be applied to the credit of successful bidder at settlement; or, in the event of failure to complete settlement within the time set forth after the date of sale, in accordance with the terms of sale, the deposit shall be forfeited and applied to the costs of sale, including Trustee's fee, and the property shall be resold at the cost and expense of the defaulting Purchaser. Current real estate property taxes will be prorated at closing; however, Purchaser will be responsible for any "Roll-Back Taxes."

FOR INFORMATION, PLATS, AND OTHER INFORMATION, CONTACT:

William E. Shmidheiser, III
Acting Substitute Trustee
Lenhart Obenshain P.C.
90 North Main Street, Suite 201
Harrisonburg, VA 22803
(540) 437-3137 (Shmidheiser)
(540) 437-3101 (FAX)
wes@lolawfirm.com

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SUMMARY OF PARCELS

DF Properties I, LLC:

Summary of Tax Map #s, Acreage, Tax-Assessed Values

Loudoun County Tax Map #	Acreage	Tax-Assessed Value: Land	Tax Assessed Value: Improvements	Total Tax-Assessed Value
57 – 7 – 1 PIN# 461-35-7706	14.38 acres	$ 215,700	- 0 -	$ 215,700
57 – 7 – 2 PIN# 496-19-8936	96.68 acres	$ 818,000	$ 6,900	$ 824,900
57 – 7 – 2A PIN# 461-17-0995	155.58 acres	$1,133,10 (Land Use Value: $228,840)	$ 109,300	$ 1,242,400
57 – 7 – 3 PIN# 462-45-9444	153.27 acres	$ 1,150,100	- 0 -	$ 1,150,100
57-19 PIN# 496-39-5950	17.28 acres	$ 292,400 (Land Use Vale: $228,840)	- 0 -	$ 292,400
56-40A PIN# 496-298-841	8.81 acres	$ 212,200	$ 380,400	$ 592,600
56-40C PIN# 496-37-4806	3.06 acres	$ 158,100	- 0 -	$ 158,100
56-45A PIN# 496-37-9822	100.69 acres	$ 995,900	- 0 -	$ 995,900
Totals	**549.75 acres**			**$ 5,472,100**

283 / 84 / 347805

CONTRACT

CONTRACT FOR PURCHASE OF PROPERTY AT FORECLOSURE SALE

Eight Tracts to be sold together, over 548 Acres in all
Located between Watermill Road and Glebe Road
8 miles south of Purcellville (Main Entrance is at 20598 Watermill Road)

Tax Map No. 57-7-1	**(PIN 461-35-7706) –**	**14.3 acres**
Tax Map No. 57-7-2	**(PIN 496-19-8936) –**	**96.7 acres**
Tax Map No. 57-7-2A	**(PIN 461-17-0995) –**	**155.5 acres**
Tax Map No. 57-7-3	**(PIN 462-45-9444) –**	**153.2 acres**
Tax Map No. 57-19	**(PIN 496-39-5950) –**	**17.2 acres**
Tax Map No. 56-40A	**(PIN 496-29-8841) –**	**8.8 acres**
Tax Map No. 56-40C	**(PIN 496-37-4806) –**	**3.0 acres**
Tax Map No. 56-45A	**(PIN 496-37-9822) –**	**100.6 acres**

THIS CONTRACT OF PURCHASE made and entered into this 26th day of March, 2013, by and between _____, Purchaser(s):

Name: _____

Address: _____

Phone # and Email: _____

Attorney / Title company to receive copies: _____

and WILLIAM E. SHMIDHEISER, III, Substitute Trustee.

WHEREAS, Purchaser was last and highest bidder at the public auction for the sale of the real estate known as:

Loudoun County Tax Map No. 57-7-2 (PIN 496-19-8936-000)

Parcel 8936-A, containing 96.67772 acres, more or less, as shown on plat entitled "Boundary Line Adjustment on the properties of Gable Family Limited Partnership," as duly dedicated, platted and recorded in Deed Book 1949, at Page 2150, among the land records of Loudoun County, Virginia.

Loudoun County Tax Map No. 56-40A (PIN 496-29-8841-000)

ALL THAT CERTAIN tract or parcel of land containing 8.808 acres, more or less, as shown on Plat by Ken W. Erickson, dated July 29, 1983 and recorded in Deed Book 828, at Page 1963 among the land records of Loudoun County, Virginia, and more particularly described as follows:

BEGINNING at a point in the line of Land at a corner to other land of Hottel as shown on said plat; Thence running with Land, North 67 degrees 22' 00" East 607.56 feet to a point; corner to other land of Hottel; Thence leaving Land and running with other land of Hottel South 10 degrees 23' 00" East 810.65 feet, North 79 degrees 31' 22" West 415.59 feet, South 11 degrees 36' 53" West 83.25 feet, North 66 degrees 41' 14" West 322.64 feet, North 25 degrees 42' 59" East 314.76 feet and North 37 degrees 33' 48" West 199.68 feet to the point of beginning, containing 8.808 acres of land, more or less.

TOGETHER WITH AND SUBJECT TO the non-exclusive right to use easement for ingress / egress as set forth in Deed Book 673, at Page 708 and in Deed Book 647, at Page 254, among the aforesaid land records.

AND BEING the same property conveyed to DF Properties I, LLC a Virginia limited liability company, by deed from Bradley J. Gable and Melinda D. Gable, husband and wife, dated and recorded from May 27, 2005 as Instrument Number 20050527-0054461 in the Clerk's Office of the Circuit Court of Loudoun County, Virginia.

Loudoun County Tax Map 57-7-2A (PIN 461-17-0995-000)

Parcel 0955-B, containing 155.58018 acres, more or less, as shown on plat entitled "Plat Showing Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" as duly dedicated, platted and recorded in Deed Book 2214, at Page 660, among the land records of Loudoun County, Virginia.

Loudoun County Tax Map 57-7-1 (PIN 461-35-7706-000)

Parcel 7706-B, containing 14.37747 acres, more or less, as shown on plat entitled "Plat Showing Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" as duly dedicated, platted and recorded in Deed Book 2214,

at Page 660, among the land records of Loudoun County, Virginia.

Loudoun County Tax Map 56-40C (PIN 496-37-4806-000)

Parcel 4806-A, containing 3.06243 acres, more or less, as shown on plat entitled "Plat Showing Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" as duly dedicated, platted and recorded in Deed Book 1949, at Page 2150, among the land records of Loudoun County, Virginia.

Loudoun County Tax Map 57-19 (PIN 496-39-5950-000)

Parcel 5950-A, containing 17.28310 acres, more or less, as shown on plat entitled "Plat Showing Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" as duly dedicated, platted and recorded in Deed Book 1949, at Page 2150, among the land records of Loudoun County, Virginia.

Loudoun County Tax Map 57-7-3 (PIN 462-45-9444-000)

Parcel 9444-A, containing 153.27453 acres, more or less, as shown on plat entitled "Plat Showing Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" as duly dedicated, platted and recorded in Deed Book 1949, at Page 2150, among the land records of Loudoun County, Virginia.

TOGETHER WITH AND SUBJECT TO the ingress / egress easement described in Deed Book 647, at Page 254 and in Deed Book 673, at Page 708 and to that certain ingress / egress easement shown on that certain plat "Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" recorded in Deed Book 1949, at Page 2150, and shown on that certain plat entitled "Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" recorded in Deed Book 2214, at Page 660, among the aforesaid land records.

AND BEING the same properties conveyed to DF Properties I, LLC, a Virginia limited liability company, by deed from Gable Family Limited Partnership, a Virginia limited partnership, dated and recorded May 27, 2005, as Instrument Number 20050527-0054460 in the aforesaid Clerk's Office.

Loudoun County Tax Map 56-45A (PIN 496-37-9822-000)

Parcel 9822-A, containing 100.69121 acres, more or less, as shown on plat entitled

"Plat Showing Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" as duly dedicated, platted and recorded in Deed Book 1949, at Page 2150, among the land records of Loudoun County, Virginia.

TOGETHER WITH AND SUBJECT TO the ingress / egress easement described in Deed Book 647, at Page 254 and in Deed Book 673, at Page 708 and to that certain ingress / egress easement shown on that certain plat "Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" recorded in Deed Book 1949, at Page 2150, and shown on that certain plat entitled "Boundary Line Adjustment On The Properties of Gable Family Limited Partnership" recorded in Deed Book 2214, at Page 660, among the aforesaid land records.

AND BEING the same property conveyed to DF Properties I, LLC, a Virginia limited liability company, by deed from Jane G. Stockton and Heath P. B. Stockton, wife and husband, dated and recorded May 27, 2005, as Instrument Number 20050527-0054462 amongst the Clerk's Office of the Circuit Court of Loudoun County, Virginia.

having made a last bid of $_____; and

WHEREAS, Purchaser did pay to William E. Shmidheiser, III, Substitute Trustee, as deposit the sum of $_____, the receipt of which is hereby acknowledged by the Substitute Trustee.

NOW, THEREFORE, in consideration of the premises, the parties do hereby agree as follows:

1. That Purchaser shall pay to William E. Shmidheiser, III, Substitute Trustee, the balance of the purchase price, by cash or certified or cashier's check, at settlement.

2. At settlement, William E. Shmidheiser, III, Substitute Trustee, shall deliver to Purchaser a deed with Special Warranty of Title conveying the property to Purchaser.

3. Settlement shall be held at the offices of Lenhart Obenshain, 90 North Main Street, Suite 201, Harrisonburg, Virginia, on or before 2:00 p.m. on April 26, 2013.

4. The property is sold "AS IS." Current real estate property taxes will be prorated at closing; however, Purchaser will be responsible for any "Roll-Back Taxes."

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 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 part to a real estate transaction, the purchaser or borrower is entitled to receive a copy of these guidelines from his settlement agent, upon request, in accordance with the provisions of the Consumer Real Estate Settlement Protection Act.

WITNESS the following signatures and seals.

_____
Purchaser

_____
Purchaser

_____
William E. Shmidheiser, III,
Substitute Trustee

WES/mh
283 / 84 / 347978.doc

APPRAISAL

LAND APPRAISAL SUMMARY REPORT

DF PROPERTIES I, LLC
File No.: CD08132012

SUBJECT

Property Address: 20598 WATERMILL RD City: PURCELLVILLE State: VA Zip Code: 20132
County: LOUDOUN Legal Description: SEE SUPPLEMENTAL ADDENDUM ON PAGE 3

Assessor's Parcel #: SEE SUPPLEMENTAL ADDENDUM ON PAGE 3 Tax Year: 2012 R.E. Taxes: $ 67,307 Special Assessments: $
Market Area Name: PURCELLVILLE Map Reference: Census Tract: 6108.00
Current Owner of Record: DF PROPERTIES I, LLC Borrower (if applicable): DF PROPERTIES I, LLC
Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe) HOA: $ ☐ per year ☐ per month
Are there any existing improvements to the property? ☐ No ☒ Yes If Yes, indicate current occupancy: ☐ Owner ☐ Tenant ☒ Vacant ☐ Not habitable
If Yes, give a brief description: THERE IS AN EXISTING SINGLE FAMILY DWELLING THAT IS IN FAIR CONDITION AND THERE ARE FARM BUILDINGS THAT ARE ALL IN POOR CONDITION THAT DO NO ADD VALUE TO THE LAND.

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: ESTABLISH MARKET VALUE FOR MORTGAGE LENDING PURPOSES

Intended User(s) (by name or type): MY CLIENT IS FARM CREDIT OF THE VIRGINIAS. NO OTHER CLIENTS WERE COMMUNICATED TO THE APPRAISAER AT THE TIME OF ENGAGEMENT.
Client: FARM CREDIT OF THE VIRGINIAS, LEESBURG Address: P.O. BOX 1396, LEESBURG, VA 20177
Appraiser: CANDICE M. DOWNES Address: P.O. BOX 676, WARRENTON, VA 20188

MARKET AREA/NEIGHBORHOOD DESCRIPTION

Characteristics				Predominant Occupancy	One-Unit Housing			Present Land Use		Change in Land Use
Location:	☐ Urban	☐ Suburban	☒ Rural		PRICE		AGE	One-Unit	60 %	☒ Not Likely
Built up:	☐ Over 75%	☒ 25-75%	☐ Under 25%	☒ Owner 100	$(000)		(yrs)	2-4 Unit	%	☐ Likely * ☐ In Process *
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☐ Tenant	100	Low	1	Multi-Unit	%	* To:
Property values:	☐ Increasing	☒ Stable	☐ Declining	☐ Vacant (0-5%)	1 MIL+	High	100+	Comm'l	%	
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply	☐ Vacant (>5%)	450-650	Pred	20-30	Open/Farm	40 %	
Marketing time:	☐ Under 3 Mos.	☐ 3-6 Mos.	☒ Over 6 Mos.						%	

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	☐	☒	☐	☐	☐	Adequacy of Utilities	☐	☒	☐	☐	☐
Convenience to Employment	☐	☒	☐	☐	☐	Property Compatibility	☐	☒	☐	☐	☐
Convenience to Shopping	☐	☒	☐	☐	☐	Protection from Detrimental Conditions	☐	☒	☐	☐	☐
Convenience to Schools	☐	☒	☐	☐	☐	Police and Fire Protection	☐	☒	☐	☐	☐
Adequacy of Public Transportation	☐	☒	☐	☐	☐	General Appearance of Properties	☐	☒	☐	☐	☐
Recreational Facilities	☐	☒	☐	☐	☐	Appeal to Market	☐	☒	☐	☐	☐

Market Area Comments: IMMEDIATE BOUNDARIES ARE ROUTE 15 TO THE EAST, ROUTE 50 TO THE SOUTH, SNICKERVILLE TURNPIKE TO THE WEST, AND ROUTE 9 TO THE NORTH. THE SUBJECT IS LOCATED IN WESTERN LOUDOUN COUNTY IN PURCELLVILLE OFF OF WATERMILL ROAD. THE SUBJECT AREA IS MADE UP OF VARIETY STYLE HOMES ON 1-100+ ACRES. GOOD ACCESS VIA ROUTE 15. AMENITIES AVAILABLE IN TOWN OF LEESBURG. SCHOOLS SERVED BY LOUDOUN COUNTY. NO ADVERSE FACTORS NOTED. IN THE PAST 4 YRS THE AREA HAS EXPERIENCED DECLINE IN VALUES, HOWEVER, IN THE PAST 8-10 MONTHS IT APPEARS THAT THE MARKET HAS STABILIZED FUELED BY THE FORECLOSURE MARKET. FORECLOSURES & SHORT SALES ARE BEING PURGED FROM MARKET WITH RESALE ACTIVITY STARTING. MARKETING TIMES REMAIN AT OVER 6 MONTHS. INTEREST RATES IN THE 3-7 %, MORTGAGE MARKET STILL BEING COMPETITIVE.

SITE DESCRIPTION

Dimensions: NO SURVEY PROVIDED, SEE ATTACHED TAX MAPS Site Area: 549.86 ACRES
Zoning Classification: ARI Description: AGRICULTURAL RURAL - 1: RURAL BUSINESS AND RESIDENTIAL
USES: 1.0 DU PER 20-ACRES/- 1.0 DU PER 10 CLUSTERED
Do present improvements comply with existing zoning requirements? ☒ Yes ☐ No ☐ No Improvements
Uses allowed under current zoning: SINGLE FAMILY RESIDENTIAL, AGRICULTURAL USES

Are CC&Rs applicable? ☐ Yes ☐ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☐ No Ground Rent (if applicable) $ /
Comments:
Highest & Best Use as improved: ☐ Present use, or ☒ Other use (explain) THIS APPRAISAL IS MADE OF THE VACANT WITH EXISITING IMPROVEMENTS. THE DETERMINED HIGHEST AND BEST USE OF THE SUBJECT PROPERTY IS A LARGE ACRE FARM ESTATE WITH A SINGLE FAMILY DWELLING.
Actual Use as of Effective Date: VACANT LAND Use as appraised in this report: VACANT LAND
Summary of Highest & Best Use: AGRICULTURAL, SINGLE FAMILY BY RIGHT. THE CURRENT DWELLING IS IN FAIR CONDITION. THE DETERMINED HIGHEST AND BEST USE IS A LARGE ACRE FARM ESTATE WITH A SINGLE FAMILY HOME SITE. THIS IS TYPICAL OF THE AREA. THIS IS THE TYPICAL USE OF SIMILAR SIZE PARCELS IN THE SUBJECT MARKET AREA.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	
Gas	☐	☒	ONLY LP AVAILABLE
Water	☐	☒	WELL/TYPICAL
Sanitary Sewer	☐	☒	SEPTIC/TYPICAL
Storm Sewer	☐	☐	NONE NOTED
Telephone	☐	☐	AVAILABLE
Multimedia	☐	☐	NONE NOTED

Off-site Improvements	Type	Public	Private
Street	ASPHALT	☒	☐
Width	DIM UNK		
Surface	ASPHALT		
Curb/Gutter	NONE NOTED	☐	☐
Sidewalk	NONE NOTED	☐	☐
Street Lights	NONE NOTED	☐	☐
Alley	NONE NOTED	☐	☐

Frontage	PUBLIC, OFF OF WATERMILL RD
Topography	ROLL,GNTL SLP/GD
Size	LARGER THAN TYPICAL/ACCEPT
Shape	IRREGULAR/ACCEPTABLE
Drainage	SURFACE/APPEARS ADEQUATE
View	WDS,OPN,SURR HILLS/GD

Other site elements: ☐ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 51107C0215D FEMA Map Date 07/05/2001
Site Comments: THE SUBJECT SITE CONSISTS OF 8 PARCELS FOR A TOTAL OF 549.86 ACRES. THE SUBJECT LAND IS ZONED ARI AND IS NOT IN AN EASEMENT. ACCORDING TO THE ONLINE GIS MAPS, THERE APPEARS TO BE SOME FLOOD PLAIN. THE PARCELS ARE A MIXTURE OF OPEN LAND AND WOODED AREAS WITH SURROUDNING HILLS VIEWS. THE TOPOGRAPHY IS ROLLING/GENTLY SLOPING AND IS OVERALL GOOD. THE EXISTING IMPROVEMENT ADD LITTLE TO NO VALUE TO THE LAND AS THEY ARE IN FAIR TO POOR CONDITION AND WILL REQUIRE FULL RENOVATION OR POSSIBLE TEAR DOWN.

GP LAND
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LAND APPRAISAL SUMMARY REPORT

DF PROPERTIES I, LLC
File No.: CD08132012

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data Source(s): DEEDS, PUBLIC RECORDS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: THE SUBJECT IS CURRENTLY LISTED ON THE MLS
Date:	FOR $10,000,000, LIST DATE 1/16/2010, MLS# LO7238977. THE SUBJECT WAS FIRST LISTED FOR $16,000,000 ON 1/16/2010. THEN ON
Price:	4/15/2012 IT WAS UPDATED TO $11,500,000. THE LAST UPDATE WAS ON 6/16/2012 TO THE CURRENT LIST PRICE OF $10,000,000.
Source(s):	
2nd Prior Subject Sale/Transfer	CURRENT 2012 LOUDOUN COUNTY ASSESSMENT
Date:	IMPROVEMENTS - $496,600
Price:	LAND - $4,975,500
Source(s):	TOTAL - $5,472,100

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	20598 WATERMILL RD PURCELLVILLE, VA 20132	621-27-4170,16-9958,-48-0120 WELBOURNE MIDDLEBURG, VA 20117		22035 POT HOUSE RD MIDDLEBURG, VA 20117-3723		6071-09-6237, ATOKA ROAD UPPERVILLE, VA	
Proximity to Subject		6.05 MILES SW		4.15 MILES SW		11.27 MILES SW	
Sale Price	$ PER ACRE	$ 17,223		$ 21,125		$ 18,938	
Price/	$ TOTAL SALE PRICE	$ 3,150,000		$ 6,000,000		$ 6,068,500	
Data Source(s)	INSPECTION	MLS/DEEDS/TAX RECORDS		INSPECTION, CNTRCT		MLS#/TAXREC/VIS.	
Verification Source(s)	TAX RECORDS	INST # 201012280063843		DEEDS, CTY RECORDS		INST 1362/2220	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing	N/A	TYPICAL		TYPICAL		TYPICAL	
Concessions	N/A	NONE NOTED		NONE NOTED		NONE NOTED	
Date of Sale/Time	N/A	12/28/2010 -15%	-2,583	1/12/2010 -15%	-3,169	2/15/2011 -10%	-1,894
Rights Appraised	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Location	PURCELLVILLE	MIDDLEBURG -5%	-861	MIDDLEBURG -5%	-1,056	UPPERVILLE -5%	-947
Site Area	549.86 ACRES	182.89 ACS -15%	-2,583	284.38 ACS -10%	-2,113	320.42 ACS -10%	-1,894
Views	WDS,OPN,SURRHLL/GD	PASTORAL, HILLS -5%	-861	PASTORAL, HILLS -5%	-1,056	PASTORAL, HILLS -5%	-947
Topography	ROLL,GNLT SLP/GD	GENTLE SLOPE/ROLL		GENTLE SLOPE/ROLL		GENTLE SLOPE/ROLL	
Zoning/Easement	AR1/NO ESMT	AR2/NO EMST		AR2/NO EMST		RA/NO EMST	
Misc.	DWELLING - FAIR COND	NONE		OLD HSE, CTG,EQ BLDG	-1,056	3TEN HSE, FARM BLDS	-2,841
Net Adjustment (Total, in $)		☐ + ☒ −	$ -6,888	☐ + ☒ −	$ -8,450	☐ + ☒ −	$ -8,523
Adjusted Sale Price (in $)		Net -40.0% Gross -40.0%	$ 10,335	Net -40.0% Gross -40.0%	$ 12,675	Net -45.0% Gross -45.0%	$ 10,415

Summary of Sales Comparison Approach: COMPARABLES ARE THE MOST RECENT SALES OF SIMILAR ACRE LAND PARCELS. CONSIDERATION GIVEN TO ALL SALES. ALL COMPS ARE ON LESS ACREAGE THAN THAT OF THE SUBJECT. ALL COMPS HAVE BEEN ADJUSTED DOWNWARD FOR THE DATE OF SALE TO REFLECT CURRENT MARKET CONDITIONS. ALL COMPS ARE IN SUPERIOR AREAS WITH SUPERIOR VIEWS TO THAT OF THE SUBJECT. ALL COMPS DO NO APPEAR TO BE IN AN EASEMENT AND HAVE SIMILAR ZONING TO THAT OF THE SUBJECT. COMP 2 HAS AN OLD HOUSE, COTTAGE AND AN EQUIPMENT SHELTER THAT ARE IN SUPERIOR CONDITION. COMP 3 HAS 3 TENANT HOUSES AND FARM BUILDINGS ALL OF WHICH ARE IN SUPERIOR CONDITION.

ESTIMATED PER ACRE VALUE IS $11,000 PER ACRE OR AS FOLLOWS: $11,000 X 549.86 = $6,048,460 ROUNDED TO $6,050,000

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.
Legal Name of Project:
Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 6,050,000
Final Reconciliation: THIS APPRAISAL IS A SUMMARY LAND APPRAISAL. IN ACCORDANCE TO USPAP GUIDELINES AS OF 1/1/2012. ALL THREE APPROACHES TO VALUE WERE CONSIDERED. SALES COMPARISON APPROACH WAS DEVELOPED AND IS THE MOST APPLICABLE APPROACH IN DETERMINING SUBJECT ESTIMATE OF MARKET VALUE.
This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 6,050,000, as of: 8/8/2012, which is the effective date of this appraisal.
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 17 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work
☒ Limiting cond./Certifications ☐ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☐ Additional Sales
☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

Client Contact: MARILYN JARVIS Client Name: FARM CREDIT OF THE VIRGINIAS, LEESBURG
E-Mail: MJARVIS@AGFIRST.COM Address: P.O. BOX 1398, LEESBURG, VA 20177

SIGNATURES

APPRAISER

Appraiser Name: CANDICE M. DOWNES
Company: REAL PROPERTY VALUATIONS GROUP, LLC
Phone: (888) 855-7784 Fax: (888) 855-7784
E-Mail: CDOWNES@RPVG.NET
Date of Report (Signature): AUGUST 14, 2012
License or Certification #: 4001-015169 State: VA
Designation: LICENSED TRAINEE APPRAISER
Expiration Date of License or Certification: 02/28/2013
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)
Date of Inspection: 8/8/2012

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: TIMUCHIN A. ULVI
Company: REAL PROPERTY VALUATIONS GROUP, LLC
Phone: (888) 855-7784 Fax: (888) 855-7784
E-Mail: TULVI@RPVG.NET
Date of Report (Signature): AUGUST 14, 2012
License or Certification #: 4001-007395 State: VA
Designation: CERTIFIED GENERAL APPRAISER
Expiration Date of License or Certification: 07/31/2013
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect
Date of Inspection: 8/8/2012

GP LAND
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Form GPLND — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Supplemental Addendum

File No. CD08132012

Borrower	DF PROPERTIES I, LLC				
Property Address	20598 WATERMILL RD				
City	PURCELLVILLE	County LOUDOUN	State VA	Zip Code 20132	
Lender	FARM CREDIT OF THE VIRGINIAS, LEESBURG				

TAX MAPS AND LEGAL DESCRIPTIONS

TM# 461-17-0995 - 155.58 ACRES, PT OF EGYPT, TRACTS 1 & 2, 200505270054460 (5) 1890--1588 SSA (20), 2214--660 BLA PC F-649-4

TM#461-35-7706 - 14.38 ACRES, EGYPT TRACT 1, 2005052754460 (5) 1890--1588 SSA (20), 2214--660 BLA PC F-649-4

TM#462-45-9444 - 153.27 ACRES, EGYPT, TRACT 3, 2005052754460 (5) 1890--1588 SSA (20), 1949--2150 BLA PC F-251-7

TM#496-19-8936 - 96.68 ACRES, EGYPT LOT 2, 2005052754460 (5) 1890--1588 SSA (20), 1949--2150 BLA PC F-251-7

TM#496-29-8841 - 8.81 ACRES, EGYPT, 200505270054461 (5)

TM#496-37-4806 - 3.06 ACRES, NORTH FORK, 2005052754460 (5), 1949--2150 BLA PC F-251-7

TM#496-37-9822 - 100.69 ACRES, NORTH FORK, 2005052754460 (5), 1890--1588 SSA (20), PC F-251-7 BLA

TM#496-39-5950 - 17.28 ACRES, NORTH FORK, 2005052754460 (5), 1890--1588 SSA (20), 1949--2150 BLA PC F-251-7

Supplemental Addendum

File No. CD08132012

Borrower	DF PROPERTIES I, LLC				
Property Address	20598 WATERMILL RD				
City	PURCELLVILLE	County LOUDOUN	State VA	Zip Code 20132	
Lender	FARM CREDIT OF THE VIRGINIAS, LEESBURG				

ELECTRONIC SIGNATURE:
THE SOFTWARE PROGRAMS USED TO TRANSFER THE REPORT ELECTRONICALLY PROVIDE DIGITAL SIGNATURE SECURITY FEATURES FOR THE APPRAISER(S) SIGNING THE REPORT. THE APPRAISER THAT HAS SIGNED (AFFIXED AN ELECTRONIC SIGNATURE TO) THIS REPORT HAS ENSURED THAT THE SIGNATURE(S) IS/ARE PASSWORD PROTECTED AND THE APPRAISER HAS MAINTAINED CONTROL OF THE SIGNATURE. PER 2002 UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE, A SIGNATURE CAN BE REPRESENTED BY A HANDWRITTEN MARK, A DIGITIZED IMAGE CONTROLLED BY A PERSONALIZED IDENTIFICATION NUMBER, OR OTHER MEDIA. WHERE THE APPRAISER HAS SOLE PERSONALIZED CONTROL OF AFFIXING THE SIGNATURE. ELECTRONICALLY AFFIXING A SIGNATURE TO A REPORT CARRIES THE SAME LEVEL OF AUTHENTICITY AND RESPONSIBILITY AS AN ORIGINAL INK SIGNATURE.

COMPARABLES:
THE COMPARABLES USED ARE CONSIDERED TO BE THE BEST AVAILABLE TO SATISFY MORTGAGE UNDERWRITING REQUIREMENTS WITHOUT SACRIFICING THE INTEGRITY OF THE STANDARD APPRAISAL PRACTICE ESTABLISHED BY THE APPRAISAL INSTITUTE. ALL COMPARABLE SALES ARE SETTLED TO THE BEST OF THE APPRAISER'S KNOWLEDGE. VERIFICATION IS WITH COUNTY TAX RECORDS AND OR REALTOR MULTIPLE LISTING SERVICE. THE GROSS LIVING AREAS SHOWN FOR THE COMPARABLE SALES ARE BASED ON INFORMATION FROM THE MULTIPLE LISTING SERVICE, COUNTY TAX RECORDS, REALTORS, BUYERS, SELLERS, BUILDERS AND OR INTER-OFFICE DATA OR ACTUAL MEASUREMENTS. SLIGHT VARIATION IN SIZE WILL NOT HAVE AN AFFECT ON THE ESTIMATED VALUE. SOME OR/ALL THE COMPARABLE PHOTOS WERE RETRIEVED FROM PREVIOUS APPRSIAL REPORTS OR FROM THE MLS PHOTO LIBRARY

THE DISTANCE BETWEEN THE SUBJECT AND THE COMPARABLE PROPERTIES:
THE SUBJECT IS LOCATED IN AN AREA WHERE NEIGHBORHOODS ARE MEASURED IN MILES INSTEAD OF BLOCKS. THERE ARE FEW SUBDIVISIONS AND THE MAJORITY OF THE HOMES ARE CUSTOM BUILT. THE APPRAISER MUST EXTEND HIS SEARCH TO A MUCH WIDER AREA IN ORDER TO OBTAIN THE MOST RECENT AND SIMILAR SALES. THE DISTANCE FROM THE SUBJECT IS NOT AS IMPORTANT AS SELECTING A COMPARABLE SALES FROM THE SUBJECT NEIGHBORHOOD OR A SIMILAR NEIGHBORHOOD. HIGHLY INFLUENCED AREAS SHOULD BE AVOIDED UNLESS THE SUBJECT LIES WITHIN ONE OF THESE NEIGHBORHOODS.

SITE SIZE OF COMPARABLES:
THE LAND AREAS SHOWN FOR THE COMPARABLE SALES ARE BASED ON INFORMATION FROM THE MULTIPLE LISTING SERVICE, COUNTY TAX RECORDS, REALTORS, BUYERS, SELLERS, BUILDERS AND OR INTER-OFFICE DATA OR ACTUAL MEASUREMENTS. SLIGHT VARIATION IN SIZE WILL NOT HAVE AN AFFECT ON THE ESTIMATED VALUE.

DIMINISHING MARGINAL UTILITY:
THE ADJUSTMENTS FOR SITE SIZE ARE BASED ON MARKET ABSTRACTION AND CONTRIBUTORY VALUE. ABOVE A CERTAIN POINT EACH ADDITIONAL INCREMENT OF LAND AREA CONTRIBUTES LESS ON A PER ACRE OR PER SQUARE FOOT BASIS THAN THE INITIAL MINIMUM SITE SIZE FOR THE AREA. THUS A CONSTANT DOLLAR PER ACRE OR SQUARE FOOT ADJUSTMENT WAS NOT UTILIZED. THIS CONCEPT RELATES TO DIMINISHING MARGINAL UTILITY. ALL PHYSICAL FACTORS OF THE SUBJECT AND COMPARABLE SITES HAVE BEEN WEIGHED IN ARRIVING AT SITE ADJUSTMENT OR LACK THEREOF.

EXPOSURE TIME:
THE ESTIMATE OF EXPOSURE TIME IS BASED ON CURRENT AND/OR PAST STUDIES OF SALES ACTIVITY PROVIDED BY THE LOCAL MLS AND THE APPRAISER'S KNOWLEDGE OF THE SUBJECT'S COMPETITIVE MARKET AND IT ASSUMES PROPER PRICE AND MARKETING. THE ESTIMATED EXPOSURE TIME FOR THE SUBJECT PROPERTY IS OVER 6 MONTHS.

Borrower	DF PROPERTIES I, LLC			File No. CD08132012	
Property Address	20598 WATERMILL RD				
City	PURCELLVILLE	County LOUDOUN	State VA	Zip Code 20132	
Lender	FARM CREDIT OF THE VIRGINIAS, LEESBURG				

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☐ Self Contained (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☒ Summary (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ Restricted Use (A written report prepared under Standards Rule 2-2(c) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:
— The statements of fact contained in this report are true and correct.
— The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
— Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
— Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
— I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
— My engagement in this assignment was not contingent upon developing or reporting predetermined results.
— My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
— My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
— Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
— Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
— Candice M. Downes, Licensed Trainne, VA License #4001-015169, exp 2/28/2013, has provided assistance in the preparation of this appraisal report under the supervision of T. Ulvi. Candice Downes assisted in the site inspection, data gathering and writing of this report.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MORTGAGE FINANCE TRANSACTION. SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS OR USES WERE IDENTIFIED TO THE APPRAISER BY THE LENDER/CLIENT AT THE TIME OF ENGAGEMENT.

SCOPE OF WORK: A PHYSICAL OBSERVATION OF THE SUBJECT PROPERTY WAS PERFORMED OF THE UNOBSTRUCTED, EXPOSED SURFACES OF ACCESSIBLE EXTERIOR AND INTERIOR AREAS OF SUBJECT SITE AND IMPROVEMENTS WITHOUT REMOVAL OR MOVEMENT OF PERSONAL PROPERTY BY THE APPRAISER. ANY APPARENT, ACCESSIBLE AND OBSERVABLE ADVERSE CONDITIONS WERE NOTED IN THE APPRAISAL. THE APPRAISER IS NOT AN EXPERT IN DETAILED CONSTRUCTION MATTERS, MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS, PLUMBING SYSTEMS, ENVIRONMENTAL HAZARDS OR PEST AND INSECT INFESTATION. SUCH KNOWLEDGE GOES BEYOND THE SCOPE OF THIS APPRAISAL. IF ANYONE IS INTERESTED IN OR CONCERNED ABOUT DETAILED INSPECTION OF THE ABOVE MENTIONED ITEMS, IT IS RECOMMENDED THAT A PROFESSIONAL IN THE SPECIFIC FIELD, BE CONSULTED FOR FURTHER INSPECTION. THIS APPRAISAL IS NOT A SUBSTITUTE FOR A DETAILED HOME INSPECTION.

THE COMPARABLES UTILIZED IN THE REPORT ARE BASED ON INFORMATION OBTAINED FROM REAL ESTATE AGENTS, COUNTY/TOWN DATA OR PRINCIPALS INVOLVED IN THE TRANSACTION. THE SOURCE OF THE COMPARABLES IS SHOWN IN THE DATA SOURCE SECTION OF THE SALES COMPARISON GRID. THE SOURCES AND DATA ARE CONSIDERED RELIABLE. WHEN CONFLICTING INFORMATION IS PROVIDED, THE SOURCE DEEMED MOST RELIABLE HAS BEEN USED. DATA BELIEVED TO BE UNRELIABLE WAS NOT INCLUDED IN THIS REPORT NOR USED AS A BASIS FOR VALUE CONCLUSION. FINANCING OF COMPARABLES ARE TYPICAL OF THE MARKET AND DO NOT APPEAR TO EFFECT VALUE. ANY ATYPICAL FINANCING IS NOTED IN THE REPORT. ANALYSIS OF CONDITION AND AMENITIES OF COMPARABLES ARE BASED ON INFORMATION OBTAINED FROM PARTIES INVOLVED IN THE TRANSACTION, COUNTY RECORDS AND EXTERIOR VIEWING FROM THE STREET. THE REPORTED ANALYSES, OPINIONS AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE MOST CURRENT REQUIREMENTS OF UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP). THE APPRAISER IS AN ASSOCIATE MEMBER OF THE APPRAISAL INSTITUTE. THE REPORTED ANALYSES, OPINIONS AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE REQUIREMENTS OF THE CODE OF PROFESSIONAL ETHICS AND STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE.

APPRAISER:

Signature: Candice M. Downes
Name: CANDICE M. DOWNES
Designation: LICENSED TRAINEE APPRAISER
Date Signed: AUGUST 14, 2012
State Certification #:
or State License #: 4001-015169
State: VA
Expiration Date of Certification or License: 02/28/2013

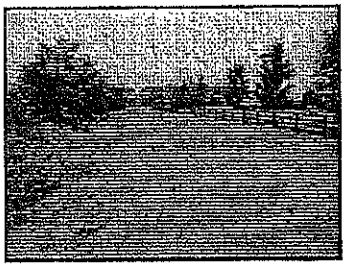
Effective Date of Appraisal: 8/8/2012

SUPERVISORY APPRAISER (only if required):

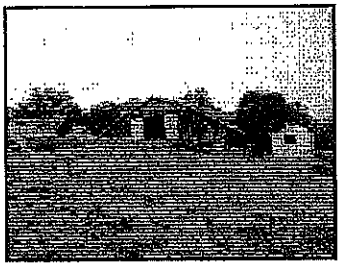
Signature:
Name: TIMUCHIN A. ULVI
Designation: CERTIFIED GENERAL APPRAISER
Date Signed: AUGUST 14, 2012
State Certification #: 4001-007395
or State License #:
State: VA
Expiration Date of Certification or License: 07/31/2013
Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior-only from street ☒ Interior and Exterior

Photograph Addendum

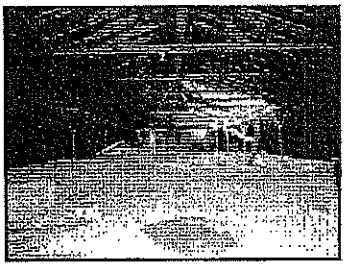
Borrower	DF PROPERTIES I, LLC				
Property Address	20598 WATERMILL RD				
City	PURCELLVILLE	County LOUDOUN	State VA	Zip Code 20132	
Lender	FARM CREDIT OF THE VIRGINIAS, LEESBURG				



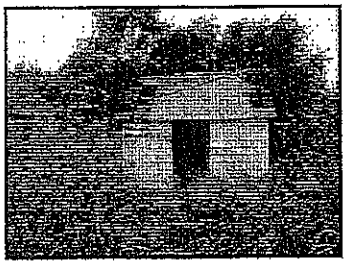
Subject Street



Subject Barns



Subject Barn Interior



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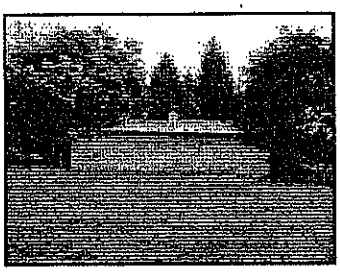
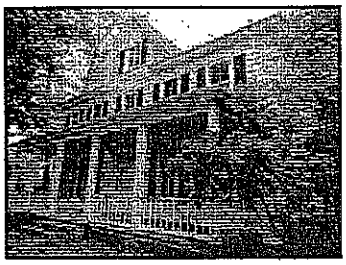
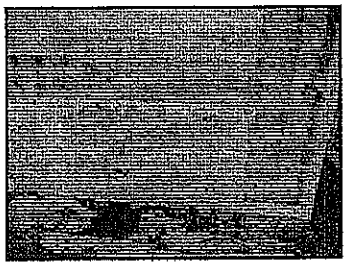


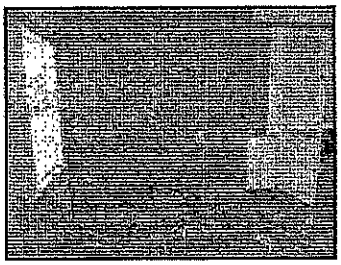
Subject Outbuilding



Subject Front



Subject Interior



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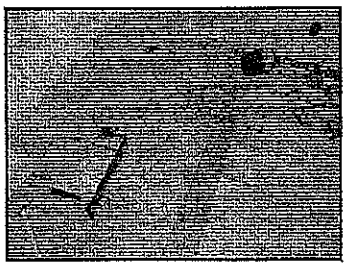
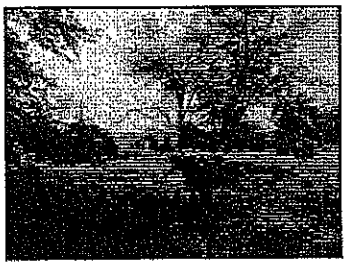
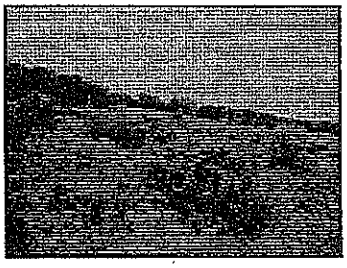


Subject Interior



Subject Land/Views

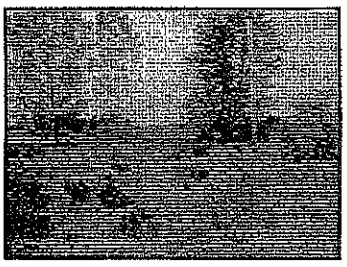
Subject Land/Views



Subject Land/View

Subject Land/View

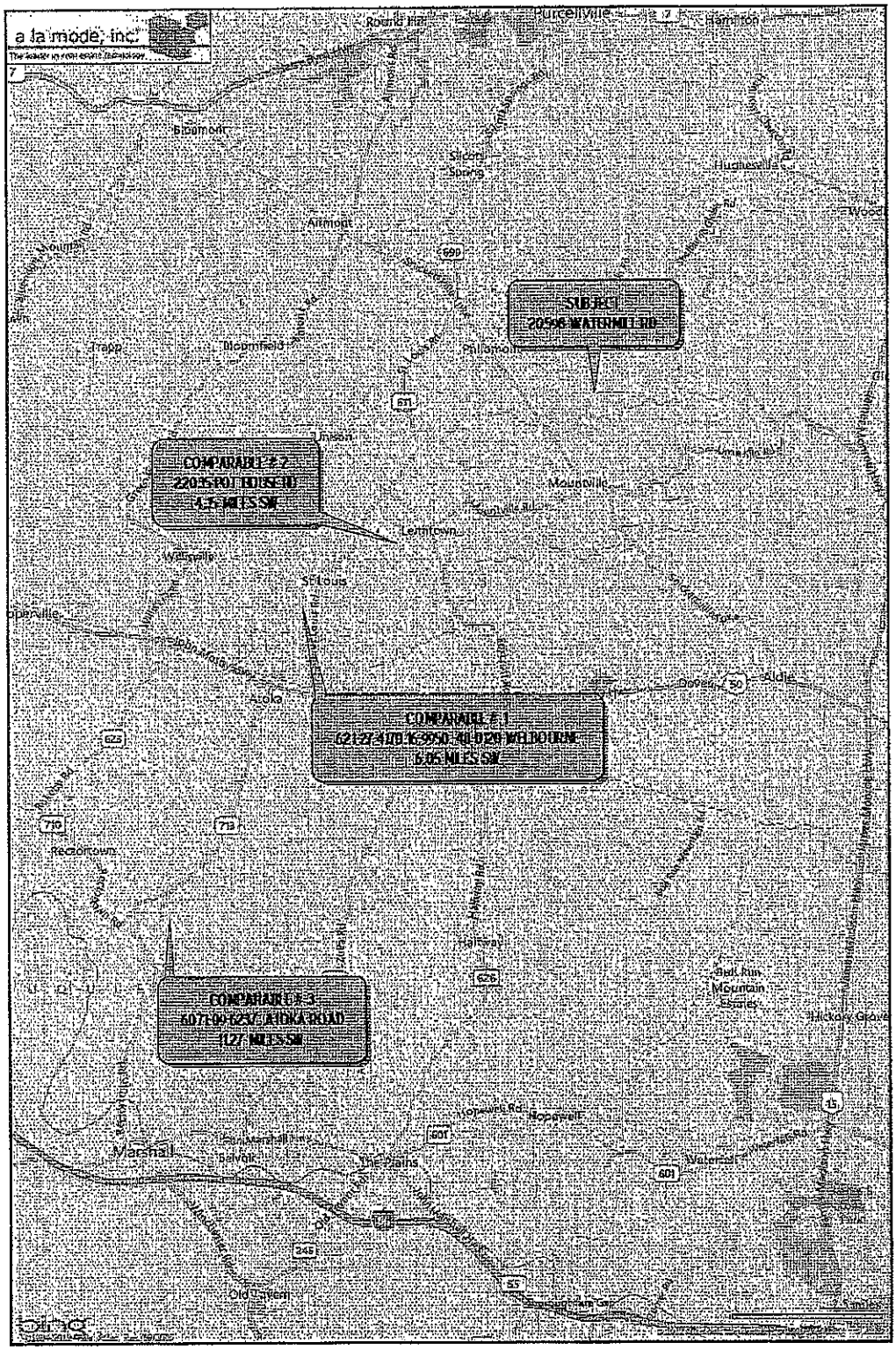
Subject Guest House



Subject Land/Views

Location Map

Borrower	DF PROPERTIES I, LLC				
Property Address	20598 WATERMILL RD				
City	PURCELLVILLE	County LOUDOUN	State VA	Zip Code 20132	
Lender	FARM CREDIT OF THE VIRGINIAS, LEESBURG				



Lic & E&O

Borrower	DF PROPERTIES I, LLC				
Property Address	20598 WATERMILL RD				
City	PURCELLVILLE	County LOUDOUN	State VA	Zip Code 20132	
Lender	FARM CREDIT OF THE VIRGINIAS, LEESBURG				

intercorp INC.
Insurance Program Managers

1428-F West Main Street
Ephrata, PA 17522-1345

Phone: 717-721-1560
Fax: 717-721-3515

02/07/12

Real Property Valuations Group, LLC

PO Box 678
Warrenton VA 20188

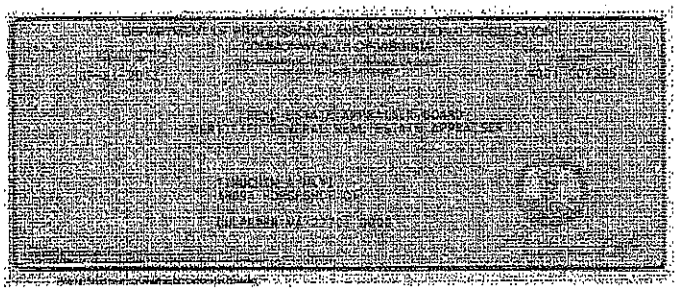
Fax #: (888) 855-7784

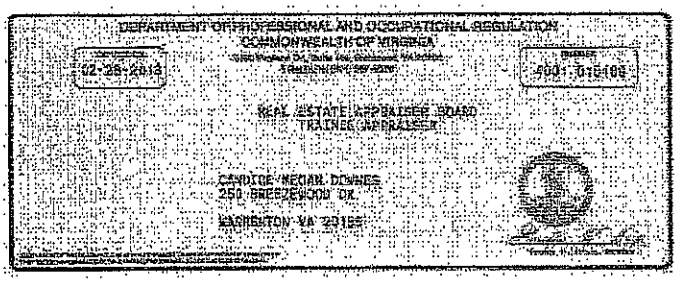
Re: Errors & Omissions for Real Estate Appraisers
Insurance Company: Lexington Insurance Company
Binder #: 5120 Certificate Period: 02/10/12 to 02/10/13
Certificate #: K16193154

This note is to confirm that the application on file for the above named insured shows the following appraisers listed:

Licensed Appraisers	Trainees
Justin S. Shelton	Candice M. Downes
Timuchin A. Ulvi	

Allen G. Berry III

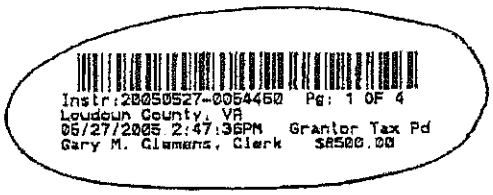




PREPARED BY:
David H. Moyes, Esquire
21 N. King St.
Leesburg, Virginia 20175

GRANTEE'S ADDRESS:
7163 Young Rd.
The Plains, VA. 20198

RETURN TO:
Piedmont Settlement, Inc.
7 S. Libert St.
PO Box 165
Middleburg, Virginia 20118



CONSIDERATION: $8,500,000.00

PIN #'s:	TAX MAP #'s:
461-17-0995-000	/57///7/////2A
461-35-7706-000	/57///7/////1/
496-37-4806-000	/56////////40C
496-39-5950-000	/57////////19/
462-45-9444-000	/57///7/////3/

GENERAL WARRANTY DEED

THIS DEED, made this 27th day of May 2005, by and between **GABLE FAMILY LIMITED PARTNERSHIP**, a Virginia limited partnership, GRANTOR, and **DF PROPERTIES I, LLC**, a Virginia limited liability company, GRANTEE.

Witnesseth

THAT FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged at and before the sealing and delivery of this Deed, the GRANTOR does hereby grant and convey with General Warranty and English Covenants of Title in fee simple unto the GRANTEE, the following described lots or parcels with all improvements thereon and the rights and appurtenances thereto appertaining lying and being in the County of Loudoun, Commonwealth of Virginia, and more particularly described as:

Date/Time: 11/9/2012 10:09:52 AM Instr. No: 200506270054460 Page No: 1 of 4 Customer Name: breen

Parcel 0955-B, containing 155.58018 acres, more or less, as shown on plat entitled "Plat Showing Boundary Line Adjustment On the Properties of Gable Family Limited Partnership" as duly dedicated, platted and recorded in Deed Book 2214 at Page 660, among the land records of Loudoun County, Virginia (PIN #: 461-17-0995-000, Tax ID #: /57///7/////2A).

Parcel 7706-B, containing 14.37747 acres, more or less, as shown on plat entitled "Plat Showing Boundary Line Adjustment On the Properties of Gable Family Limited Partnership" as duly dedicated, platted and recorded in Deed Book 2214 at Page 660, among the land records of Loudoun County, Virginia (PIN #:461-35-7706-000, Tax ID #: /57///7/////1/).

Parcel 4806-A, containing 3.06243 acres, more or less, as shown on plat entitled "Plat Showing Boundary Line Adjustment On the Properties of Gable Family Limited Partnership" as duly dedicated, platted and recorded in Deed Book 1949, at Page 2150, among the land records of Loudoun County, Virginia (PIN #:496-37-4806-000, Tax ID #: /56////////40C).

Parcel 5950-A, containing 17.28310 acres, more or less, as shown on plat entitled "Plat Showing Boundary Line Adjustment On the Properties of Gable Family Limited Partnership" as duly dedicated, platted and recorded in Deed Book 1949, at Page 2150, among the land records of Loudoun County, Virginia (PIN #:496-39-5950-000, Tax ID #: /57/////////19/).

Parcel 9444-A, containing 153.27453 acres, more or less, as shown on plat entitled "Plat Showing Boundary Line Adjustment On the Properties of Gable Family Limited Partnership" as duly dedicated, platted and recorded in Deed Book 1949, at Page 2150, among the land records of Loudoun County, Virginia (PIN #462-45-9444-000, Tax ID #: /57///7/////3/).

TOGETHER WITH AND SUBJECT TO the ingress-egress easement described in Deed Book 647, at Page 254 and in Deed Book 673, at Page 708 and to that certain ingress-egress easement shown on that certain plat entitled "Boundary Line Adjustment On the Properties of Gable Family Limited Partnership" recorded in Deed Book 1949, at Page 2150, and shown on that certain plat entitled "Plat Showing Boundary Line Adjustment On the Properties of Gable Family Limited Partnership" and recorded in Deed Book 2214 at Page 660, among the aforesaid land records.

AND BEING part of the same property acquired by the GRANTOR by virtue of a deed dated December 1, 1996 and recorded in Deed Book 1474 at Page 1034, among the land records of Loudoun County Virginia.

THIS CONVEYANCE is made subject to the restrictions, conditions, rights of way and easements, if any contained in the instruments forming the chain of title to this property.

Server Time: 11/9/2012 10:09:52 AM Instr. No: 200505270054460 Page No: 2 of 4 Customer Name: breen

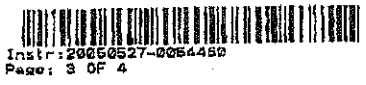
THE GRANTOR covenants that it has have done no act to encumber said land and that it will execute such further assurance of the land as may be requisite.

WITNESS the following signatures and seals:

GABLE FAMILY LIMITED PARTNERSHIP:

JAMES T. GABLE, GENERAL PARTNER

JANE S. GABLE, GENERAL PARTNER



Date/Time: 11/9/2012 10:09:52 AM Instr. No: 200505270054450 Page No: 3 of 4 Customer Name: breen

Received 11-09-2012 07:57pm From-703 771 7638 To-BANKER'S TITLE SHENA Page 047

Instr:20050527-0054460
Page: 4 OF 4

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to-wit:

I, JOHN C. HANSSEN, a Notary Public in and for the Commonwealth of Virginia and County aforesaid, do certify that JAMES T. GABLE, General Partner, Gable Family Limited Partnership, whose name is signed to the above writing, dated the 27th day of May, 2005, has personally appeared before me in my jurisdiction aforesaid and acknowledged the same.

GIVEN under my hand this 27th day of May, 2005.

Notary Public

My commission expires: 4/30/09

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to-wit:

I, JOHN C. HANSSEN, a Notary Public in and for the Commonwealth of Virginia and County aforesaid, do certify that JANE S. GABLE, General Partner, Gable Family Limited Partnership, whose name is signed to the above writing, dated the 27th day of May, 2005, has personally appeared before me in my jurisdiction aforesaid and acknowledged the same.

GIVEN under my hand this 27th day of May, 2005.

Notary Public

My commission expires: 4/30/07

Date/Time: 11/9/2012 10:09:52 AM Instr. No: 200505270054460 Page No: 4 of 4 Customer Name: breen

Received 11-09-2012 07:57pm From-703 771 7638 To-BANKER'S TITLE SHENA Page 048

NOTES:

1. THE PROPERTIES DELINEATED ON THIS PLAT ARE SHOWN ON THE FOLLOWING LOUDOUN COUNTY MAPS IN ACCORDANCE WITH DEED BOOK 1434 AT PAGE 1434 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA AND ARE SHOWN A-1.
   A) 481-11-2992
   B) 481-30-2796
2. SEE CURRENT TITLE REPORT AND DEED EXHIBITED.
3. BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY BY PATTON, HARRIS, RUST & ASSOCIATES DATED MAY, 24, 1999.
4. WATER/SEWER EASEMENTS SHOWN ON THIS PLAT ARE REFERENCED FROM THE FOLLOWING DEED BOOKS AND PAGES:

DB03	BOOK 647	PAGE 338
DB03	BOOK 308	PAGE 744
DB03	BOOK 631	PAGE 1982
DB03	BOOK 631	PAGE 1982
DB03	BOOK 634	PAGE 1982
DB03	BOOK 634	PAGE 658
DB03	BOOK 634	PAGE 658
DB03	BOOK 634	PAGE 658

5. EXISTING FLOODPLAIN INFORMATION AS SHOW IS BASED ON CURRENT LOUDOUN COUNTY FLOODPLAIN DELINEATION. ANY LAND OR ACTIVITY IN THE FLOOD OVERLAY DISTRICT, INCLUDING MANIPULATION OF PRIVATE DRIVES, REQUIRES THAT A ZONING PERMIT BE OBTAINED AND THAT PROCEDURE AS SET FORTH IN SECTION 4-1500 OF THE LOUDOUN COUNTY ZONING ORDINANCE BE FOLLOWED.
6. ZONING REQUIREMENTS ADMINISTERED UNDER THE 1993 ZONING ORDINANCE
   ZONED: A-3 (AGRICULTURAL/RESIDENTIAL)
   LOT SIZE: 3 ACRE MINIMUM, EXCLUSIVE OF MAJOR FLOODPLAIN
   YARD REQUIREMENTS: 100' FROM RIGHT OF A INTERNAL ROAD
   75' FROM RIGHT OF A COLLECTOR
   35' FROM RIGHT OF ANY MINOR ROAD, PRIVATE ACCESS EASEMENT AND ANY PRESCRIPTIVE EASEMENT,
   25' FROM ANY PROPERTY LINE
   LOT COVERAGE: 10% MAXIMUM - EXCLUDING AGRICULTURAL STRUCTURES
   BUILDING HEIGHT: 35' MAXIMUM - EXCLUDING AGRICULTURAL STRUCTURES
   MINIMUM LOT WIDTH = 300 FEET ON A CLASS 1 ROAD
   200 FEET ON A CLASS II OR III ROAD
   50 FEET ON A PRIVATE ACCESS EASEMENT
   MAXIMUM LENGTH/WIDTH RATIO = 3.5:1
7. IN ALL AREAS WITHIN THE CR(1-4, RM, A-25, A-3 AND A-10 ZONING DISTRICTS, AGRICULTURAL ACTIVITIES ARE THE PREFERRED LAND USES. OWNERS OF LAND WITHIN CR(1-4, RM, A-25, A-3 AND A-10 ZONES ARE HEREBY NOTIFIED THAT AGRICULTURAL ACTIVITIES SHALL BE GIVEN PREFERENCE BY THE COUNTY WHEN DISPUTES ARISE CONCERNING THE COMPATIBILITY OF SUCH ACTIVITIES WITH ADJACENT OR NEARBY NON-FARM ACTIVITIES. THE DENSITY SHALL NOT POTENTIALLY BE INTERFERE WITH FARMING ACTIVITIES IN CR(1-4, RM, R-25, A-3 AND A-10 ZONES. THE FARMING ACTIVITIES, INCLUDING SUCH POTENTIAL AS NOISE, ODORS, AND MACHINERY TRAFFIC, SHALL NOT BE CONSIDERED OR NOTICED BY THE OWNERS AS THE BASIS FOR COMPLAINTS FROM ADJACENT OR NEARBY RESIDENTIAL NEIGHBORS.
8. PRIVATE ROADS AND ACCESS EASEMENT STATEMENT:
   A. CONSTRUCTION OF THE ACCESS EASEMENT SHOWN HEREON SHALL CONFORM TO THE STANDARDS SET FORTH IN THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE.
   B. THE ACCESS ROAD OR ACCESS EASEMENT SHOWN HEREON ARE PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE UNDER THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION ROADS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CHANGE THIS ROAD TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN STATE ADMINISTRATION BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND LOUDOUN COUNTY.
9. THE LOUDOUN COUNTY HEALTH DEPARTMENT HAS NOT APPROVED WHERE LOTS FOR WATER SUPPLY OR SEWAGE DISPOSAL. A CERTIFICATION FROM THE HEALTH DEPARTMENT WHERE SUCH LOTS MEET THE REQUIREMENTS CONCERNING WATER SUPPLY, SEWAGE DISPOSAL AND WELL SITING SHALL BE OBTAINED PRIOR TO ANY NEW CONSTRUCTION IN ACCORDANCE WITH THE PROVISIONS OF THE LOUDOUN COUNTY ZONING ORDINANCE. THIS EQUIPMENT WAS ACCOMPLISHED SHALL NOT RESULT IN ANY OFFSITE SUBSURFACE DISPOSAL FIELD (S). DRAINFIELD(S) IN VIOLATION OF SECTION 5-1508(E)(1) OF THE LOUDOUN COUNTY ZONING ORDINANCE.
10. STRUCTURES SUBJECT TO ZONING ORDINANCE MINIMUM YARD REQUIREMENTS WHICH ARE NOT SHOWN ON THE SUBDIVISION PLAT MAY BE PERMITTED UNLESS SUBDIVISION ALTERATION AMENDMENTS HAVE BEEN APPROVED BY THE DIRECTOR.
11. THERE ARE NO RESTRICTIVE COVENANTS ON THESE PARCELS.
12. PROPERTIES SHOWN HEREON ARE SUBJECT TO THE PREVIOUS LAND DEVELOPMENT APPLICATIONS,
    BLAD 2000-0110 (APPROVED 10/06/00)

No.	Revisions	Date
2	COUNTY COMMENTS	08/31/01
1	COUNTY COMMENTS	08/20/01

OWNER'S CERTIFICATE:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, TOPOGRAPHY OF GABLE FAMILY, LIMITED PARTNERSHIP, IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. IF ANY, WE FURTHER AGREE THAT SIGN PIPES WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE PRIOR TO RECORDATION OF THIS PLAT.

GABLE FAMILY, LIMITED PARTNERSHIP — DATE 6/25/02

OWNER'S STATEMENT:

"I HEREBY ACKNOWLEDGE THAT FAILURE TO RECORD THE APPROVED PLAT WITHIN 6 MONTHS OF THE DATE OF APPROVAL WILL MAKE THE PLAT NULL AND VOID. FURTHERMORE, MONUMENTS, AS REQUIRED BY THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, SHALL BE SET PRIOR TO POSTING OF PERFORMANCE GUARANTEE(S) OR IN THE CASE WHERE PERFORMANCE GUARANTEE(S) ARE NOT ESTABLISHED, PRIOR TO RECORDATION OF THE PLAT."

GABLE FAMILY, LIMITED PARTNERSHIP — DATE 6/25/02

NOTARY PUBLIC'S CERTIFICATE:

STATE OF Virginia COUNTY OF Loudoun THE FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF June, 2002.

Magdalene C. Berliner — MY COMMISSION EXPIRES 9/30/02

AREA TABLE:

OLD AREA:
PARCEL 7706-4 :: 5,140,316 SQ. FT. or 118.04441 ACRES
PARCEL 8853-4 :: 2,292,137 SQ. FT. or 52.61324 ACRES
TOTAL ..... 7,403,535 SQ. FT. or 169.65765 ACRES

NEW AREA:
PARCEL 7706-4 :: 626,988 SQ. FT. or 14.37747 ACRES
PARCEL 8853-4 :: 6,777,073 SQ. FT. or 155.55018 ACRES
TOTAL ..... 7,403,535 SQ. FT. or 169.65765 ACRES

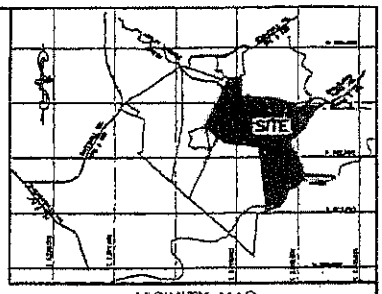
SURVEYOR'S CERTIFICATE:

I, STANLEY D. HERMAN, A LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND EMBRACED IN THIS SITE IS BOX IS THE SAME OF GABLE FAMILY LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK 1474 AT PAGE 1834, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDS OF THE BOUNDARY TRACT AND ALL COURSES ARE REFERENCED TO THE VIRGINIA STATE GRID NORTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE. I FURTHER AGREE THAT SHOULD WILLIAM A. DONNA ASSOCIATES, INC., SERVICES BE CONTRACTED FOR THE PURPOSE, MON PIPES WILL BE SET PER THE REQUIREMENTS OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, PRIOR TO THE RELEASE OF PERFORMANCE GUARANTEE.

COMMONWEALTH OF VIRGINIA — STANLEY D. HERMAN — LAND SURVEYOR

Stanley D. Herman — 6/25/02 DATE



VICINITY MAP
SCALE: 1"=2000'

APPROVAL BLOCK
LAND DEVELOPMENT APPLICATION
NUMBER BLAD 2001-0070
APPROVED IN ACCORDANCE WITH CHAPTER 1240 OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, OR SUCH REFERENCE IS WAIVED UNDER THE CERTIFICATE OF BOOK REVIEW AND APPROVAL.

DEPARTMENT OF BUILDING AND DEVELOPMENT — DATE 8/16/02

57A29

BK2214P0660

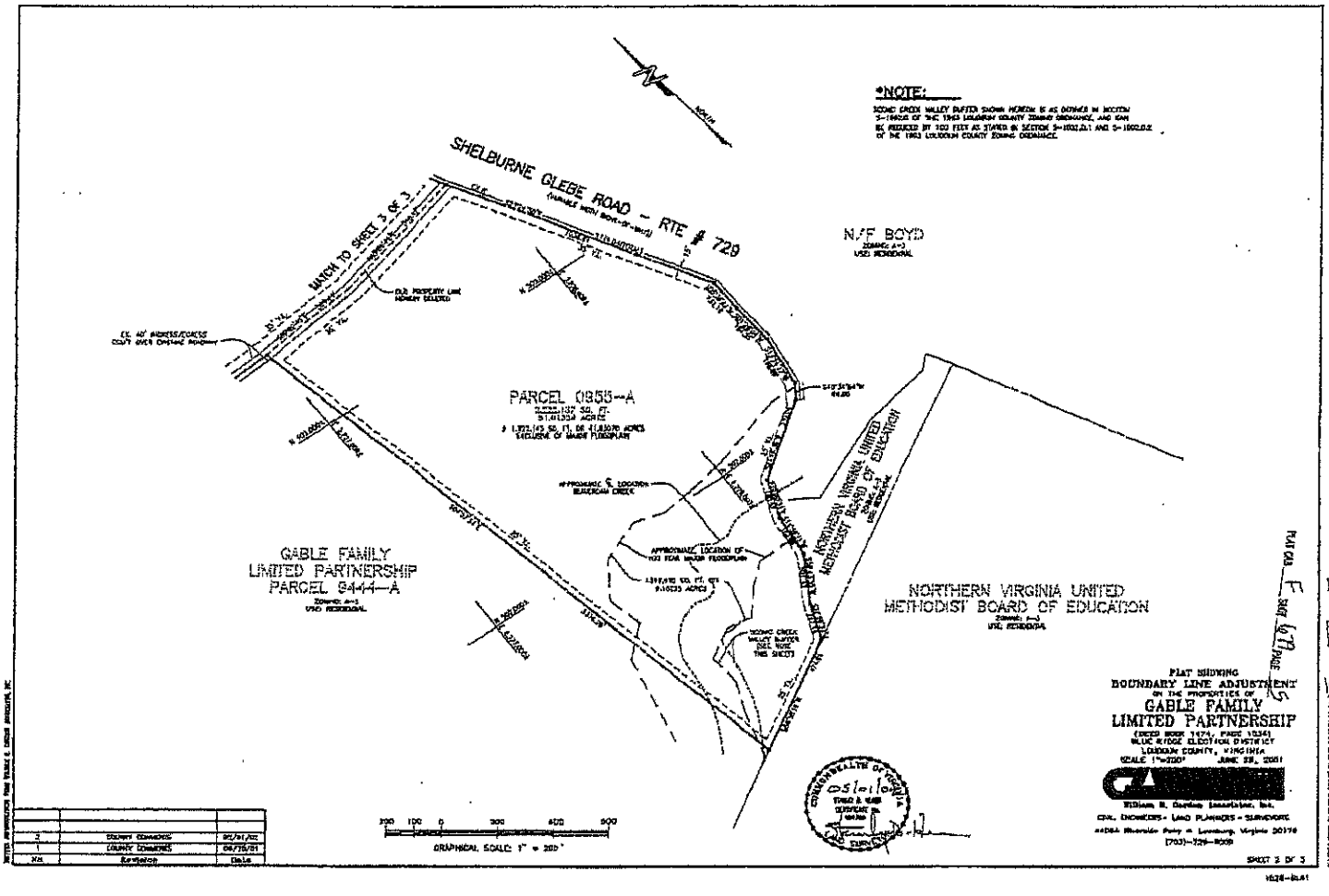
PLAT DRAWING
BOUNDARY LINE ADJUSTMENT
ON THE PROPERTIES OF
GABLE FAMILY
LIMITED PARTNERSHIP
(DEED BOOK 1474, PAGE 1834)
BLUE RIDGE ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
JUNE 25, 2002

WILLIAM A. DONNA ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNERS - SURVEYORS
02 JUL 12 PM 3:58
SHEET 1 OF 2

PLAT CASE SUB-671 Page 1

= PLAT ONLY

2214-660



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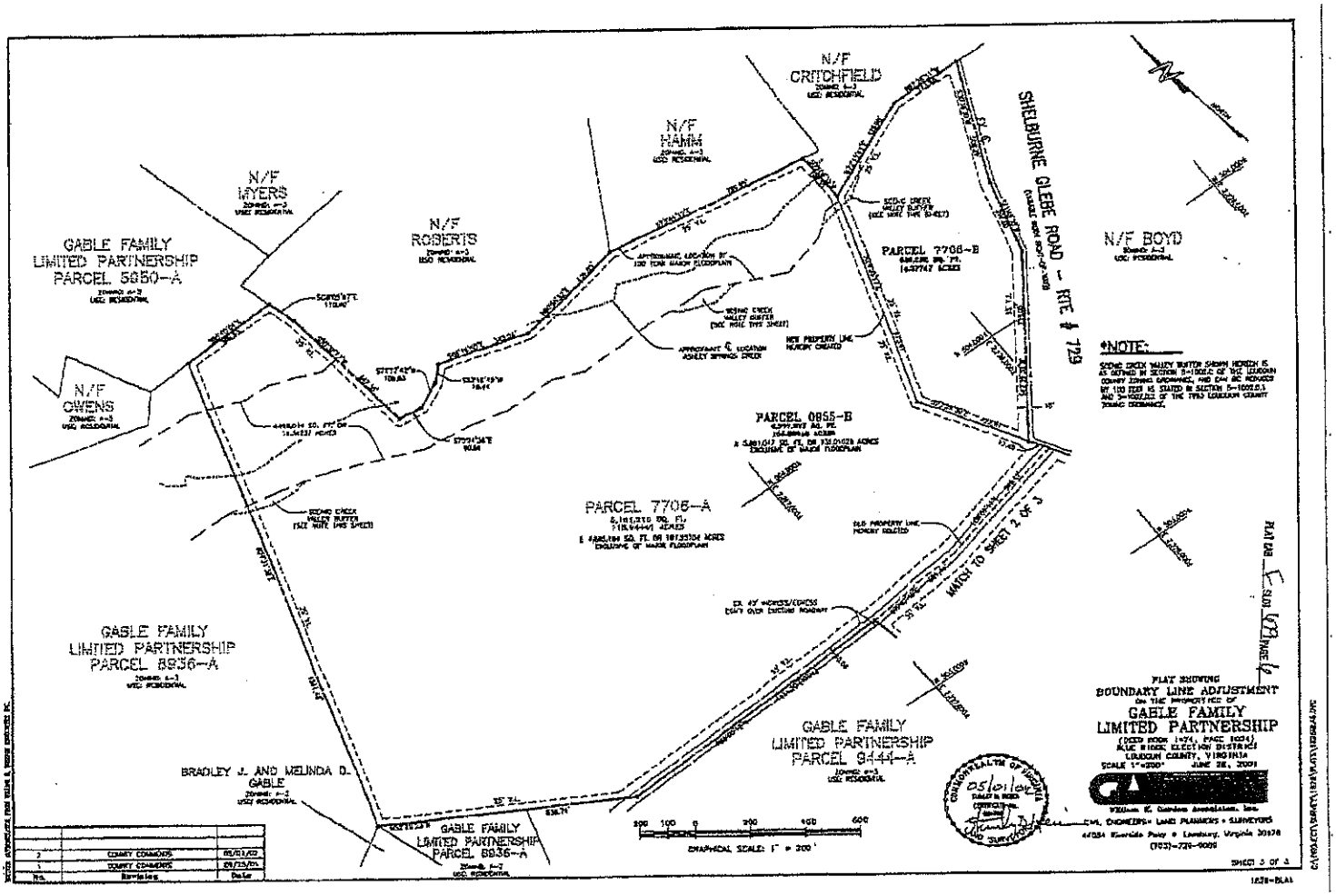
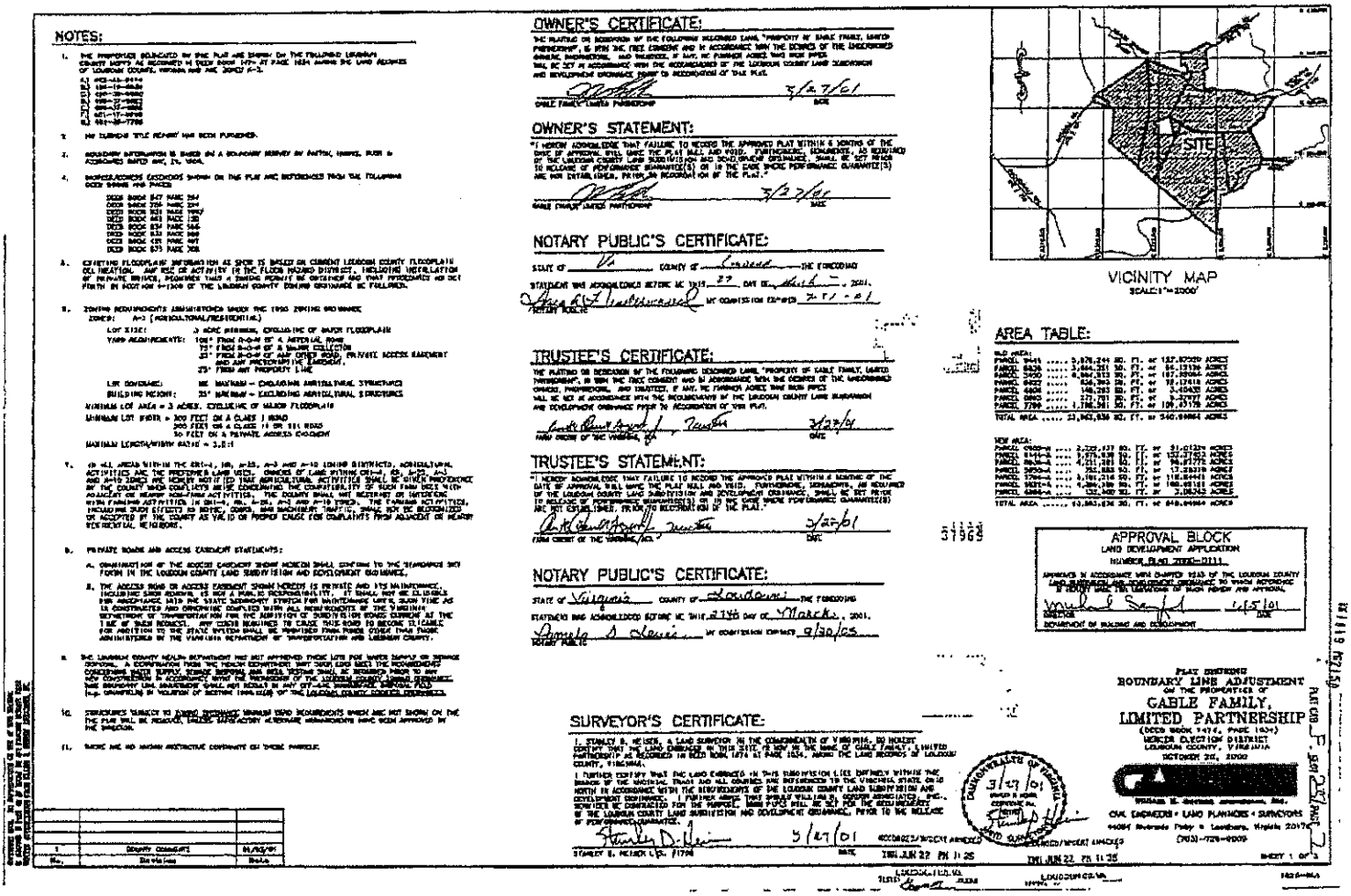


Date/Time: 11/9/2012 10:09:52 AM Instr. No: SinglePage Page No: 1 of 1 Customer Name: breen



NOTES:

1. THE PROPERTIES DELINEATED ON THIS PLAT ARE SHOWN ON THE FOLLOWING LOUDOUN COUNTY MAPS AS RECORDED IN DEED BOOK 1474 AT PAGE 1624 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA AND ARE SHOWN AS:

   [illegible]

2. NO TORRENS TITLE REPORT WAS BEEN FURNISHED.

3. BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY BY PATTON, HARRIS, RUST & ASSOCIATES DATED MAY, 24, 1999.

4. MONUMENTS/MONUMENTATION DESCRIBED SHOWN ON THIS PLAT ARE REFERENCED FROM THE FOLLOWING DEED BOOKS AND PAGES:

   [illegible]

5. EXISTING FLOODPLAIN INFORMATION AS SHOWN IS BASED ON CURRENT LOUDOUN COUNTY FLOODPLAIN DELINEATION. ANY USE OR ACTIVITY IN THE FLOOD HAZARD DISTRICT, INCLUDING INSTALLATION OF PRIVATE ROADS, DRIVEWAYS THAT A GRADING PERMIT BE OBTAINED AND THAT REQUIREMENTS AND SET FORTH IN SECTION 4-1300 OF THE LOUDOUN COUNTY ZONING ORDINANCE BE FOLLOWED.

6. ZONING REQUIREMENTS (MINIMUM/MAXIMUM) SHOWN ARE 1993 ZONING ORDINANCE

   ZONED: A-3 (AGRICULTURAL/RESIDENTIAL)

   LOT SIZE: 3 ACRE MINIMUM, EXCLUSIVE OF MAJOR FLOODPLAIN

   YARD REQUIREMENTS: 100' FROM R-O-W OF A ARTERIAL ROAD
   75' FROM R-O-W OF A MAJOR COLLECTOR
   25' FROM R-O-W OF ANY OTHER ROAD, PRIVATE ACCESS EASEMENT AND ANY PROPERTY LINE
   25' FROM ANY PROPERTY LINE

   LOT COVERAGE: NO MAXIMUM - EXCLUDING AGRICULTURAL STRUCTURES

   BUILDING HEIGHT: 35' MAXIMUM - EXCLUDING AGRICULTURAL STRUCTURES

   MINIMUM LOT AREA = 3 ACRES, EXCLUSIVE OF MAJOR FLOODPLAIN

   MINIMUM LOT WIDTH = 300 FEET ON A CLASS I ROAD
   200 FEET ON A CLASS II OR III ROAD
   50 FEET ON A PRIVATE ACCESS EASEMENT

   MAXIMUM LENGTH/WIDTH RATIO = 3.0:1

7. IN ALL AREAS WITHIN THE CR1-1, 1A, 1B, 2A AND 2-10 ZONING DISTRICTS, AGRICULTURAL ACTIVITIES ARE THE PREFERRED LAND USES. OWNERS OF LAND WITHIN CR1-1, 1A, 1B, 2A AND 2-10 ZONED ARE HEREBY NOTIFIED THAT AGRICULTURAL ACTIVITIES SHALL BE GIVEN PREFERENCE BY THE COUNTY WHEN CONFLICTS ARISE CONCERNING THE COMPATIBILITY OF SUCH FARM USES WITH ADJACENT OR NEARBY NON-FARM ACTIVITIES. THE COUNTY SHALL NOT RESTRICT OR INTERFERE WITH FARMING ACTIVITIES IN CR1-1, 1A, 1B, 2A AND 2-10 ZONES. THE FARMING ACTIVITIES, INCLUDING SUCH EFFECTS AS NOISE, ODORS, AND MACHINERY TRAFFIC, SHALL NOT BE SUBJECT TO OR ACCEPTED BY THE COUNTY AS VALID OR PROPER CAUSE FOR COMPLAINTS FROM ADJACENT OR NEARBY RESIDENTIAL NEIGHBORS.

8. PRIVATE ROADS AND ACCESS EASEMENT STATEMENTS:

   A. CONSTRUCTION OF THE ACCESS EASEMENT SHOWN HEREON SHALL CONFORM TO THE STANDARDS SET FORTH IN THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE.

   B. THE ACCESS ROAD OR ACCESS EASEMENT SHOWN HEREON IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL IT SHALL HAVE AS IS CONSTRUCTED AND OTHERWISE COMPLIED WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION ROADS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THIS ROAD TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND LOUDOUN COUNTY.

9. THE LOUDOUN COUNTY HEALTH DEPARTMENT HAS NOT APPROVED THESE LOTS FOR WATER SUPPLY OR SEWAGE DISPOSAL. A CONFIRMATION FROM THE HEALTH DEPARTMENT THAT SUCH LOTS MEET THE REQUIREMENTS CONCERNING WATER SUPPLY, SEWAGE DISPOSAL AND WELL SPACING SHALL BE REQUIRED PRIOR TO ANY NEW CONSTRUCTION. IN ACCORDANCE WITH THE ORDINANCE OF THE LOUDOUN COUNTY ZONING ORDINANCE, THIS EASEMENT (AND MAINTENANCE) SHALL NOT INCLUDE IN ANY OFF-LINE IMPROVEMENT (ARTERIAL ROAD (e.g. DRAINFIELD IN VIOLATION OF SECTION 1304.01(A) OF THE LOUDOUN COUNTY ZONING ORDINANCE).

10. STRUCTURES SUBJECT TO ZONING ORDINANCE MINIMUM YARD REQUIREMENTS WHICH ARE NOT SHOWN ON THE PLAT SHALL BE REMOVED, UNLESS SATISFACTORY ALTERNATE ARRANGEMENTS HAVE BEEN APPROVED BY THE DIRECTOR.

11. THERE ARE NO KNOWN RESTRICTIVE COVENANTS ON THESE PARCELS.

No.	Revision	Date
1	COUNTY COMMENTS	11/15/00

OWNER'S CERTIFICATE:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "PROPERTY OF CABLE FAMILY, LIMITED PARTNERSHIP", IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. THE UNDERSIGNED AGREE THAT SUCH PARCEL SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE PRIOR TO ACCEPTANCE OF THIS PLAT.

CABLE FAMILY, LIMITED PARTNERSHIP — DATE 7/27/01

OWNER'S STATEMENT:

"I HEREBY ACKNOWLEDGE THAT FAILURE TO RECORD THE APPROVED PLAT WITHIN 6 MONTHS OF THE DATE OF APPROVAL SHALL MAKE THE PLAT NULL AND VOID. FURTHERMORE, MONUMENTS, AS REQUIRED BY THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, SHALL BE SET PRIOR TO RELEASE OF PERFORMANCE GUARANTEE(S) OR IN THE CASE WHERE PERFORMANCE GUARANTEE(S) ARE NOT DETAILED, PRIOR TO RECORDATION OF THE PLAT."

CABLE FAMILY, LIMITED PARTNERSHIP — DATE 7/27/01

NOTARY PUBLIC'S CERTIFICATE:

STATE OF Va COUNTY OF Loudoun, TO WIT:

STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF March, 2001.

NOTARY PUBLIC — MY COMMISSION EXPIRES 7-31-01

TRUSTEE'S CERTIFICATE:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "PROPERTY OF CABLE FAMILY, LIMITED PARTNERSHIP", IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. THE TRUSTEES AGREE THAT SUCH PARCEL SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE PRIOR TO ACCEPTANCE OF THIS PLAT.

[illegible], TRUSTEE — DATE 7/27/01

TRUSTEE'S STATEMENT:

"I HEREBY ACKNOWLEDGE THAT FAILURE TO RECORD THE APPROVED PLAT WITHIN 6 MONTHS OF THE DATE OF APPROVAL SHALL MAKE THE PLAT NULL AND VOID. FURTHERMORE, MONUMENTS, AS REQUIRED BY THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, SHALL BE SET PRIOR TO RELEASE OF PERFORMANCE GUARANTEE(S) OR IN THE CASE WHERE PERFORMANCE GUARANTEE(S) ARE NOT DETAILED, PRIOR TO RECORDATION OF THE PLAT."

[illegible], TRUSTEE — DATE 7/27/01

NOTARY PUBLIC'S CERTIFICATE:

STATE OF Virginia COUNTY OF Loudoun, TO WIT: THE FOREGOING

STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF March, 2001.

NOTARY PUBLIC — MY COMMISSION EXPIRES 9/30/05

SURVEYOR'S CERTIFICATE:

I, STANLEY D. HEINER, A LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND EMBRACED IN THIS SITE, IS NOW IN THE NAME OF CABLE FAMILY, LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK 1474 AT PAGE 1624, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDS OF THE ANCHORS TRACT AND ALL CORNERS ARE MONUMENTED IN THE VIRGINIA STATE GRID NORTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE. FURTHER, ANGLE THAT STANLEY WILLIAMS & ASSOCIATES, INC., HEREIN BE CONTRACTED FOR THE PURPOSE, SHALL PLACE ALL SET FOR THE MONUMENTS OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, PRIOR TO THE RELEASE OF PERFORMANCE GUARANTEE.

STANLEY D. HEINER, LS. #1774 — DATE 5/17/01

COMMONWEALTH OF VIRGINIA — STANLEY D. HEINER — LAND SURVEYOR

VICINITY MAP
SCALE: 1" = 2000'

AREA TABLE:

PARCEL 2A1	3,878,244	SQ. FT.	or	137.87000 ACRES
PARCEL 2B1	3,844,331	SQ. FT.	or	88.23196 ACRES
PARCEL 2B2	4,864,513	SQ. FT.	or	107.09464 ACRES
PARCEL 2C2	526,363	SQ. FT.	or	12.12818 ACRES
PARCEL 2C3	148,283	SQ. FT.	or	3.40435 ACRES
PARCEL 2D2	130,681	SQ. FT.	or	3.27977 ACRES
PARCEL 2D3	221,781	SQ. FT.	or	5.09107 ACRES
PARCEL 2E2	1,716,981	SQ. FT.	or	108.23178 ACRES
TOTAL AREA	23,963,836	SQ. FT.	or	540.69864 ACRES

NEW AREA:

PARCEL C1D2	2,222,477	SQ. FT.	or	51.01325 ACRES
PARCEL B1C2	3,777,538	SQ. FT.	or	86.71393 ACRES
PARCEL B1D2	3,777,538	SQ. FT.	or	86.71393 ACRES
PARCEL B2C2	741,885	SQ. FT.	or	17.03319 ACRES
PARCEL C2D2	3,781,314	SQ. FT.	or	118.64441 ACRES
PARCEL B2D2	4,284,138	SQ. FT.	or	98.36133 ACRES
PARCEL A2B2	132,480	SQ. FT.	or	3.04243 ACRES
TOTAL AREA	23,963,836	SQ. FT.	or	540.69864 ACRES

APPROVAL BLOCK
LAND DEVELOPMENT APPLICATION
NUMBER SUB# 2000-0111

APPROVED IN ACCORDANCE WITH CHAPTER 1020 OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE TO WHOM AUTHORITY IS HEREBY MADE THE DIRECTOR OF SUCH REVIEW AND APPROVAL.

DIRECTOR, DEPARTMENT OF BUILDING AND DEVELOPMENT — DATE 1/25/01

51968

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
OF THE PROPERTIES OF
CABLE FAMILY,
LIMITED PARTNERSHIP
(DEED BOOK 1474, PAGE 1624)
MERCER ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
OCTOBER 26, 2000

WILLIAMS & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
44084 Riverside Pkwy • Leesburg, Virginia 20176
(703) 729-9009

SHEET 1 OF 2

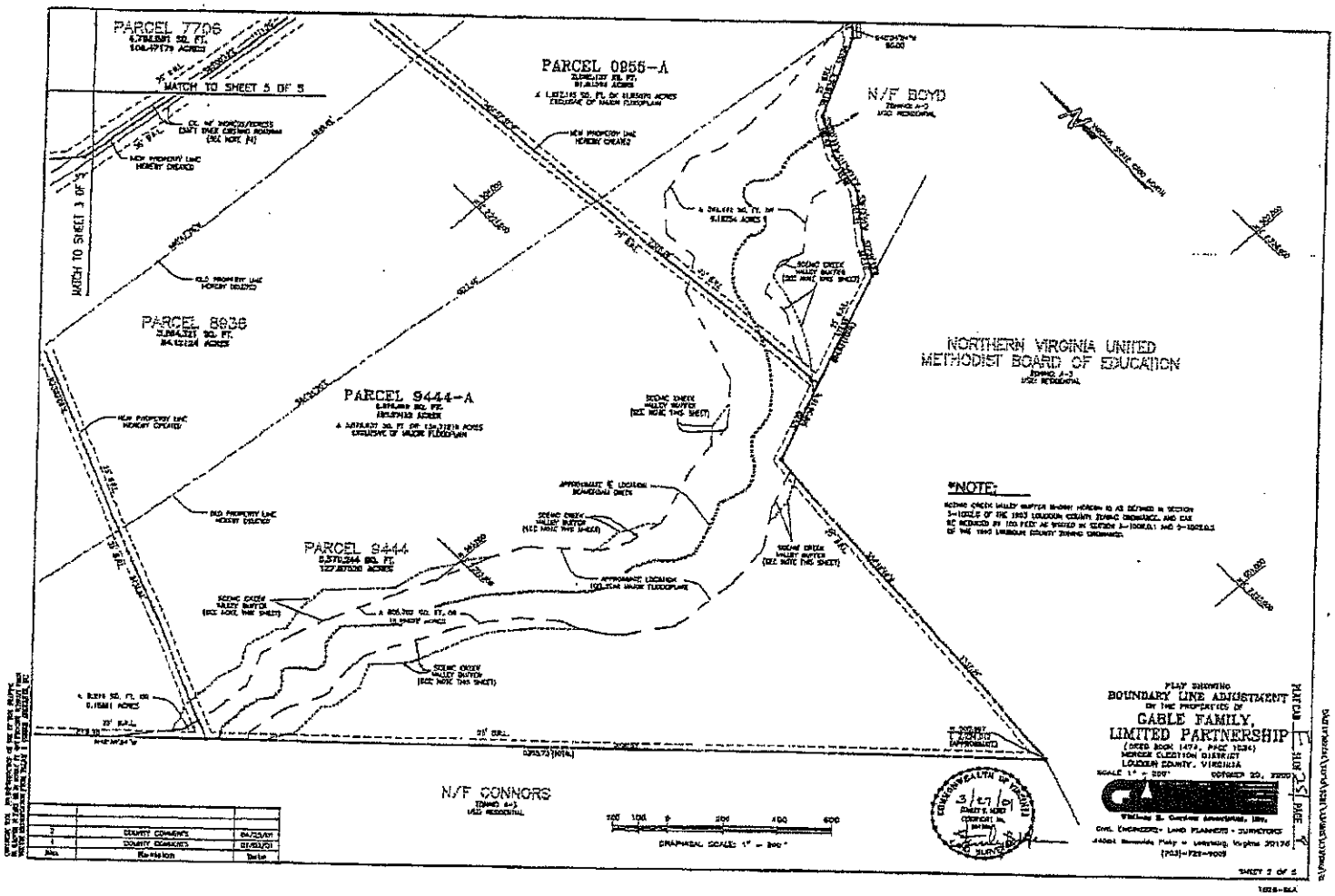
PLAT CAB. J, PAGE 257 [illegible]

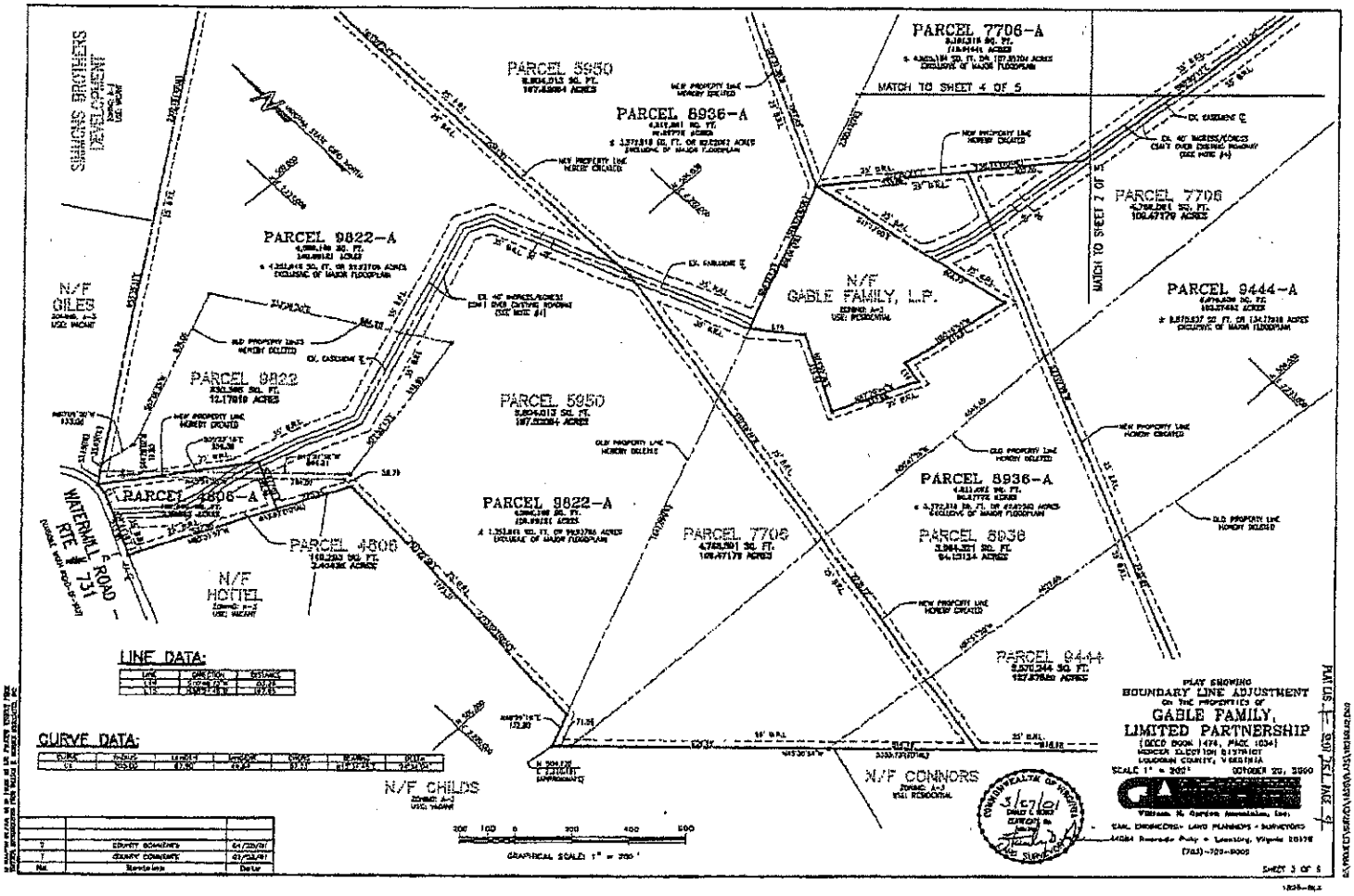
LOUDOUN COUNTY, VA. — FILED — JUN 22 PM 1:25

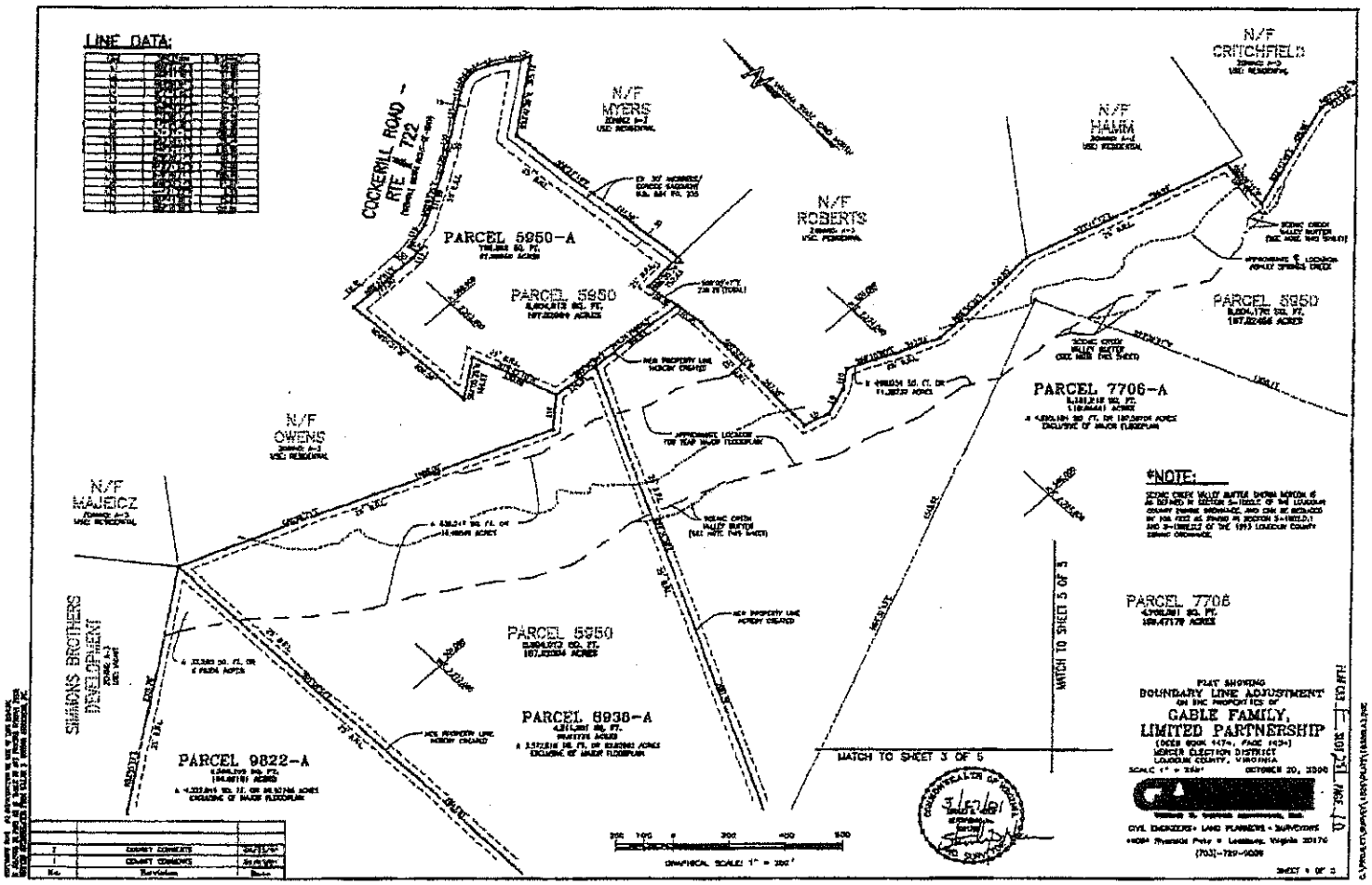
LOUDOUN COUNTY, VA. — RECORDED — JUN 22 PM 1:25

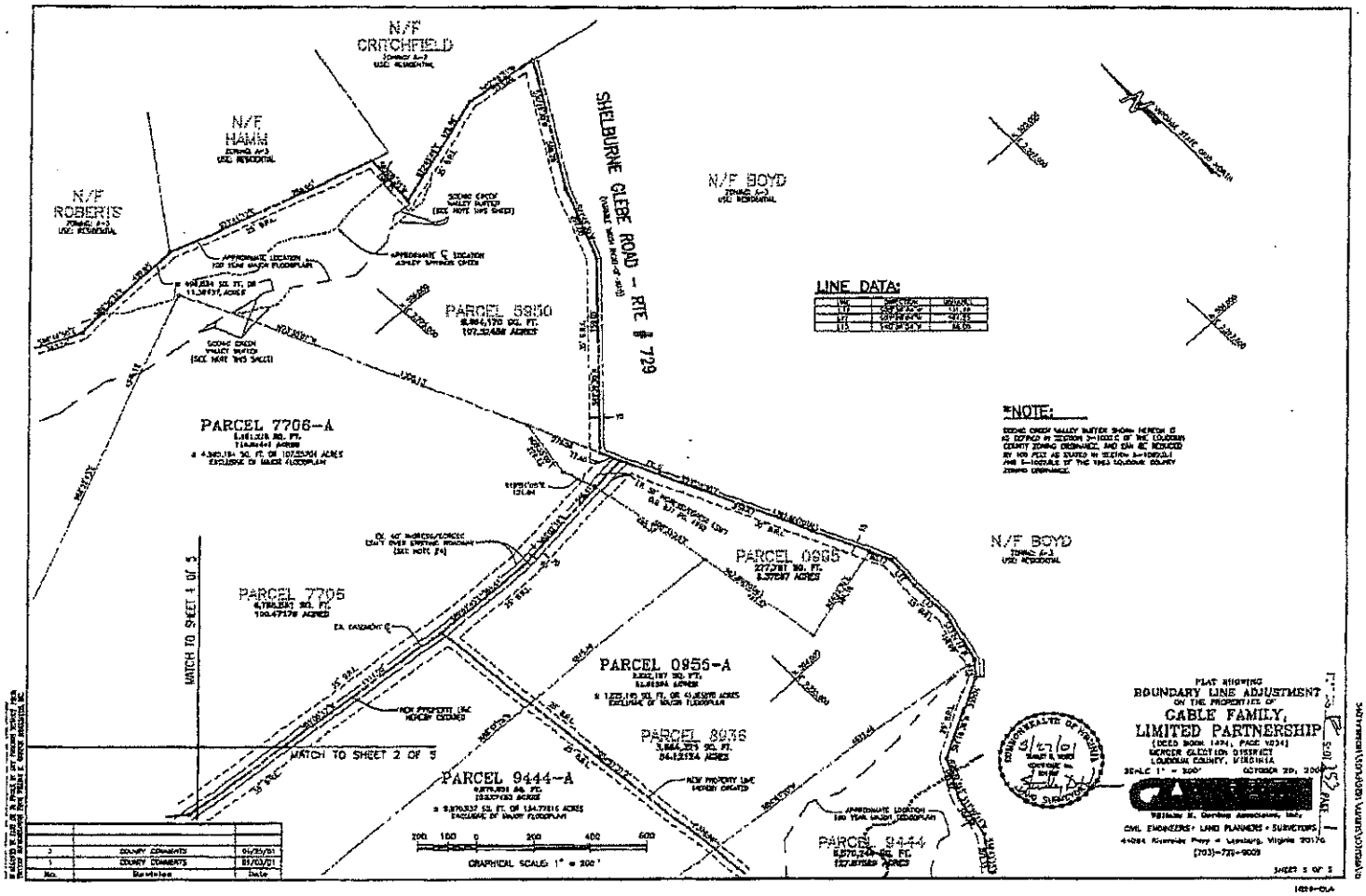
PLAT ONLY

1949 - 2150


PARCEL 7706
PARCEL 0956-A
N/F BOYD
MATCH TO SHEET 5 OF 5
MATCH TO SHEET 3 OF 5
PARCEL 8636
PARCEL 9444-A
NORTHERN VIRGINIA UNITED METHODIST BOARD OF EDUCATION
PARCEL 9444
*NOTE:
N/F CONNORS
PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
OF THE PROPERTIES OF
CABLE FAMILY, LIMITED PARTNERSHIP
(DEED BOOK 1473, PAGE 1634)
MERCER ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE 1" = 200'
OCTOBER 20, 2000
SHEET 2 OF 5
GRAPHICAL SCALE: 1" = 200'
COUNTY COMMENTS 04/25/01
COUNTY COMMENTS 01/03/01
No. Revision Date


PARCEL 5950
PARCEL 8936-A
PARCEL 7706-A
MATCH TO SHEET 4 OF 5
PARCEL 9822-A
PARCEL 7706
PARCEL 9444-A
N/F GILES
N/F GABLE FAMILY, L.P.
PARCEL 9822
PARCEL 5950
PARCEL 9822-A
PARCEL 8936-A
PARCEL 4806-A
PARCEL 4806
PARCEL 7706
PARCEL 8936
PARCEL 9444
WATERMILL ROAD RTE 731
N/F HOTTEL
N/F CHILDS
N/F CONNORS
LINE DATA:
CURVE DATA:
PLAT SHOWING BOUNDARY LINE ADJUSTMENT On The Properties of GABLE FAMILY, LIMITED PARTNERSHIP
SCALE 1" = 200'
OCTOBER 20, 2000
SHEET 3 OF 5


LINE DATA:
COCKERILL ROAD - RTE. # 722
N/F MYERS
N/F ROBERTS
N/F CRITCHFIELD
N/F HAMM
N/F OWENS
N/F MAJESCZ
SIMMONS BROTHERS DEVELOPMENT
PARCEL 5950-A
PARCEL 5950
PARCEL 7706-A
PARCEL 7706
PARCEL 6936-A
PARCEL 9822-A
*NOTE:
MATCH TO SHEET 3 OF 5
MATCH TO SHEET 5 OF 5
PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
GABLE FAMILY,
LIMITED PARTNERSHIP
OCTOBER 20, 2006
GRAPHICAL SCALE: 1" = 200'



Date/Time: 11/9/2012 10:09:52 AM Instr. No: SinglePage Page No: 1 of 1 Customer Name: breen

BK 0828 PG 1963

01659

The attached plat, and courses and distance description, made by Ken W. Erickson Certified Land Surveyor, Leesburg, Virginia, dated July 29, 19 83, of the lands of Joseph C. and Elaine J. Hottel, situate in Mercer Magisterial District, Loudoun County, Virginia, and being the same land acquired by the said Joseph C. and Elaine J. Hottel, by deeds dated the 6th May 1976 and 23rd Feb 1977, 19 , from Hazel N. Hottel of record in the Clerk's Office of the Circuit Court of Loudoun County, Virginia, in Deed Book No. 647 Page 254 673, page 208, is hereby confirmed and submitted for record in the aforesaid Clerk's Office.

Given under our hands this 5th day of August, 1983.

x Joseph C. Hottel (Seal)

Elaine J. Hottel (Seal)

ACKNOWLEDGMENT

STATE OF VIRGINIA
COUNTY OF LOUDOUN, to-wit:

I, Lorraine Mock, a Notary Public for said County of Loudoun, in the State of Virginia, do hereby certify that Joseph C Hottel and Elaine J. Hottel whose names are signed to the foregoing certificate of confirmation by owners, and plat, bearing date of the 5 day of August, 1983, have acknowledged the same before me in my County aforesaid.

My Commission as a Notary expires My Commission Expires April 14, 1985.

GIVEN UNDER MY HAND THIS 5 DAY OF August, 1983.

Lorraine Mock
NOTARY PUBLIC

828-1963

BK0828PG1964

July 29, 1983

Description
Land of
Joseph C. and Elaine J. Hottel
Mercer Magisterial District
Loudoun County, Virginia

Beginning at a point in the line of Lang at a corner to other land of Hottel as shown on attached plat which is hereby made a part of this description;

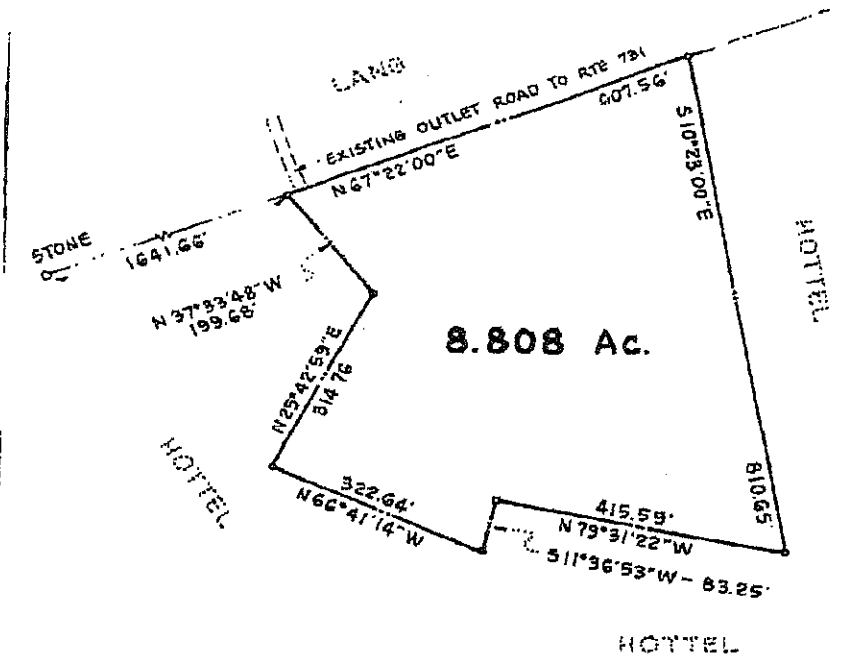
Thence running with Lang, North 67°22'00" East 607.56 feet to a point, corner to other land of Hottel;

Thence leaving Lang and running with other land of Hottel, South 10°23'00" East 810.65 feet, North 79°31'22" West 415.59 feet, South 11°36'53" West 83.25 feet, North 66°41'14" West 322.64 feet, North 25°42'59" East 314.76 feet and North 37°33'48" West 199.68 feet to the point of beginning, containing 8.808 acres of land.

NOTE: Description written from survey by J. Horace Jarrett dated May 21, 1975.

RECORDED W/CERTIFICATE ANNEXED
1983 AUG 10 AM 10:14
Teste: Clerk

BK0828PG1965



BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A SURVEY BY J. HORACE JARRETT DATED MAY 21, 1975.

PLAT
LAND OF
JOSEPH C. & ELAINE J. HOTTEL
MERCER MAGISTERIAL DISTRICT
LOUDOUN COUNTY, VIRGINIA
JULY 29, 1983
SCALE 1" = 200'

KEN W. ERICKSON
LAND SURVEYING
LEESBURG, VIRGINIA

COMMONWEALTH OF VIRGINIA
KEN W. ERICKSON
LICENSE No. 1260
LAND SURVEYOR

A-247

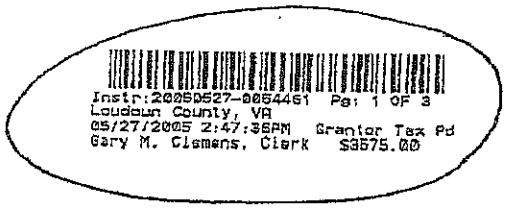
Date/Time 11/9/2012 10:09:52 AM Instr No 198308100094599 Page No: 3 of 3 Customer Name: breen

SOURCE DEEDS

PREPARED BY:
David H. Moyes, Esquire
21 N. King St.
Leesburg, Virginia 20175

GRANTEE'S ADDRESS:
7163 Young Rd.
The Plains, VA. 20198

RETURN TO:
Piedmont Settlement, Inc.
7 S. Libert St.
PO Box 165
Middleburg, Virginia 20118



CONSIDERATION: $3,575,000.00

PIN #'s: 496-19-8936-000
496-29-8841-000

TAX MAP #'s: /57////7//////2/
/56/////////40A

GENERAL WARRANTY DEED

THIS DEED, made this 27th day of May 2005, by and between **MELINDA D. GABLE** and **BRADLEY J. GABLE**, husband and wife, GRANTORS, and **DF PROPERTIES I, LLC**, a Virginia limited liability company, GRANTEE.

Witnesseth

THAT FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged at and before the sealing and delivery of this Deed, the GRANTORS do hereby grant and convey with General Warranty and English Covenants of Title in fee simple unto the GRANTEE, the following described lots or parcels with all improvements thereon and the rights and appurtenances thereto appertaining lying and being in the County of Loudoun, Commonwealth of Virginia, and more particularly described as:

Date/Time: 11/9/2012 10:09:52 AM Instr. No: 200505270054461 Page No: 1 of 3 Customer Name: breen

Instr:20050527-0054461
Page: 2 OF 3

Parcel 8936-A, containing 96.67772 acres, more or less, as shown on plat entitled "Plat Showing Boundary Line Adjustment On the Properties of Gable Family Limited Partnership" as duly dedicated, platted and recorded in Deed Book 1949 at Page 2150, among the land records of Loudoun County, Virginia.

AND BEING the same property acquired by GRANTORS by virtue of a Deed from GABLE FAMILY LIMITED PARTNERSHIP, a Virginia limited partnership, dated June 22, 2001 and recorded in Deed Book 1949, at page 2151, among the land records of Loudoun County, Virginia.

AND

All that certain tract or parcel of land containing 8.808 acres, more or less, as shown on Plat by Ken W. Erickson, dated July 19, 1983 as recorded in Deed Book 828, at Page 1963, among the land records of Loudoun County, Virginia and more particularly described as follows:

BEGINNING at a point in the line of Lang at a corner to the other land of Hottel as shown on said plat; Thence running with Lang, North 67 degrees 22' 00", East 607.56 feet to a point, corner to other land of Hottel; Thence leaving lang and running with other land of Hottel South 10 degrees 23' 00", East 810.65 feet, North 79 degrees 31' 22" West 415.59 feet, South 11 degrees 36' 53" West 83.25 feet, North 66 degrees 41' 14" West 322.64 feet, North 25 degrees 42' 59" East 314.76 feet and North 37 degrees 33' 48" West 199.68 feet to the point of beginning, containing 8.808 acres of land, more or less.

TOGETHER WITH non-exclusive right to use easement for ingress-egress as set forth in Deed Book 673, at Page 708 and in Deed Book 647, at Page 254, among the aforesaid land records.

AND BEING the same property acquired by GRANTORS by virtue of a Deed from Gable Family Limited Partnership, a Virginia limited partnership, dated March 10, 1999 and recorded in Deed Book 1659, at Page 623, among the land records of Loudoun County, Virginia.

Instr:20050527-0054461
Page: 3 OF 3

THIS CONVEYANCE is made subject to the restrictions, conditions, rights of way and easements, if any contained in the instruments forming the chain of title to this property.

THE GRANTORS covenant that they have the right to convey the aforesaid property unto the GRANTEES; that the GRANTEES shall have quiet possession thereof they have done no act to encumber said land and that they will execute such further assurance of the land as may be requisite.

WITNESS the following signatures and seals:

BRADLEY J. GABLE, GRANTOR

MELINDA D. GABLE, GRANTOR

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to-wit:

I, John C. Hanssen, a Notary Public in and for the Commonwealth of Virginia and County aforesaid, do certify that MELINDA D. GABLE and BRADLEY J. GABLE, whose names are signed to the above writing, dated the 27th day of May, 2005, has personally appeared before me in my jurisdiction aforesaid and acknowledged the same.

GIVEN under my hand this 27th day of May, 2005.

Notary Public John C. Hanssen

My commission expires: 4/30/07

Date/Time: 11/9/2012 10:09:52 AM Instr. No: 200505270054461 Page No: 3 of 3 Customer Name: breen

Received 11-09-2012 07:57pm From-703 771 7638 To-BANKER'S TITLE SHENA Page 044