APPALACHIAN POWER
A unit of American Electric Power

Appalachian Power
P.O Box 2021
Roanoke, VA 24022-2121
AEP.com

F. Craig Meadows
Montgomery County Administrator
Montgomery County Board of Supervisors
755 Roanoke Street
Christiansburg, VA 24073

March 12, 2014

Re: Offer to Purchase Right of Way for Appalachian Power Company's
Merrimac – Midway 69 kV Transmission Line Realignment
Tax Map Number: 406-A 13D

Mr. Meadows,

According to a title examination of the real estate records of Montgomery County, Virginia, you are the owner of the above-referenced real estate. Appalachian Power Company is planning to realign its Merrimac – Midway 69 kV transmission line connecting the Merrimac Substation to the Midway Substation that will cross your property located in Montgomery County, Virginia.

The line is crossing through your property as it adjoins the property of Montgomery County Parks adjoining Cinnabar Road as shown on the drawing which is attached to the enclosed easement.

Accordingly, Appalachian Power Company hereby offers to purchase a right of way across your property as shown on the enclosed drawing for the purpose of constructing, operating and maintaining its Merrimac – Midway transmission line. The purchase price Appalachian Power Company is offering for this right of way is $1,750.00.

The purchase price is based on our examination of the property, and county tax assessment records.

Please feel free to contact me at 540-204-2121 if you have any questions.

Sincerely,

Kenneth F. Drewry
Contract Right of Way Agent

Enclosure

Line Name: Merrimac - Midway
Line No.: TLN150:01037 **Easement No.:** 2A
Project Name: Merrimac - Midway

EASEMENT AND RIGHT OF WAY

On this _____ day of _____, 2013, in consideration of Ten and NO/100 Dollars ($10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the covenants hereinafter set forth, **Montgomery County Board of Supervisors**, whose address is 755 Roanoke Street, Christiansburg, Virginia 24073, ("Grantor"), whether one or more persons, hereby grants, sells, conveys, and warrants to **Appalachian Power Company**, a(n) Virginia corporation, whose principal business address is 1 Riverside Plaza, Columbus, Ohio 43215, ("AEP") and its successors, assigns, lessees and tenants a permanent easement and right of way ("Easement"), for electric transmission, distribution, and communication lines and appurtenant equipment and fixtures, being, in, on, over, under, through and across the following described lands of the Grantor, situated in the B District, County of Montgomery, State of Virginia.

Auditor/Key/Tax Number: 406-A 13D

The Easement Area is more fully described and depicted on Exhibit "A", a copy of which is attached hereto and made a part hereof ("Easement Area").

GRANTOR FURTHER GRANTS AEP THE FOLLOWING RIGHTS:

The right, now or in the future, to construct, reconstruct, operate, maintain, alter, improve, extend, inspect, patrol, protect, repair, remove, replace, upgrade and relocate within the Easement Area, poles, towers, and structures, made of wood, metal, concrete or other materials, and crossarms, guys, anchors, grounding systems, and all other appurtenant equipment and fixtures, and to string conductors, wires and cables; together with the right to add to said facilities from time to time, and the right to do anything necessary, useful or convenient for the enjoyment of the Easement herein granted. AEP shall also have the right to install guy wires and anchors outside the Easement Area, and control trees and vegetation interfering with such guys and anchors.

The right, in AEP's discretion, to cut down, trim, remove, and otherwise control, using herbicides or tree growth regulators or other means any and all trees, overhanging branches, vegetation or brush situated within the Easement Area. AEP shall also have the right to cut down, trim or remove trees situated on lands of Grantor which adjoin the Easement Area when in the opinion of AEP those trees may endanger the safety of, or interfere with the construction, operation or maintenance of AEP's facilities or ingress or egress to, from or along the Easement Area.

This Instrument was Prepared by Appalachian Power Company, 1 Riverside Plaza, Columbus, Ohio 43215.

The right of unobstructed ingress and egress, at any and all times, over, across and along and upon the Easement Area, and across the adjoining lands of Grantor as may be necessary for access to and from the Easement Area for the above referenced purposes.

THIS GRANT IS SUBJECT TO THE FOLLOWING CONDITIONS:

The Grantor reserves the right to cultivate annual crops, pasture, construct fences (provided gates are installed that adequately provide AEP the access rights conveyed herein) and roads or otherwise use the lands encumbered by this Easement in any way not inconsistent with the rights herein granted. In no event, however, shall Grantor, its heirs, successors, and assigns plant or cultivate any trees or place, construct, install, erect or permit any temporary or permanent building, structure, improvement or obstruction including but not limited to, storage tanks, billboards, signs, sheds, dumpsters, light poles, water impoundments, swimming pools or wells, or permit any alteration of the ground elevation, over, or within the Easement Area. AEP may, at Grantor's cost, remove any structure or obstruction if placed within the Easement Area, and may re-grade any alterations of the ground elevation within the Easement Area.

AEP agrees to repair or pay the Grantor for actual damages sustained by Grantor to crops, fences, gates, irrigation and drainage systems, drives, or lawns that are permitted herein, when such damages arise out of AEP's exercise of the rights herein granted.

The failure of AEP to exercise any of the rights granted herein, or the removal of any facilities from the Easement, shall not be deemed to constitute an abandonment or waiver of the rights granted herein.

This instrument contains the complete agreement, expressed or implied between the parties herein and shall inure to the benefit of and be binding on their respective successors, assigns, heirs, executors, administrators, lessees, tenants, and licensees.

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 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.

This Easement may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.

Any remaining space on this page left intentionally blank. See next page for signatures.

GRANTOR

_____

F. Craig Meadows
Its County Administrator

State of Virginia §
§ SS:
Montgomery County §

This instrument was acknowledged before me on _____, 2013 by F. Craig Meadows, Montgomery County Administrator.

_____

Notary Public

My commission expires _____

Notary ID #_____

When Recorded Return to: Appalachian Power Company, Transmission Right of Way, 1800 Loch Haven Drive, Roanoke, VA 24019-2121

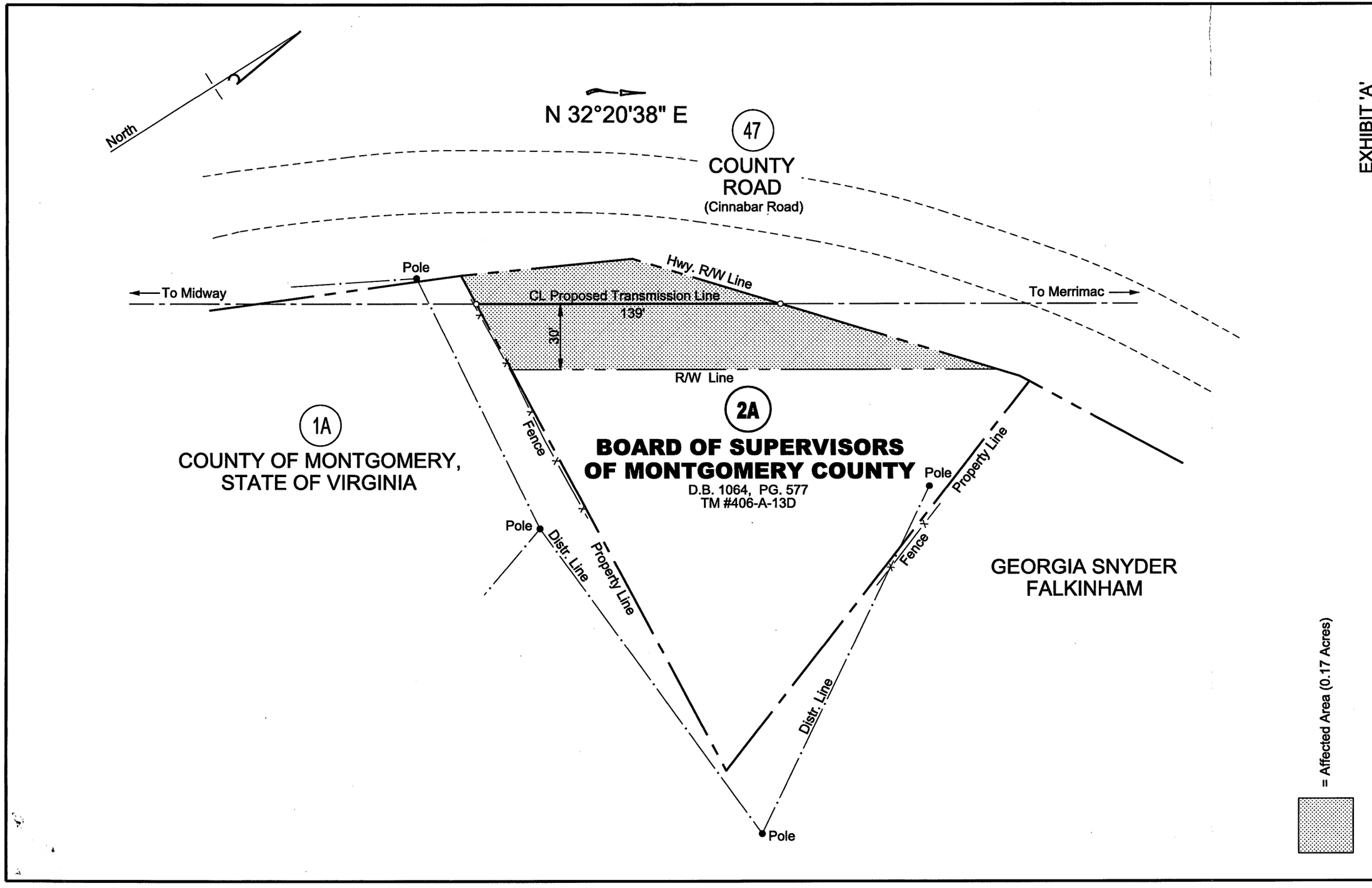


EXHIBIT 'A'

APPALACHIAN POWER COMPANY
T.L.P.E. - R/W ROANOKE, VA

EAS NO.: TLN150:00464

DWG. NO.: E-FBM-2A

MERRIMAC - MIDWAY LINE
ACROSS THE PROPERTY OF
BOARD OF SUPERVISORS
OF MONTGOMERY COUNTY

MONTGOMERY COUNTY VIRGINIA

DATE: 01/29/2014
SCALE: 1" = 50'
DRAWN BY: JAL
APPROVED BY: MSH

02/04/2014

H:\internal\GRAPHICS\PLANPROF\Merrimac - Midway 69kV Line\ROWE-MM-02A.dgn

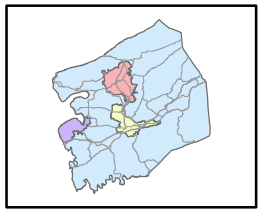
Cinnabar Road (AEP Line)

N
W E
S

Legend

- Corporate Line
- State Roads
- Interstate Highway
- Private Roads (Named)
- Planned Highway
- Railroad
- Hydrology
- Tax Parcels
- AEP Line

Parcel Date: July 2014
Source Montgomery County Commissioner of Revenue



Montgomery County, Virginia
DISCLAIMER

INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY. THE MONTGOMERY COUNTY BOARD OF SUPERVISORS NOR PLANNING AND GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES.

THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORDS. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

IN NO EVENT SHALL MONTGOMERY CO. BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OR ANY INFORMATION SHOWN.

EXACT LOCATION OF ANY FLOOD ZONE TO BE CERTIFIED BY LICENSED LAND SURVEYOR, ENGINEER, OR ARCHITECT.

CONTOURS SHOWN ARE FOR VISUAL REFERENCE. TO AVOID THE RISK OF MISINTERPRETATION, INVALID RESULTS, AND ERRONEOUS CONCLUSIONS, ORIGINAL LIDAR GENERATED CONTOUR DATA SHOULD BE USED FOR LAND DEVELOPMENT, SURVEY AND ENGINEERING PURPOSES.

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Feet

Prepared by Montgomery County, Va
Planning & GIS Services, 07/17/2014

Cinnabar Road (AEP Line)

N
W E
S

Legend

- Corporate Line
- State Roads
- Interstate Highway
- Private Roads (Named)
- Planned Highway
- Railroad
- Hydrology
- Tax Parcels
- AEP Line

Parcel Date: July 2014
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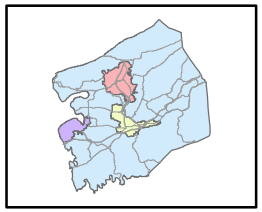

Montgomery County, Virginia
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Prepared by Montgomery County, Va
Planning & GIS Services, 07/17/2014