

Prepared under the Supervision of and Return to:

SummitIG, LLC and SIG Peak, LLC
Attn: Thomas Gunerman, General Counsel
22365 Broderick Drive, Suite 250
Sterling, Virginia 20166

TAX MAP PARCEL I.D. NO.: 76-14-A

DEED OF EASEMENT

DEED OF EASEMENT made this _____ day of _____, 20____, by and between The Board of Supervisors of Louisa County, Virginia (hereinafter called "Grantor") with an address of P O Box 160, Louisa, Virginia 23093, and both SummitIG, LLC and SIG Peak, LLC, each a Virginia limited liability company, and each's successors, assigns, lessees, licensees and agents (individually and collectively hereinafter called "Grantee") with each having an address of 22365 Broderick Drive, Suite 250, Sterling, Virginia 20166.

For and in consideration of One Dollar (\$1.00) cash in hand paid unto Grantor and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants and conveys unto each Grantee, its successors, assigns, lessees, licensees and agents, a perpetual easement and right of way (the "Easement") to install, access, construct, operate, repair, maintain, test, inspect, improve, relocate, alter, replace and remove an underground communications system, and such uses compatible therewith and ancillary thereto, consisting of such buried cables, wires, conduits, innerducts, vaults, manholes, handholes, and related above-ground and under-ground facilities, including but not limited to, posts, terminals, handholes, manholes, location markers, cabinets, shelters, equipment housings, and other appurtenances (the "Facilities"), as each Grantee may from time to time require, over, across, under, through and upon Grantor's real property being located in the County of Louisa, Commonwealth of Virginia, more particularly identified as Tax Map Parcel I.D. No. 76-14-A (the "Property"), as depicted on a plat identified as Exhibit A, attached hereto and made a part hereof (the "Easement Area").

Said Easement is hereby granted and conveyed unto each Grantee together with the following rights and covenants:

1. Each Grantee shall have the right of ingress and egress over, upon and across the Property, including drives, lanes, ways or private roads, to and from the Facilities and Easement Area, including the right to temporarily open and close fences, to exercise the rights herein granted.
2. Each Grantee shall have the right to trim, cut and remove trees, shrubbery, undergrowth and other obstructions within the Easement Area, which interfere with or threaten the efficient and safe operation, construction or maintenance of the Facilities or impede access thereto.

3. The Facilities constructed hereunder shall be owned by and shall remain the property of the respective Grantee. Each Grantee shall have the right to inspect, rebuild, access, relocate, repair, replace, and remove the Facilities, or any part thereof, within the Easement Area, and may make such changes, alterations, substitutions, additions in and to, or extensions of the Facilities as it deems advisable without the prior consent of the Grantor.

4. During periods of construction, repair, and maintenance of the Facilities, each Grantee shall have the temporary right to use Grantor's property lying adjacent to the Easement Area. Each Grantee, after constructing, inspecting or maintaining the Facilities, will restore the Property impacted by such work, as nearly as reasonably practicable, to the condition of the Property existing immediately prior to commencement of its work to construct, inspect or maintain the Facilities. Grantor shall not interfere with the Facilities.

5. NOTICE TO LANDOWNER: You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all of these rights through exercise of eminent domain. To the extent that any of the rights being conveyed are not subject to eminent domain, you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights that you are voluntarily conveying.

6. Grantor covenants that it is seized of the Property and has the right and authority to convey the Easement and the rights and privileges herein conveyed to each Grantee, that no consent is required, and that each Grantee, its successors, assigns, licensees, lessees and agents shall have quiet and peaceable possession, use and enjoyment of the aforesaid Easement, rights and privileges hereby granted. This Easement shall be a covenant running with the land, shall be a burden upon the Property and shall be binding upon and shall inure to the benefit of the parties and their successors, assigns, licensees, lessees and agents.

7. Each Grantee shall have the right to assign, lease, license, sell or transfer all or any part of the rights granted pursuant to this Deed of Easement, including without limitation, the Easement and the Facilities to third parties, and such third parties shall have the right, in like manner and to like extent as provided herein, to operate their Facilities on the Property as provided herein.

8. Grantor represents and warrants that, as of the date of this Agreement, the Property is not encumbered by any mortgages or deeds of trust.

9. This instrument may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one instrument.

IN WITNESS WHEREOF, the Grantor has caused this Deed of Easement to be executed by an authorized representative as of the date set forth above.

GRANTOR:

**The Board of Supervisors of
Louisa County, Virginia**

By: _____

Name: _____

Title: _____

COMMONWEALTH OF VIRGINIA:
CITY/COUNTY OF _____ :

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, on behalf of **The Board of Supervisors of Louisa County, Virginia**, who is personally known to me or who has produced sufficient identification to me.

Notary Public Registration No. _____

My Commission Expires: _____

EASEMENT COMPENSATION AGREEMENT

This Easement Compensation Agreement (the “Agreement”) is made effective as of the _____ day of _____, 20____, by and between SummitIG, LLC, a body politic and corporate (hereinafter referred to as the “Authority”) and The Board of Supervisors of Louisa County, Virginia (hereinafter referred to as the “Owner”).

The Authority and the Owner have agreed that the Owner will grant the Authority certain easements and interests in the Owner’s property identified as Louisa County GPIN# 76-14-A (the “Property”).

The Owner has been provided a final Deed of Easement for signature, along with an attached plat showing the location of the proposed easements.

In exchange for the Owner granting the easements and interests in the Property on the terms and conditions stated in the Deed of Easement, the Authority agrees to the following, which will be considered full and final compensation:

- The Authority will pay the Owner, the amount of Four Thousand Nine Hundred Twenty-Seven Dollars and 00/100 cents (\$4,927.00) (the “Full Compensation”) within ten (10) business days of the date on which the Deed of Easement is recorded amongst the land records of Louisa County, Virginia. The Full Compensation is being accepted by the Owner as full and total payment for the easement and all damages to shrubbery or other existing obstructions within the easement.

IN WITNESS WHEREOF the parties have entered into this Agreement effective as of the day and year first written above intending to be legally bound by the provisions herein set out above.

**THE FOREGOING EASEMENT COMPENSATION AGREEMENT IS SEEN AND
AGREED:**

The Board of Supervisors of Lousia County, Virginia

By: _____

Name: _____

Title: _____

Date: _____

SummitIG, LLC

By: _____

Name: _____

Title: _____

Date: _____



COMPENSATION EXPLANATION

Board of Supervisors of Louisa County

Bumpass, VA

Parcel #76-14-A

2025 Land Tax Assessment:	\$ 103,400
Total Parcel Square Feet ("ft ² ") : (18.37 Acres)	800,197
Actual Land Value per ft ² :	0.13*
Land Value per ft ² :	2.00
Non-Exclusive Easement Area ft ² :	6,158

Compensation Formula

(NE ft² x LV ft²) x 40% = Compensation
(6,158 x 2.00) x .40

Easement Valuation = (4,927)

Final Compensation (Rounded)= \$ 4,927.00

*Minimum SummitIG Offer= 2.00 per ft²

LTA: Land Tax Assessment

NE: Non-Exclusive Easement

ft²: Square Feet

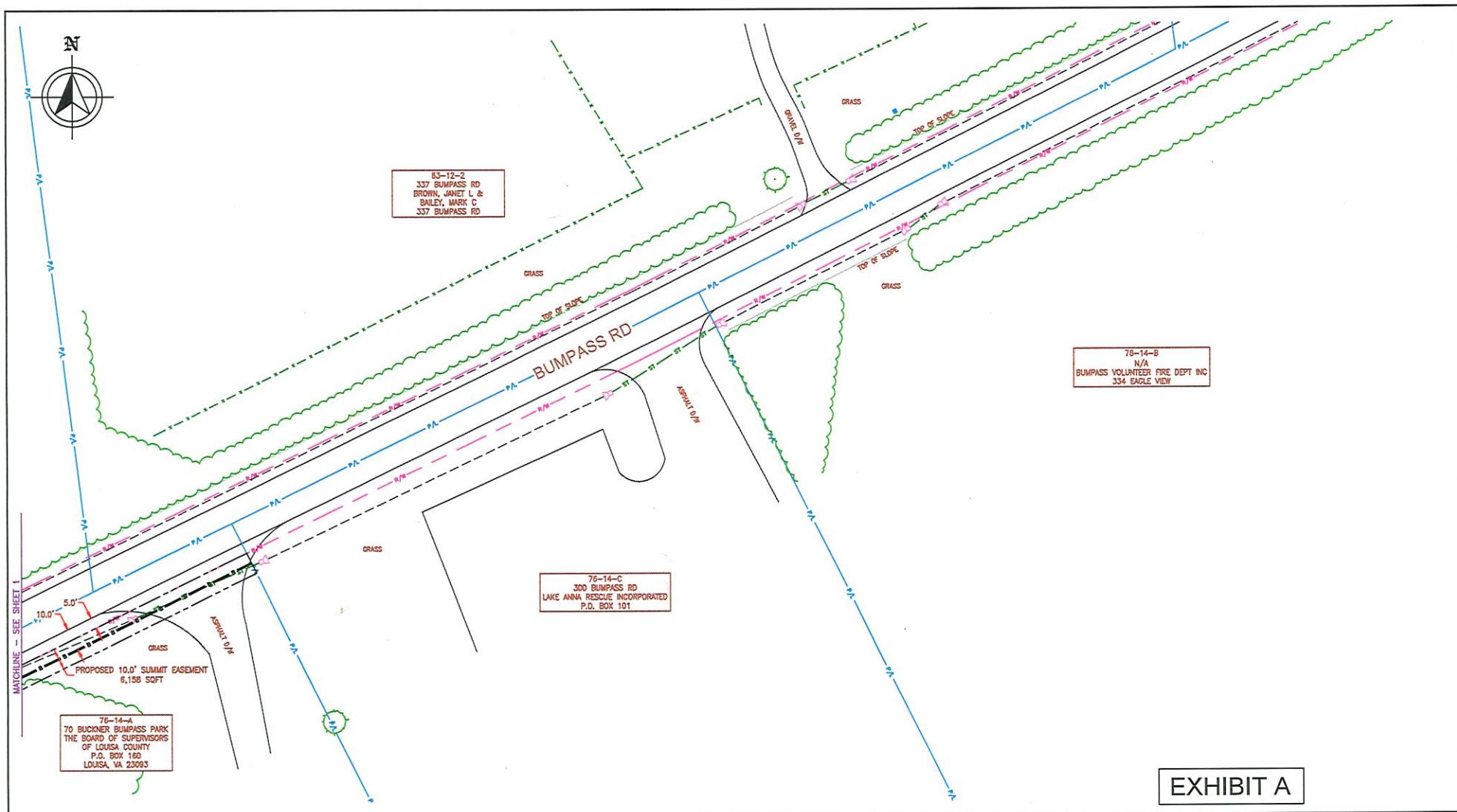
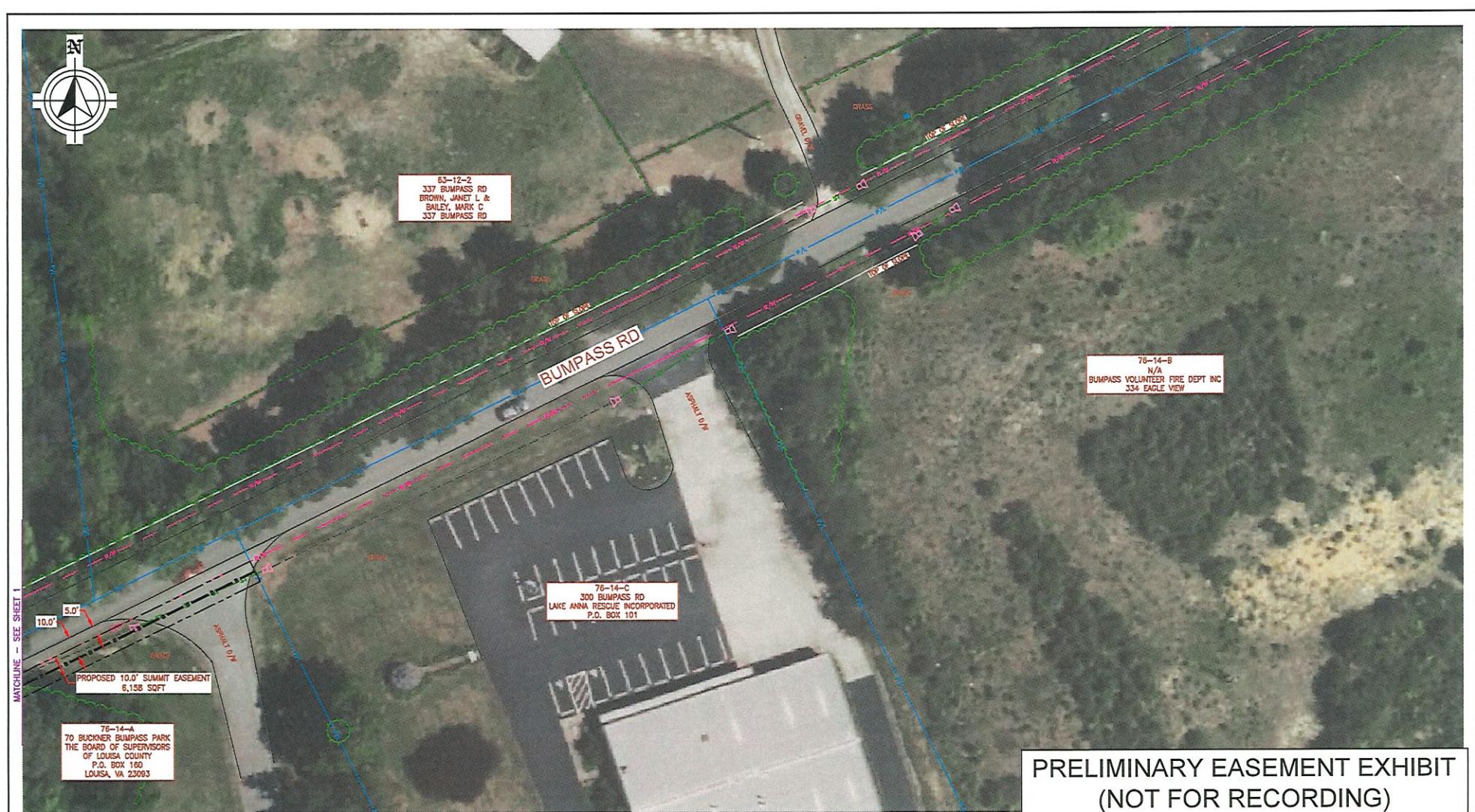


EXHIBIT A

REVISIONS	DATE:			DESCRIPTIONS:			BY:			PROJECT MANAGER: BL DESIGNED BY: BH DRAWN BY: CJR	TITLE: BOARD OF SUPERVISORS LOUISA COUNTY 76-14-A FREDERICKBURG, VA LOUISA COUNTY
 CALL BEFORE YOU DIG 1-800-424-7243 72 HOURS NOTICE REQUIRED	Summit Infrastructure Group, LLC.		07/08/2025	DRAWING NO: SUM_0585_1-LOUISA.DWG	SCALE: 1" = 40'	SHEET: 2 OF 2	07/08/2025	PROJECT: SUM-0585	07/08/2025	07/08/2025	07/08/2025



**PRELIMINARY EASEMENT EXHIBIT
(NOT FOR RECORDING)**



CALL BEFORE YOU DIG
1-800-552-7001
72 HOURS NOTICE REQUIRED

Summit Infrastructure Group, LLC.



1229 American Blvd. Suite #2, West Chester, PA 19382
Office: (610) 696-6910 • Fax: (610) 696-6937

PROJECT MANAGER:	BL	TITLE:	BOARD OF SUPERVISORS LOUISA COUNTY	
DESIGNED BY:	BH	76-14-A		
DRAWN BY:	CJR			
PRELIMINARY DATE		FREDERICKBURG, VA		LOUISA COUNTY
07/08/2025		DRAWING NO: SUM-0585-1-LOUISA.DWG		
PROJECT: SUM-0585		SCALE: 1" = 40'	SHEET: 2 OF 2	



62-16-1
N/A
PHOTHIRATH, PHOUVONG J
10088 HOLLY RD
MECHANICSVILLE, VA 23116

{ WOODED }
AREA

{ WOODED
AREA }

76-14-A
70 BUCKNER BUMFORD PARK
THE BOARD OF SUPERVISORS
OF LOUISA COUNTY
P.O. BOX 160
LOUISA, VA 23093

MATCHLINE - SEE SHEET 2

EXHIBIT A



CALL BEFORE YOU DIG
1-800-552-7001
72 HOURS NOTICE REQUIRED

Summit Infrastructure Group, LLC.



1220 Avenue B Blvd. Suite #2, West Chester, PA 19380
Office: (610) 696-6916 • FAX: (610) 696-6917

PROJECT MANAGER:	BL	TITLE:	BOARD OF SUPERVISORS LOUISA COUNTY	
DESIGNED BY:	BH	76-14-A		
DRAWN BY:	CJR			
PRELIMINARY DATE		FREDERICKBURG, VA		LOUISA COUNTY
07/08/2025		DRAWING NO: SUM_0585_1-LOUISA.DWG		
PROJECT: SUM-0585		SCALE: 1" = 40'	SHEET: 1 OF 2	



62-15-1
N/A
PHOTHIRATH, PHOUVONG J
10088 HOLLY RD
MECHANICSVILLE, VA 23116

WOODED
AREA

BUMPASS RD

PROPOSED 10.0' SUMMIT EASEMENT
6,158 SQFT

WOODED
AREA

76-14-A
70 BUCKNER BUMPASS PARK
THE BOARD OF SUPERVISORS
OF LOUISA COUNTY
P.O. BOX 160
LOUISA, VA 23053

WATCHLINE - SEE SHEET 2

PRELIMINARY EASEMENT EXHIBIT
(NOT FOR RECORDING)



CALL BEFORE YOU DIG
1-800-222-7000
72 HOURS NOTICE REQUIRED

REVISIONS

DATE:	DESCRIPTIONS:	BY:

Summit Infrastructure Group, LLC.



1230 American Blvd, Suite K, West Chester, PA 19380
Office: (610) 456-6310 • Fax: (610) 456-6311

PROJECT MANAGER:	BL	TITLE:	BOARD OF SUPERVISORS LOUISA COUNTY
DESIGNED BY:	BH	76-14-A	
DRAWN BY:	CJR	FREDERICKBURG, VA	LOUISA COUNTY
PRELIMINARY DATE			
07/08/2025		DRAWING NO: SUM_0585_1-LOUISA.DWG	
PROJECT:	SUM-0585	SCALE: 1" = 40'	HEET: 1 OF 2

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)					
	2 Business name/disregarded entity name, if different from above.					
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):				
	<input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate	Exempt payee code (if any) _____				
	<input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)	Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____				
	Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.					
	<input type="checkbox"/> Other (see instructions) _____					
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions	<i>(Applies to accounts maintained outside the United States.)</i>				
5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)					
6 City, state, and ZIP code						
7 List account number(s) here (optional)						

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number							
<input type="text"/>	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>	<input type="text"/>	<input type="text"/>
or							
Employer identification number							
<input type="text"/>	-	<input type="text"/>					

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they