

October 16, 2019

Russell Seneff

Woltz & Associates, Inc.

Real Estate Brokers & Auctioneers

23 Franklin Road SW

Roanoke, VA 24011

Re: Lambert Trust Property located in the Toole Creek section of Washington County Virginia

Dear Mr. Seneff:

At your request I have specifically located and evaluated suitable site for residential onsite sewage disposal systems on Tract Numbers 1-5 of the Lambert Trust Property, see attached sketch for each tract. The respective Washington County Tax Map numbers for these tracts are 045-3-3 (tract # 1), 045-6-1 (tract # 2), 045-3-13 (tract # 3), 045-3-14 (tract # 4), and 045-3-15 (tract # 5). Each evaluation was made for a standard proposed three-bedroom residence, but houses with additional bedroom(s) would likely be approvable if desired.

In depth soil and site evaluations were not conducted on the remaining 13 tracts, but they would be generally suitable for onsite sewage disposal systems. Some of these tracts have existing onsite sewage disposal systems that serve the respective residences on those tracts. The remaining tracts along the river (excepting tracts 1-5) in the northeastern portion of the lands (north of Hampton Drive) are relatively large and less subject to some of the limiting factors of tracts 1-5 such as large flood plain areas. The larger tracts on the southern side of Hampton Drive consist of steeper slopes with large areas of shallow bedrock limiting suitable areas for onsite sewage disposal systems.

Please contact me if you have questions regarding anything related to my evaluations or designs. I would also be happy to discuss any of this with any potential buyer who may call or email me directly.

Sincerely,



Richard Rouse, Environmental Consultant

Virginia DPOR On-site Alternative Onsite Soil Evaluator License # 1940001129

19569 Stone Mountain Road

Abingdon, VA 24210-1711

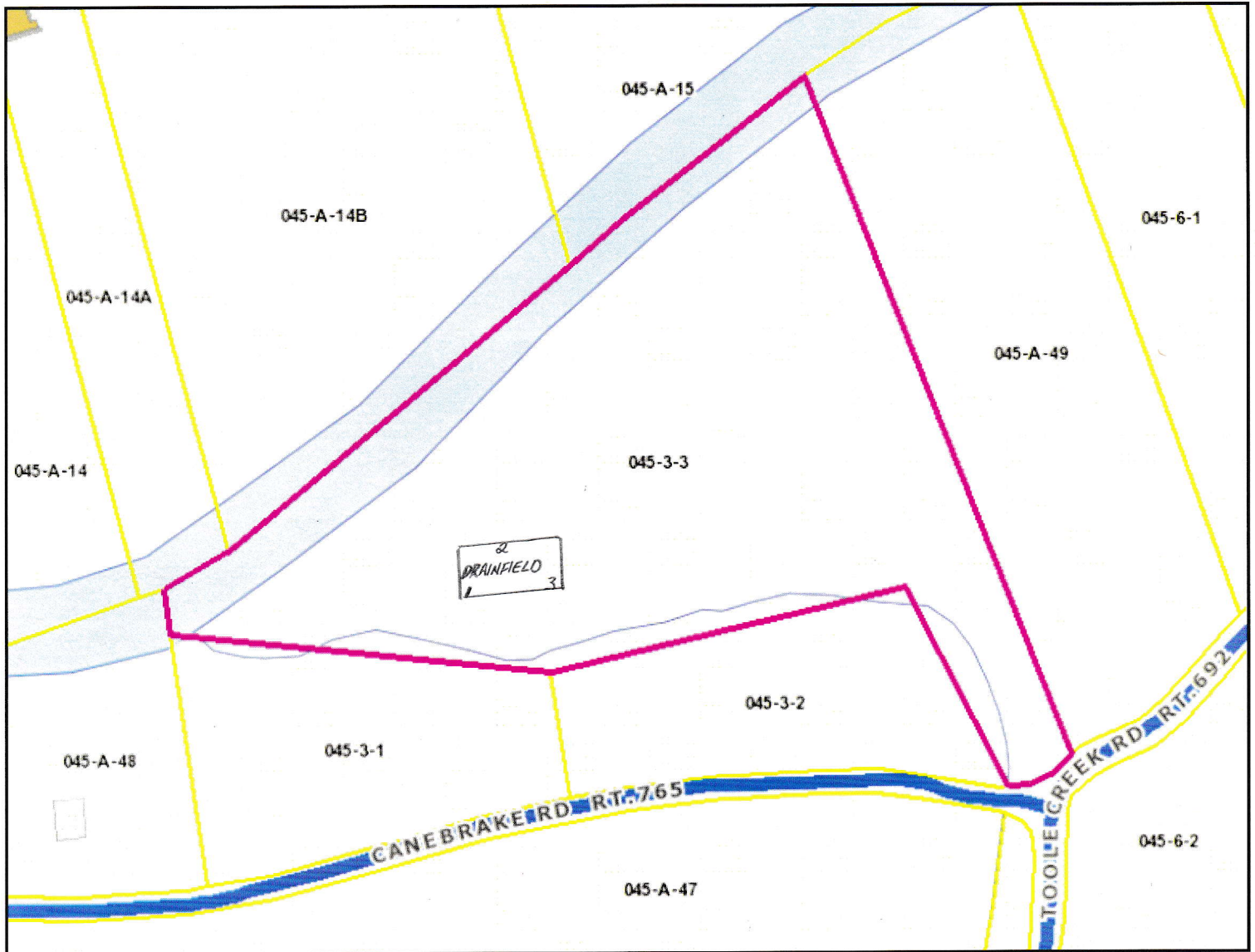
Call/Text: (276)356-1510

Email: richrouse@yahoo.com



Lambert Trust Lot # 1 Residential Sewage Disposal System (Drainfield) Location Sketch

Washington County Tax Map # 045-3-3



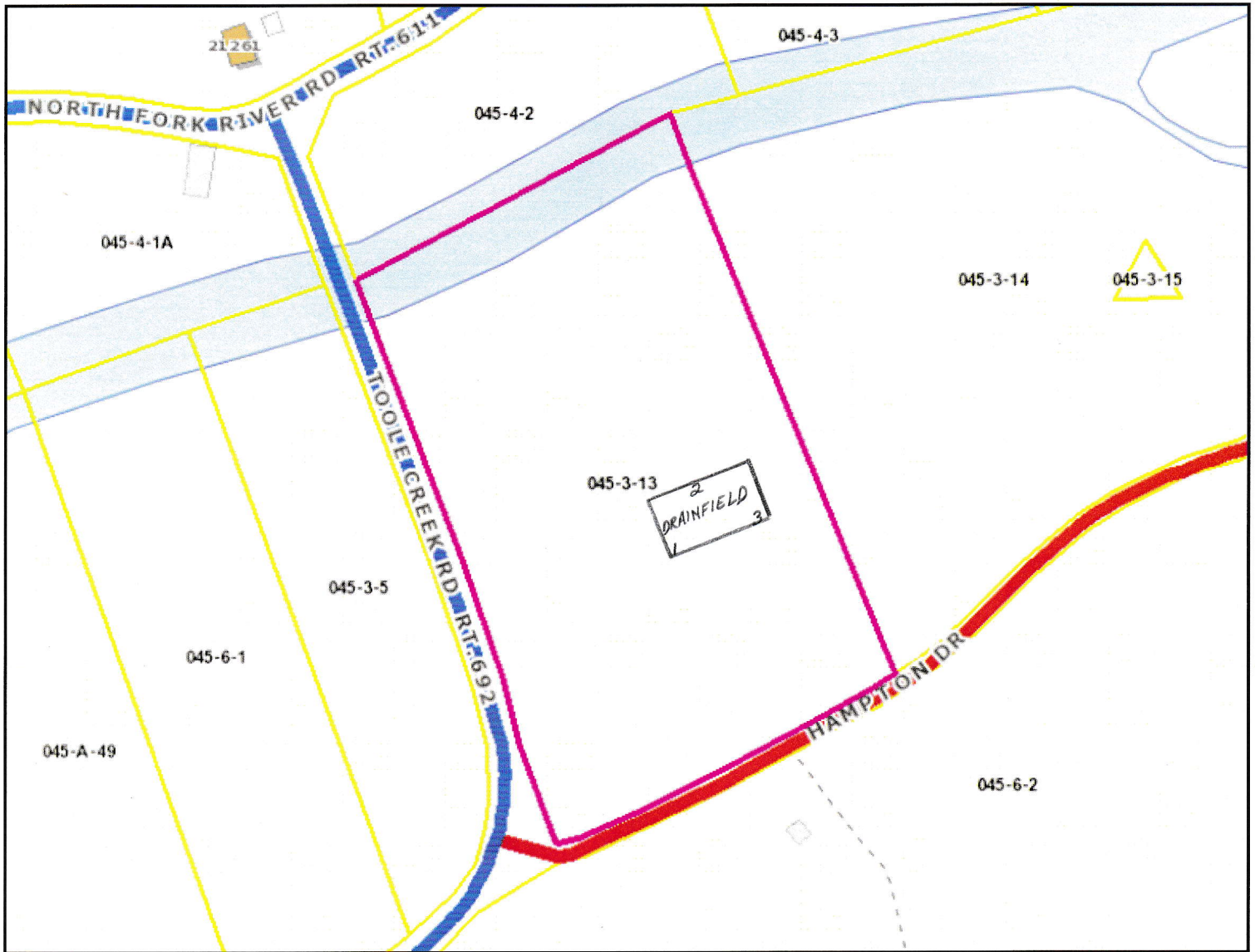
Lambert Trust Lot # 2 Residential Sewage Disposal System (Drainfield) Location Sketch

Washington County Tax Map # 045-6-1



Lambert Trust Lot # 3 Residential Sewage Disposal System (Drainfield) Location Sketch

Washington County Tax Map # 045-3-13



Lambert Trust Lot # 4 Residential Sewage Disposal System (Drainfield) Location Sketch
Washington County Tax Map # 045-3-14



Lambert Trust Lot # 5 Residential Sewage Disposal System (Drainfield) Location Sketch

Washington County Tax Map # 045-3-15

