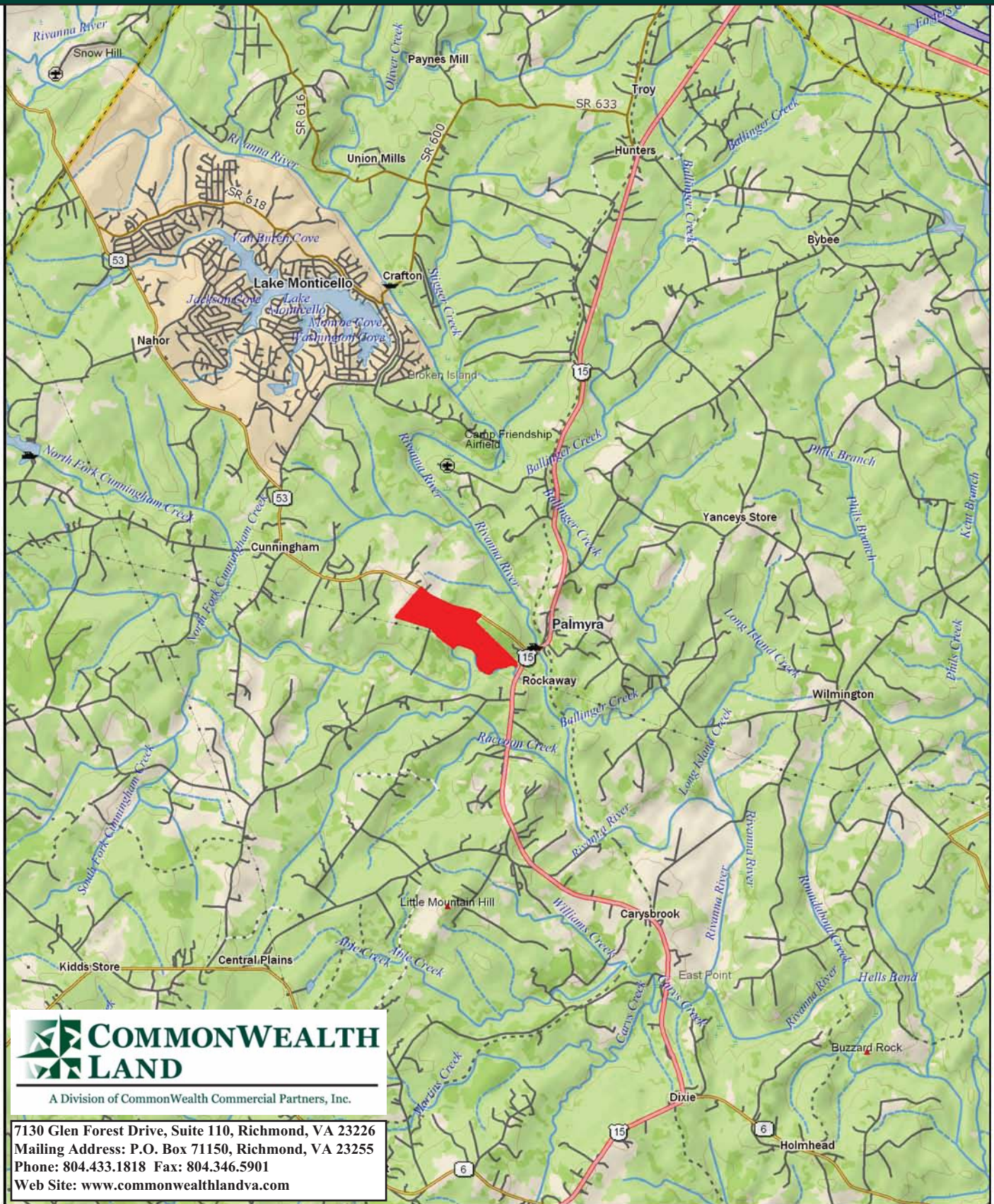


Mixed-Use Development Potential

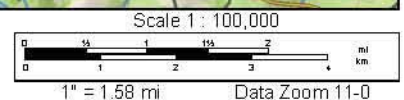
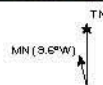
305+/-Acres - Fluvanna County, VA



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Property Summary Data

305+/-Acres - Fluvanna County, VA

- **Exceptional Large-Acreage Long-Term Investment Opportunity Offering Significant Future Development Potential in an Area Designated for Growth (PUD District) by Fluvanna County**
- **Located Just Outside of Palmyra with 4,000' of Frontage along VSR 53 (Thomas Jefferson Parkway) and Access to Public Sewer**
- **Gently Rolling Topography Falling South Towards Approximately 1 Mile of Frontage Along Cunningham Creek**
- **Timber Comprised Primarily of 15 Year Old Loblolly Pine Plantation with Hardwood Bottoms**
- **Currently in Land Use, Zoned A-1(Agricultural) and Identified as Tax Map Parcels #30-23-1, 2, 3, 4, 5, 6, 7 & 8**
- **Excellent wildlife habitat with strong populations of deer and turkeys**
- **Convenient to Richmond and Charlottesville**
- **Directions: From I-64 take the Zion Crossroads Exit (#136) South on US 15 (James Madison Highway) for Approximately 9 Miles Through Palmyra and Across the Rivanna River, then Right on VSR 53 (Thomas Jefferson Parkway) and Travel Approximately 4,000' Where the Property Begins on the Left.**
- **Offered for \$2,500,000**

Contact:

Hank Campbell

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Cell: 804.334.3136

hcampbell@commonwealthlandva.com

Bill Barnett

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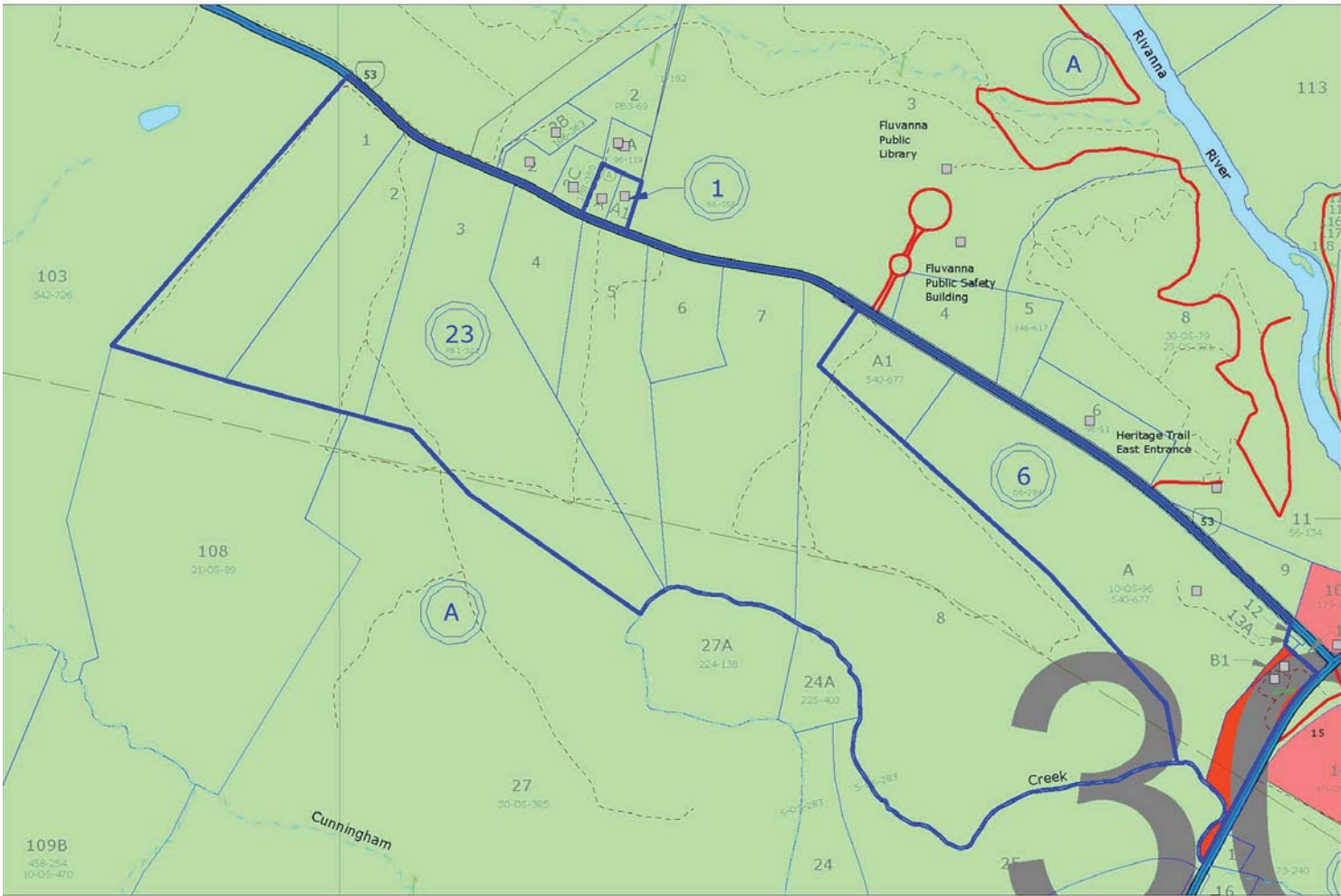
Property Information is Available at *Commonwealthlandva.com*, *CommonwealthCommercial.com*, *LandsofAmerica.com* and *Costar.net*

Commonwealth Land Represents the Owners of this Property. Information Contained Within is Deemed Reliable But is Not Guaranteed



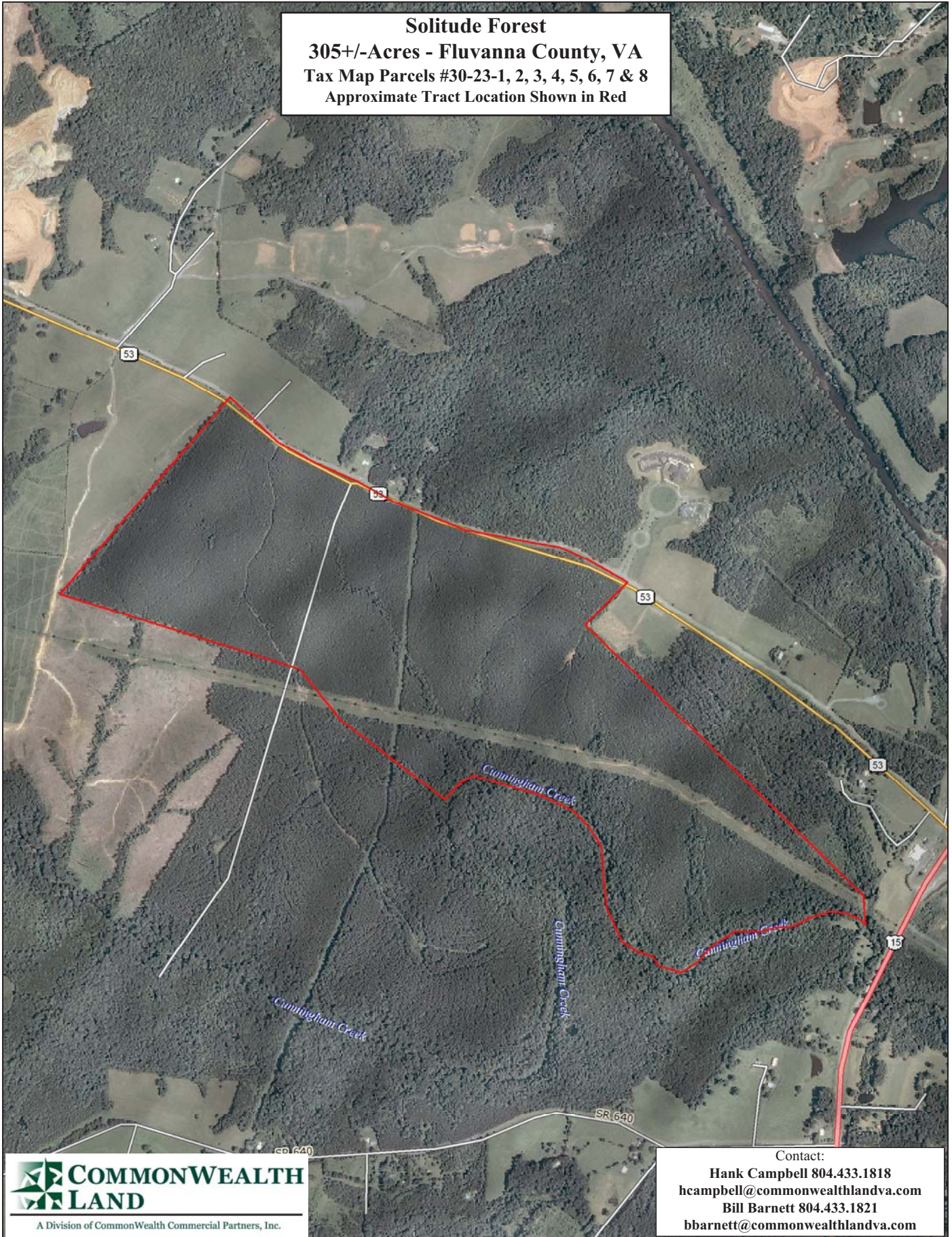
A Division of Commonwealth Commercial Partners, Inc.

Solitude Forest
305+/-Acres - Fluvanna County, VA
Tax Map Parcels #30-23-1, 2, 3, 4, 5, 6, 7 & 8
Approximate Tract Location Shown in Blue



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Solitude Forest
305+/-Acres - Fluvanna County, VA
Tax Map Parcels #30-23-1, 2, 3, 4, 5, 6, 7 & 8
Approximate Tract Location Shown in Red

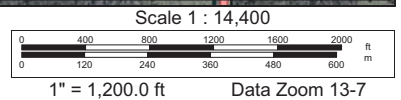
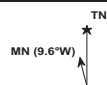


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Solitude Forest
305+/-Acres - Fluvanna County, VA
Tax Map Parcels #30-23-1, 2, 3, 4, 5, 6, 7 & 8
Approximate Tract Location Shown in Red



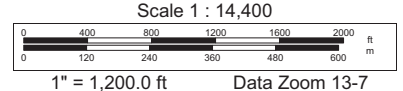
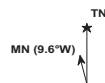
COMMONWEALTH LAND
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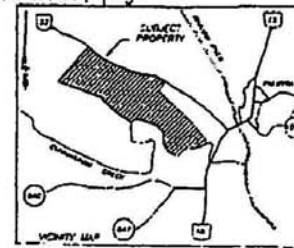
Solitude Forest
305+/-Acres - Fluvanna County, VA
Tax Map Parcels #30-23-1, 2, 3, 4, 5, 6, 7 & 8

Plot Book 1, page 321

COURSE	BEARING	DISTANCE	DESCRIPTION
1-2	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
2-3	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
3-4	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
4-5	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
5-6	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
6-7	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
7-8	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
8-9	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
9-10	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
10-11	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
11-12	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
12-13	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
13-14	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
14-15	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
15-16	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
16-17	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
17-18	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
18-19	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
19-20	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
20-21	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
21-22	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
22-23	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
23-24	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
24-25	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
25-26	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
26-27	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
27-28	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
28-29	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
29-30	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
30-31	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
31-32	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
32-33	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
33-34	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
34-35	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
35-36	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
36-37	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
37-38	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
38-39	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
39-40	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
40-41	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
41-42	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
42-43	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
43-44	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
44-45	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
45-46	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
46-47	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
47-48	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
48-49	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
49-50	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
50-51	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
51-52	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
52-53	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
53-54	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
54-55	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
55-56	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
56-57	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
57-58	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
58-59	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
59-60	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
60-61	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
61-62	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
62-63	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
63-64	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
64-65	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
65-66	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
66-67	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
67-68	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
68-69	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
69-70	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
70-71	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
71-72	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
72-73	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
73-74	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
74-75	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
75-76	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
76-77	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
77-78	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
78-79	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
79-80	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
80-81	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
81-82	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
82-83	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
83-84	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
84-85	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
85-86	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
86-87	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
87-88	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
88-89	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
89-90	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
90-91	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
91-92	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
92-93	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
93-94	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
94-95	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
95-96	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
96-97	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
97-98	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
98-99	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33
99-100	S 1° 15' 17" E	360.78	POINT ON S.W. COR. OF SEC. 33

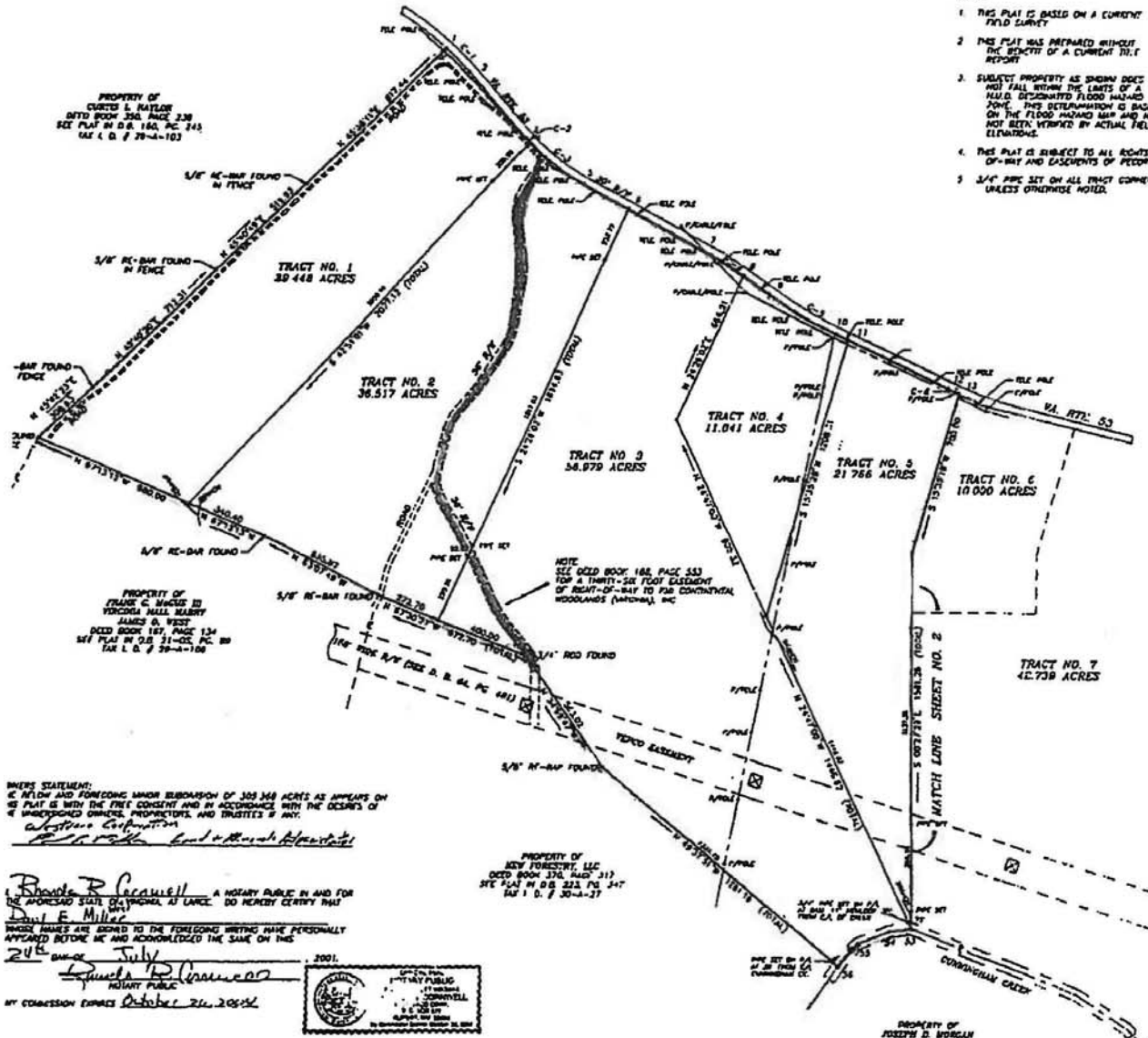
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C-1	107.17	107.17	107.17	107.17	107.17
C-2	107.17	107.17	107.17	107.17	107.17
C-3	107.17	107.17	107.17	107.17	107.17
C-4	107.17	107.17	107.17	107.17	107.17
C-5	107.17	107.17	107.17	107.17	107.17
C-6	107.17	107.17	107.17	107.17	107.17
C-7	107.17	107.17	107.17	107.17	107.17
C-8	107.17	107.17	107.17	107.17	107.17

LEGEND
 P/POLE = POWER POLE
 TELE. POLE = TELEPHONE POLE
 P/POLE/POLE = POWER & CABLE TV POLE
 --- = EXISTING FENCE LINE
 --- = OVERHEAD UTILITY LINE
 ☒ = POWER LINE STRUCTURE (TOWER)



NOTES

1. THIS PLAN IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A N.H.S. DESIGNATED FLOOD HAZARD ZONE. THIS DETERMINATION IS BASED ON THE FLOOD HAZARD MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
4. THIS PLAN IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
5. 1/4" PER SET ON ALL TRACT CORNERS UNLESS OTHERWISE NOTED.



WHERE STATEMENT:
 I, JAMES D. WEST, a Notary Public in and for the Commonwealth of Virginia, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.

James D. West
 Notary Public
 My Commission Expires October 26, 2014

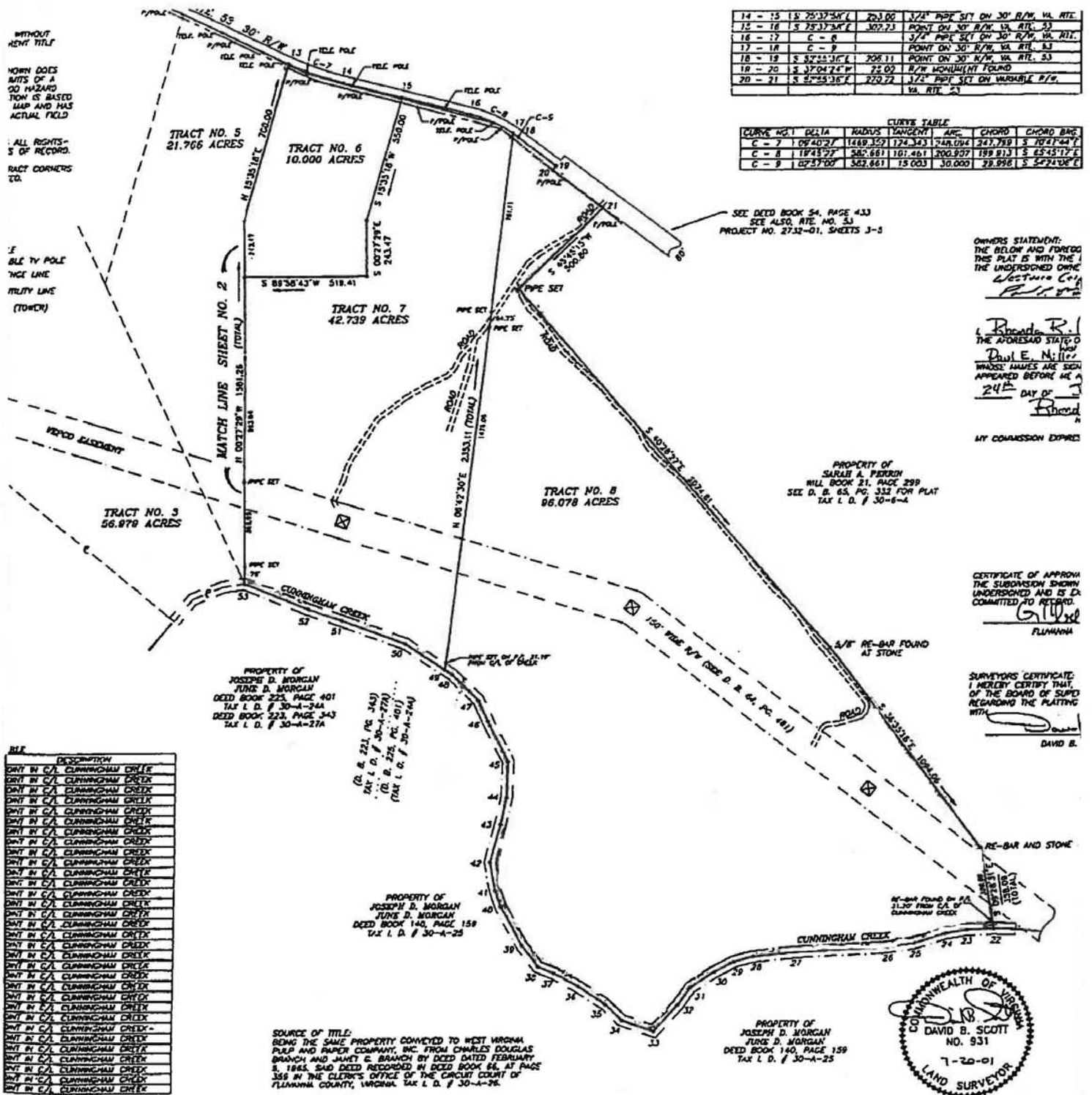


PROPERTY OF
WESTVACO CORPORATION
 a Delaware corporation
 305.368 ACRES (TOTAL) LOCATED ON

SOURCE OF TITLE:
 BEING THE SAME PROPERTY COMPLETED TO WEST VIRGINIA RAILROAD AND RAILROAD COMPANY, THE TOWN OF CHARLES ROSSVILLE BRANCH AND JAMES G. BRANCH BY DEED DATED FEBRUARY 3, 1915, SAID DEED RECORDED IN DEED BOOK 86, AT PAGE 318 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLUVANNA COUNTY, VIRGINIA, TAX L.D. # 30-A-28

CERTIFICATE OF APPROVAL:
 THE RECORDS SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED AND IS EXACTLY TRUE TO THE REGULATIONS AND MAY BE CONSULTED AS RECORD.

Solitude Forest
305+/-Acres - Fluvanna County, VA
Tax Map Parcels #30-23-1, 2, 3, 4, 5, 6, 7 & 8





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