

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.: 59-112

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 PO Box 160, Louisa, Virginia, 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. 59-112 (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: _____

Notary Public

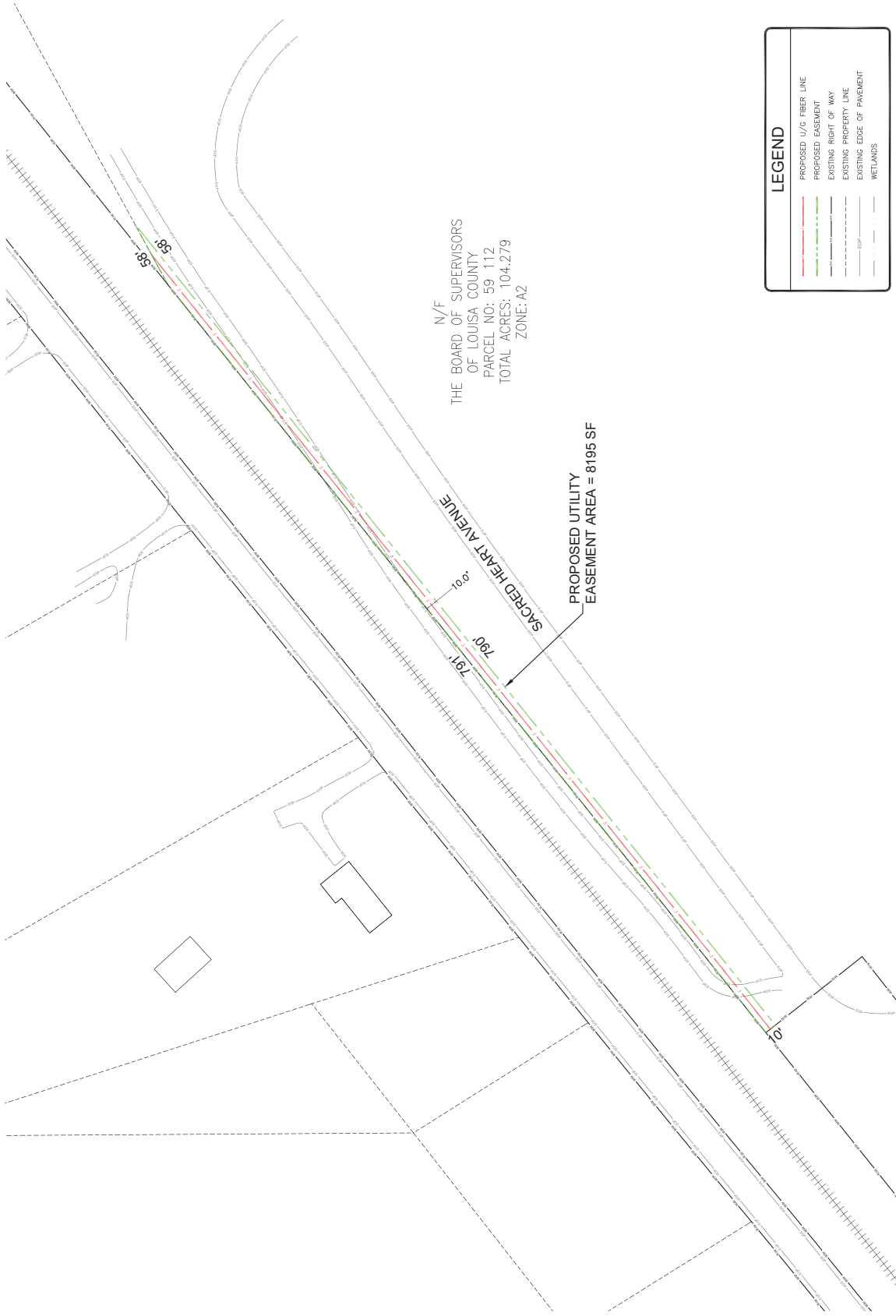


EXHIBIT A

GRAPHIC SCALE



1 INCH = 40 FEET (2X34)
1 INCH = 80 FEET (1X17)

LEGEND	
	PROPOSED 1/4" FIBER LINE
	PROPOSED EASEMENT
	EXISTING RIGHT OF WAY
	EXISTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	WETLANDS

PROPOSED UTILITY
EASEMENT AREA = 8195 SF

N/F
THE BOARD OF SUPERVISORS
OF LOUISA COUNTY
PARCEL NO: 59 112
TOTAL ACRES: 104.279
ZONE: A2

REVISIONS						
3	000726	EXHIBIT A	VV			
2	042425	EXHIBIT A	TN			
		EXHIBIT A	VV			
1	000426	EXHIBIT A	RS			
0	012126	EXHIBIT A	RS			
REV	DATE	DESCRIPTION	BY			

SUPERSPAN 3
SPAN-3N
LOUISA COUNTY

SummitIG
SUMMITIG
22365 STERLICK DRIVE, SUITE 250
STERLING, VIRGINIA 20166
OFFICE: (703) 376-3700
NOC: (855) 776-6515
FAX: (703) 652-0743

NBC
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
0095 MARSHALL DRIVE, SUITE 300
ELKHORST, MD 21075
(410) 713, 7092

EXHIBIT A

SHEET NUMBER