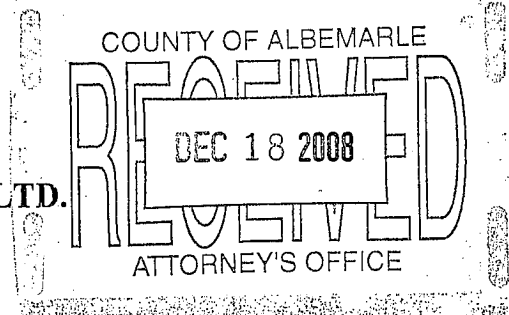


ZUNKA, MILNOR, CARTER & INIGO, LTD.

Attorneys at Law
414 Park Street
P O Box 1567
Charlottesville VA 22902
Telephone 434-977-0191
Real Estate 434-977-5060
Facsimile 434-977-0198

John W. Zunka
Richard H. Milnor
Richard E. Carter
Alvaro A. Inigo



Magruder Dent, Jr.
1919-1994
Robert E. Taylor
1906-1998

December 16, 2008

Mr. Kenneth C. Boyd, Chairman
Albemarle County Supervisors
401 McIntire Road
Charlottesville, VA 22902

RE: School Lot

Dear Mr. Boyd:

I represent Whitehouse Mariah, LLC, whose sold one hundred fifty acres to Zoe Enterprises, LLC, on June 30, 2008.

When the survey was done of the one hundred fifty acres parcel, the surveyor came across an old deed in Deed Book 101, page 465, dated July 24, 1894, where a half acre of property was conveyed to the White Hall School District Trustees. I have enclosed a copy of that deed.

As you can see from reading the deed, it is impossible to determine where this half acre parcel is located.

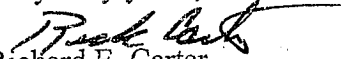
I have also enclosed a copy of the survey of the one hundred fifty acre parcel and call your attention to note 6 which refers to the half acre parcel.

Since the location of the parcel cannot be determined and since the half acre is too small to use for school purposes, I don't think the property has any value. Therefore, I would propose that Albemarle County convey by a quitclaim deed the half acre parcel to Zoe Enterprises, LLC.

I am sending a copy of this letter to Larry Davis for his information.

I look forward to hearing from you.

Very truly yours,


Richard E. Carter

REC:sed
cc: Larry Davis

cc: WhiteHouse Mariah, LLC

in Bing wife
1/2 } B. 94.
like Hall
100 District

the 125
th

This deed made this 24th day of July, A.D. 1894 between John C. Bing and Susan A. Bing his wife of the first part and the White Hall School District Trustees as a corporation of Allemonale County, Virginia, of the second part, with intent that in consideration of the sum of ten dollars, in hand paid by the parties of the second part, to the said John C. Bing and Susan A. Bing his wife, the receipt whereof is hereby acknowledged, in consideration of which payment the said John C. Bing and Susan A. Bing his wife by these presents deeds, sells and conveys, with general warranty, unto the said White Hall School District of Allemonale County, all of that tract or parcel of land, lying and being, in Allemonale County on Bush Mountain road, adjoining said Bing and D. W. E. E. Pitt, to wit, Beginning in center of said Bush Mountain road near said Pitts gate, thence South 89 1/2° West 7 poles to Chestnut sapling thence South 89 1/2° East 8 poles to a cedar, thence North 89 1/4° East 8 poles to center of said road, thence with said road North 89 1/2° West 8 poles to the Beginning, and containing one half acre more or less by recent survey.

As to the said lot of land, it is covenanted and agreed that the parties using or occupying the said half acre of land under or by Authority of the School Trustees of said District or of said White Hall School District as a corporation, shall have the right and privilege to use the water from the spring on the quarter land nearest and most convenient to said lot.

Witness the following signatures and seals day and date above written

J. C. Bing 
 S. A. Bing 

State of Virginia
 Allemonale County } to-wit:

I, Susan D. Wood a Notary Public in and for the aforesaid County, and State do certify that John C. Bing and Susan A. Bing his wife whose names are subscribed to the annexed writing being duly on the 24th day of July 1894 personally appeared before me in said County and State and acknowledged the same to be their act and deed. Given of our office under my hand this 24th day of July 1894.

W. D. Wood, N.P.

In the Clerk's Office of Allemonale County Court, Va., 1894
 This deed was presented to me, in said office and with the Certificate annexed admitted to record

D. W. Barclay, D.C. for
 W. H. Thompson Clerk

AD 101-4

SK1597PG0038

002217

01700-0000
22AD
Thomas
Saunders
The old title
manabill

PREPARED BY: PICKFORD & PICKFORD

THIS DEED made this 19th day of February, 1997, by and
between ROY L. BAILEY, Grantor; THOMAS A. SAUNDERS, III, Grantee,
c/o Saunders, Karpe & Megrue, L.P.
whose address is: 667 Madison Avenue, New York, New York 10021
and BETTY JEAN BAILEY, wife of Roy L. Bailey, Second Grantor,

W I T N E S S E T H :

That for and in consideration of the sum of TEN DOLLARS
(\$10.00) and other good and valuable consideration, receipt of all
of which is hereby acknowledged, Roy L. Bailey does hereby GRANT,
BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH
COVENANTS of TITLE unto Thomas A. Saunders, III, the following
described parcels of real property, being:

PARCEL NO. ONE:

All that certain lot or parcel of land
with improvements thereon and appurtenances
thereunto belonging, lying in the White Hall
Magisterial District of Albemarle County,
Virginia, and fronting on State Route 667,
being the residue of a parcel containing
241.8 acres as shown on plats of record in
said Clerk's Office in Deed Book 276, page
256, LESS AND EXCEPTING a parcel containing
18.186 acres conveyed to RIVANNA WATER AND
SEWER AUTHORITY by the terms of a deed of
record in said Clerk's Office in Deed Book
864, page 32. Said property is the residue
of the aforesaid 241.8 acre parcel conveyed
to Guy A. Via by the terms of a deed of
Eugene A. Maupin and Clara Maupin, his wife,
bearing date October 22, 1947, of record in
said Clerk's Office in Deed Book 276, page
255. Guy A. Via died, testate, March 18,
1973. By the terms of his will of record
in said Clerk's Office in Will Book 47, page
537, he devised said property in trust for
the benefit of his widow, Nella B. Via and
upon termination of said trust, said property
was to pass to Roy L. Bailey. By disclaimer
filed pursuant to Virginia Code Section
64.1-188, of record in said Clerk's Office

EX1597PG0039

in Deed Book 587, page 56, Nella B. Via disclaimed said trust provisions and said property passed to Roy L. Bailey by the terms of the aforesaid will;

PARCEL NO. TWO:

All that certain tract or parcel of land with appurtenances thereunto belonging, adjoining Parcel 1 hereinbefore described containing 5.91 acres, more or less, being a portion of a larger tract conveyed to Roy L. Bailey by the terms of a deed of Nella B. Via, widow, bearing date October 8, 1976, of record in the Clerk's Office of the Circuit Court of said County in Deed Book 607, page 100; and

PARCEL NO. THREE:

All that certain tract or parcel of land adjoining the two parcels hereinbefore described, and described as containing 12.03 acres, more or less, being a portion of a larger tract conveyed to Nella B. Via by the terms of a deed of Nella B. Via and Roy L. Bailey, Executors of the Estate of Guy A. Via, bearing date December 16, 1975, of record in the Clerk's Office of the Circuit Court of said County in Deed Book 587, page 61. Nella B. Via died, testate, March 19, 1985, and by the terms of her will of record in said Clerk's Office in Will Book 62, page 640 she devised said property to Roy L. Bailey.

The hereinbefore described parcels of real property are more particularly described on plat of Roger W. Ray, Associates, Inc., bearing date February 4, 1997, a copy of which is attached hereto at the request of Grantee, however, the Grantor makes no warranties or representations as to the accuracy of said plat.

This conveyance is made subject to applicable easements, restrictions, covenants and conditions contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to said real estate, which have not

6K1597P60040

expired by time limitation contained therein or otherwise become ineffective.

Betty Jean Bailey, non-owning spouse of Roy L. Bailey, joins herein to consent to said conveyance and to release her elective share in the property, however she does not unite in any covenant or warranty contained herein.

WITNESS the following signatures and seals:

Roy L. Bailey (SEAL)
Roy L. Bailey

Betty Jean Bailey (SEAL)
Betty Jean Bailey

STATE OF VIRGINIA, AT LARGE

COUNTY OF ALBEMARLE, to-wit:

The foregoing instrument was acknowledged before me by
Roy L. Bailey and Betty Jean Bailey, this 3rd day of
March, 1997.

My commission expires:

12-31-99.

Ingma M. Harding
Notary Public

T.M. 17 - 16
 WILLIAM W. & MAE E. FINLEY
 O.B. 668-393 PLAT
 D.B. 655-228
 O.B. 257-589 PLAT
 O.B. 147-433 DESC.

42" MARKED
WHITE OAK

T.M. 17 - 22A
2224.32 ACRES TOTAL
- 0.50 ACRE FOR SCHOOL LOT
223.82 ACRES
0.8, 587 - 56'
W.B. 47 - 537
0.8, 276 - 256 PLAT
0.8, 218 - 203
0.8, 101 - 465

BOUNDARY SURVEY.
2224.32 ACRES (INCLUDES SCHOOL LOT), 12.03 ACRES &
5.91 ACRES.
THE PROPERTY OF ROY L. BAILEY
LOCATED ON STATE ROUTE 667
WHITE HALL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 300' DATE: FEB. 4, 1997

T.M. 17 - 35D
 FRED & JOYCE OLSEN
 D.B. 1124 - 163
 D.B. 1116 - 65 PLAT

FOR
THOMAS A. SAUNDERS

ROGER W. RAY & ASSOC., INC.
1717-28 ALLIED STREET
CHARLOTTESVILLE, VA 22903

86011

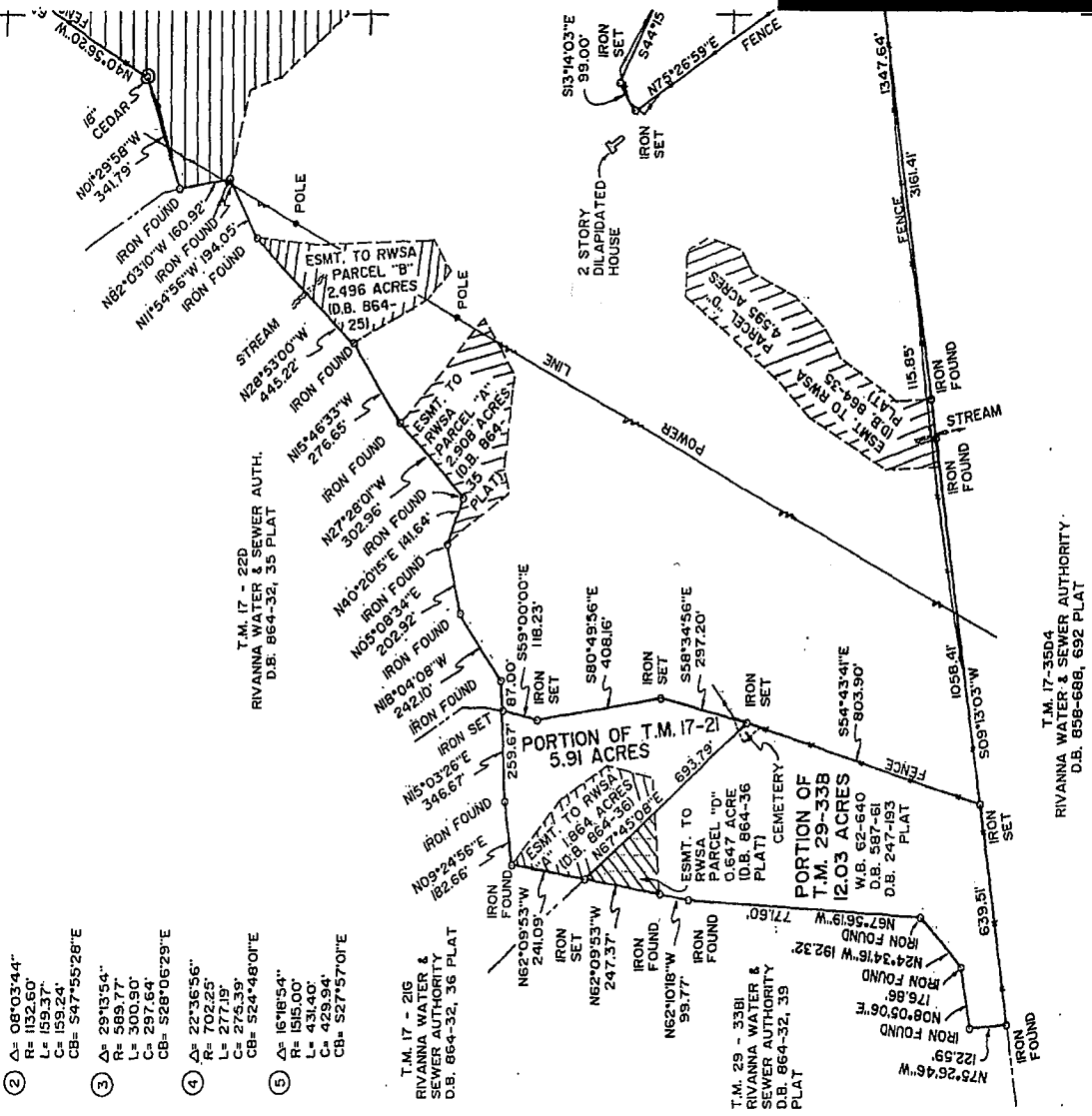
NOTES: bk1597p60042

1. BY DEED DATED 24TH DAY OF JULY, 1894 AND RECORDED IN D.B. 101-465 JOHN BING & SUSAN A. BING CONVEYED A HALF ACRE LOT ON THE RUCK MOUNTAIN ROAD TO THE SCHOOL DISTRICT TRUSTEES. BY DEED DATED 7TH DAY OF NOVEMBER, 1933, JOHN BING & SUSAN A. BING CONVEYED 2.496 ACRES TO MOLLY F. BING. THIS LAST DEED CONTAINED A STATEMENT THAT THE ABOVE HALF ACRE LOT HAD "CEASED TO BE USED FOR SCHOOL PURPOSES MANY YEARS AGO AND REVERTED TO THE GRANTORS". NO DEED FROM THE SAID TRUSTEES CONVEYING THE HALF ACRE LOT BACK TO THE BING'S COULD BE FOUND.
2. THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
3. LEGAL REFERENCES FOR 5.91 ACRES :
D.B. 607-100 & D.B. 109-365 PLAT
4. THERE IS NO INTENT OF THIS PLAT TO COMBINE ANY EXISTING PARCELS OF LAND.

T.M. 17 - 22.
PHYLLIS C. FONTANA
W.B. 68-34
D.B. 825-159 PLAT
D.B. 662-502-PLAT
D.B. 311-164, 166 PLAT

VICINITY MAP
SCALE: 1" = 2 MILES

1. $\Delta = 25^{\circ}32'52"$
R = 312.00'
L = 139.12'
C = 157.97'
CB = 564'43'46"E
2. $\Delta = 08^{\circ}03'44"$
R = 1132.60'
L = 159.37'
C = 159.24'
CB = 547'55'28"E
3. $\Delta = 29^{\circ}13'54"$
R = 569.77'
L = 300.90'
C = 297.64'
CB = 528'06'29"E
4. $\Delta = 22^{\circ}36'56"$
R = 702.93'
L = 277.19'
C = 275.39'
CB = 524'48'01"E
5. $\Delta = 16^{\circ}18'54"$
R = 1515.00'
L = 431.40'
C = 429.94'
CB = 527'57'01"E



BK1597PG0043

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE:

THIS DEED WAS PRESENTED, AND WITH CERTIFICATE ANNEXED, IS ADMITTED

TO RECORD ON March 4, 1997, AT 3.52 O'CLOCK p M.

1,032,000.00
STATE TAX \$ 548.00 (039)
LOCAL TAX \$ 516.00 (213)
TRANSFER FEE \$ 1.00 (212)
I.T.T.F. \$ 3.00 (106)
VSLF \$ 1.00 (145)
CLERK'S FEE \$ 12.00 (301)
PLAT \$ 4.00

SECT. 58.1-802:

STATE TAX \$ 516.00 (038)
LOCAL TAX \$ 516.00 (220)
LOCAL TAX \$ (223)

TOTAL \$ 3117.00

TESTE:

SHELBY J. MARSHALL, CLERK

BY Janette G. Morris
DEPUTY CLERK

Instrument Control Number

013656

Plat
11, 12
15, 17 & 20

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]

Doc ID: 98399999997 Type: DEE
Recorded: 08/10/2008 at 03:39:10 PM
Fee Amt: \$53.00 Page 1 of 5
Albemarle County, VA
Shelby Marshall Clerk Circuit Court
File# 2005-00013888
BK 3268 PG 592-598

T
A
X
E
X
E
M
P
T

C
O
R
P
Date of Instrument: [08/10/2008]
Instrument Type: [PM]

Number of Parcels [1]
Number of Pages [3]
City ☐ County ☒ [Albemarle County] (Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[Whitehouse Mariah, LLC]			

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[Whitehouse Mariah, LLC]			

Grantee Address (Name) [Whitehouse Mariah, LLC]
(Address 1) [4780 Catterton Road]
(Address 2) []
(City, State, Zip) [Free Union] [VA] [22940]
Consideration [0.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City ☐ County ☐ [] Percent, in this Juris. [100]
Book [] Page [] Instr. No []
Parcel Identification No (PIN) [Portion of 01700-00-00-022A0]
Tax Map Num. (if different than PIN) [Portion of 01700-00-00-022A0]
Short Property Description [Parcel E, a portion of Tax Map 17 Parcel 22A on State Route 667]
[White Hall District, Albemarle County, Virginia]
Current Property Address (Address 1) []
(Address 2) []
(City, State, Zip) [Crozet] [VA] [22932]

Instrument Prepared by [TZMC]
Recording Paid for by [TZMC]
Return Recording to (Name) [TZMC]
(Address 1) [414 Park Street]
(Address 2) []
(City, State, Zip) [Charlottesville] [VA] [22902]
Customer Case ID []

Cover Sheet Page # 1 of 1

ADB3268
592

013656

PREPARED BY:

Zunka, Milnor, Carter & Inigo, Ltd.

TAX MAP Portion of 17-22A

CERTIFICATE OF PLAT

The attached plat, and courses and distances description made by Roger W. Ray & Assoc., Inc., dated June 22, 2006, revised July 11, 2006, entitled "PLAT SHOWING PARCEL E A PORTION OF TAX MAP 17 PARCEL 22A LOCATED ON STATE ROUTE 667 WHITE HALL DISTRICT ALBEMARLE COUNTY, VIRGINIA", being the lands of Whitehouse Mariah, LLC, situate in the White Hall Magisterial District, of the County of Albemarle, Virginia, and being a portion the same land acquired by the said Whitehall Mariah, LLC, by deed dated January 17, 2006, from Mariah II, LLC of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 3139, page 673, is hereby confirmed and submitted for record in the aforesaid Clerk's Office.

Given under our hand this 10th day of August, 2006.

Whitehouse Mariah, LLC

by



Richard E. Carter, Agent

STATE OF VIRGINIA,
CITY OF CHARLOTTESVILLE, to-wit:

I, Nesley M. Reagan, a Notary Public, in the State of Virginia, do hereby certify that Richard E. Carter, Agent for Whitehouse Mariah, LLC, whose name is signed to the foregoing certificate of confirmation by owners, and plat, has acknowledged the same before me.

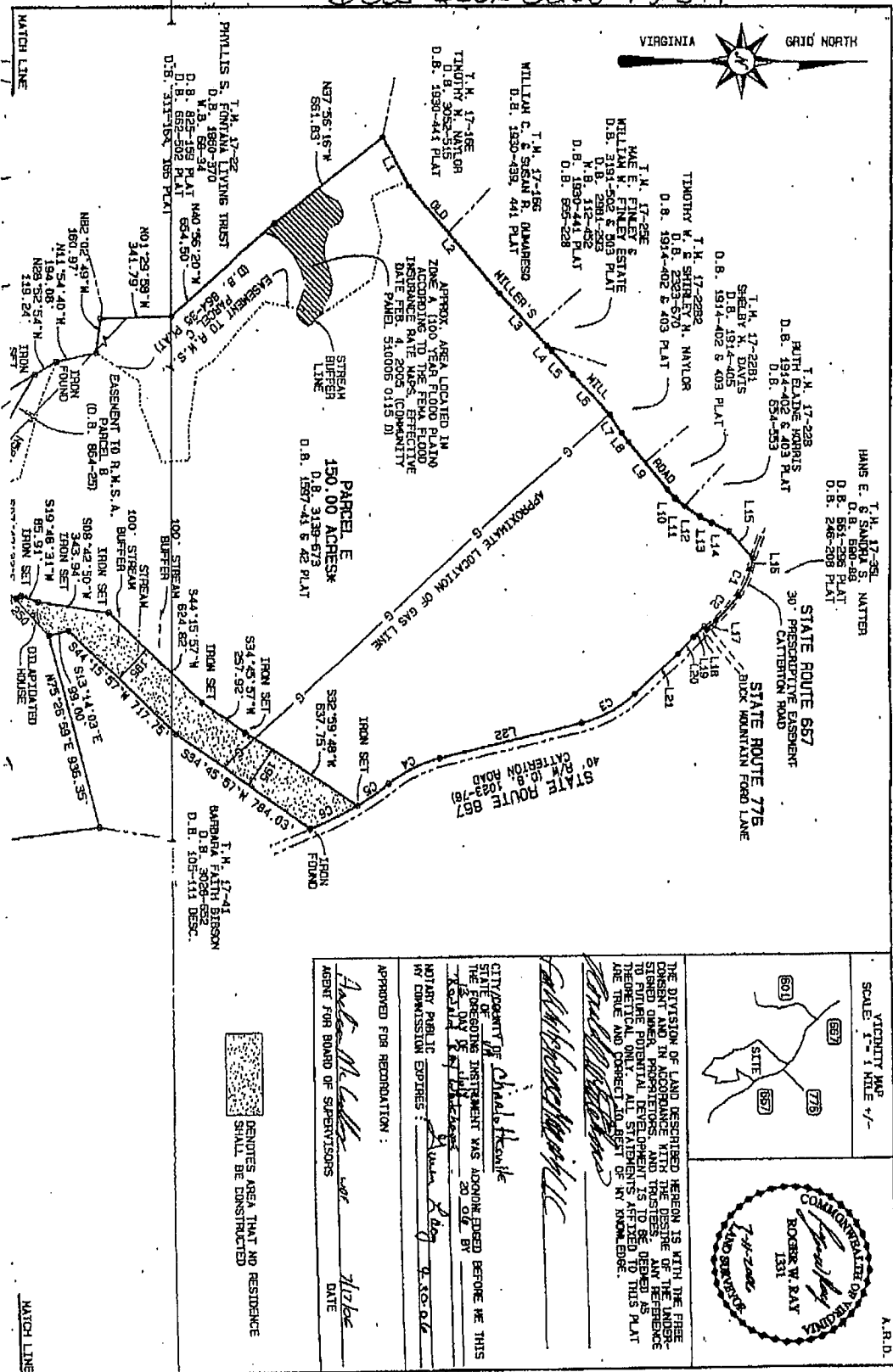
Given under my hand this 10th day of August, 2006.

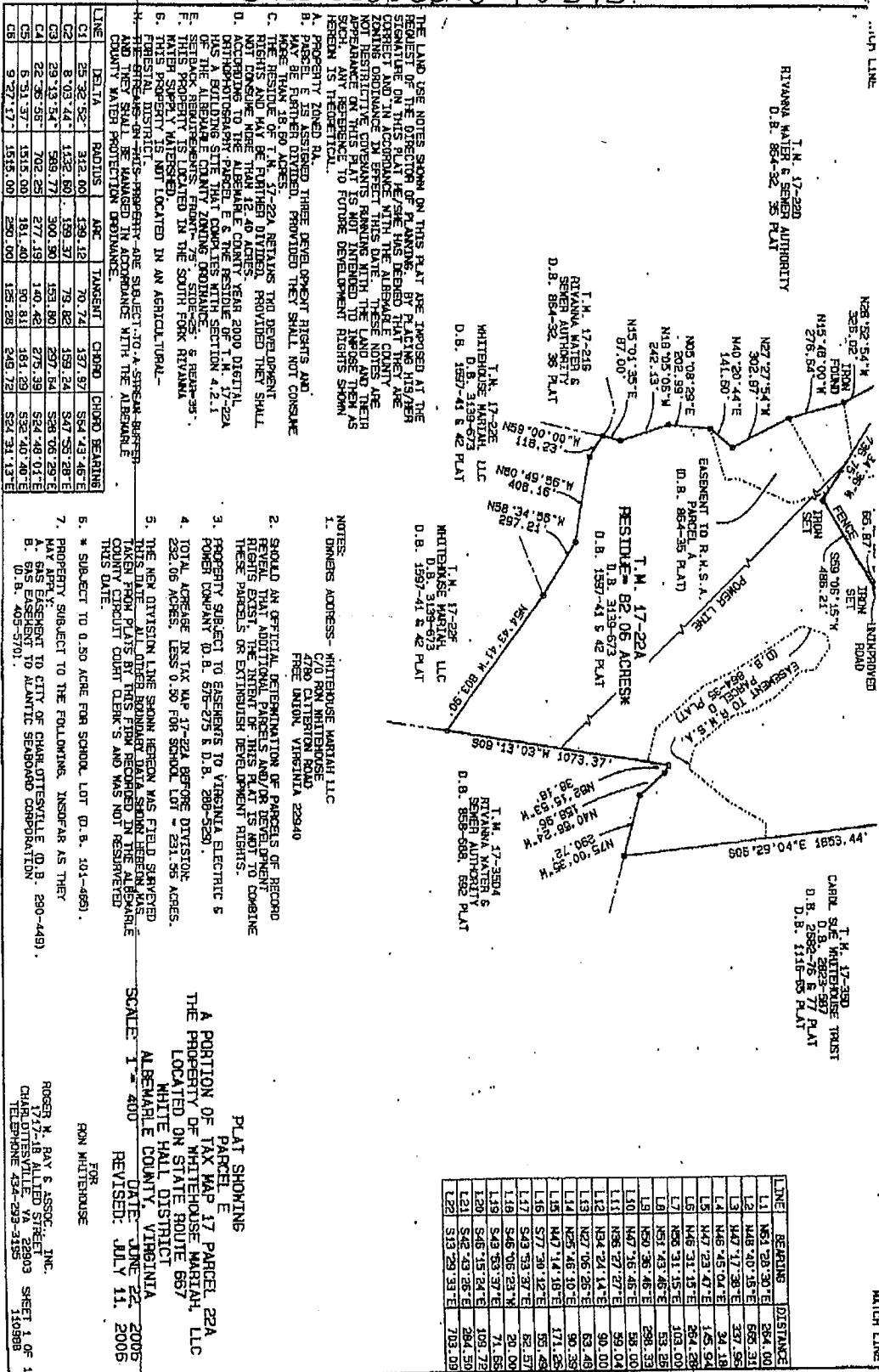

Notary Public

I was commissioned a notary
as Nesley Kate Minton

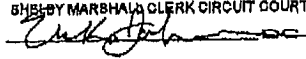
My commission expires:

Jan. 31, 2009





RECORDED IN CLERKS OFFICE OF
ALBEMARLE ON
August 10, 2008 AT 3:38:19 PM
\$0.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE § 58.1-602
STATE: \$0.00 LOCAL: \$0.00
ALBEMARLE COUNTY, VA
SHELBY MARSHALL CLERK CIRCUIT COURT



Parcel ID: 01700-00-00-022A1**Summary Information****Parcel Information**

Total Acres	150.0000
Primary Prop. Address	N/A
Other Address	N/A
Property Card(s)	1
Lot	PARCEL E
Property Name	N/A
Subdivision	N/A

Notes	Subdivide Information Deed Book, Page (3297 , 572) Conveyance () Date of Sale (09/29/2006) Transaction, Date (200723768 11/28/2006)
--------------	---

Owner Information

Owner	ZOE ENTERPRISES LLC
Address	P O BOX 9035 CHARLOTTESVILLE VA, 22906

Owner as of Jan 1st	WHITEHOUSE MARIAH LLC
----------------------------	-----------------------

Most Recent Assessment Information

Year	2008
Assessment Date	01/01/2008
Assessment Reason	Reassessment
Land Value	\$2,638,000
Land Use Value	\$24,100
Improvements Value	\$0
Total Value	\$24,100

Most Recent Sales History

Previous Owner	WHITEHOUSE MARIAH LLC
Owner	ZOE ENTERPRISES LLC
Sale Date	06/30/2008
Sale Price	\$3,000,000
Deed Book/Page	3616/441
Validity of Sale	Valid Land

Other Tax Information as of Jan 1st

State Code	Ag/Devel over 100 Acres
Tax Type	Land Use
Primary Zoning Designation	Rural Areas
Appraiser	WSP

Parcel ID: 01700-00-00-022A0**Summary Information****Parcel Information**

Total Acres	82.0600
Primary Prop. Address	N/A
Other Address	N/A
Property Card(s)	1
Lot	N/A
Property Name	N/A
Subdivision	N/A

Notes

OAK HILL / / / /
09/29/2006 DB 3297 PG 572 (DEED OF GIFT OF EASEMENT) DEEDING AN OPEN SPACE
EASEMENT TO THE VIRGINIA OUTDOORS FOUNDATION.
08/10/2006 CERTIFICATE OF PLAT PER DB 3268 PG 592
232.060
- 150.000 AC TO TM 17-22A1
= 82.060 PER PB 3268 PG 594.
01/17/2006 DB 3139 PG 673 \$4,100,000 FOR THREE TRACTS TM 17-22A, 22E & 22F.
1/30/2004 DB 2682 PG 073
224.320
+ 7.740 AC FROM TM 17-35D (PARCEL Z)
= 232.060 PER PB 2682 PG 076

Owner Information

Owner	WHITEHOUSE MARIAH LLC
Address	4780 CATTERTON RD FREE UNION VA, 22940

Owner as of Jan 1st	WHITEHOUSE MARIAH LLC
---------------------	-----------------------

Most Recent Assessment Information

Year	2008
Assessment Date	01/01/2008
Assessment Reason	Reassessment
Land Value	\$16,200
Land Use Value	\$0
Improvements Value	\$0
Total Value	\$16,200

Most Recent Sales History

Previous Owner	WHITEHOUSE MARIAH LLC
Owner	WHITEHOUSE MARIAH LLC
Sale Date	12/15/2006
Sale Price	\$0
Deed Book/Page	3338/624
Validity of Sale	Deed Of Correction

Other Tax Information as of Jan 1st

State Code	Ag/Undev 20.1 to 100 Acres
Tax Type	Conservation Use
Primary Zoning Designation	Rural Areas
Appraiser	WSP

ZUNKA, MILNOR, CARTER & INIGO, LTD.

Attorneys at Law
414 Park Street
P O Box 1567
Charlottesville VA 22902
Telephone 434-977-0191
Real Estate 434-977-5060
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Magruder Dent, Jr.
1919-1994
Robert E. Taylor
1906-1998

December 16, 2008

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401 McIntire Road
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RE: School Lot

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I am sending a copy of this letter to Larry Davis for his information.

I look forward to hearing from you.

Very truly yours,


Richard E. Carter

REC:sed

cc: Larry Davis

cc: WhiteHouse Mariah, LLC