

Prepared By:
E. Preston Lancaster, Jr.
BOOK 0341 PAGE 623

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THIS DEED OF PARTITION, made and entered into this 7th day of February, 2000, by and between POPLAR HILL ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, H-SC POPLAR HILL, L L C, A VIRGINIA LIMITED LIABILITY COMPANY, POPLAR HILL COMMUNITY DEVELOPMENT AUTHORITY, PRINCE EDWARD COUNTY, VIRGINIA, A VIRGINIA CORPORATION, POPLAR HILL DEVELOPMENT GROUP, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, Grantors, parties of the first part and H-SC POPLAR HILL, L L C, A VIRGINIA LIMITED LIABILITY COMPANY, Grantee, party of the second part.

WHEREAS, by deed dated February 7, 2000, recorded in Deed Book 34 page 520, the parties of the first part became vested with 1063.5 acres, known as Poplar Hill Farm (The Farm) situated in Farmville Magisterial District, Prince Edward County, Virginia, and being more particularly described on a plat of William C. Young, Jr., L. S., recorded in Plat Book 7 page 64.

WHEREAS, the parties of the first part wish to make and enter into a partition of the property referred to above in accordance with their respective interests.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Poplar Hill Associates, L.L.C., H-SC Poplar Hill, L L C, Poplar Hill Community Development Authority, Prince Edward

BOOK 0341 PAGE 624

County, Virginia, Poplar Hill Development Group, L.L.C., parties of the first part do hereby grant, bargain, sell and convey, with SPECIAL WARRANTY of title, unto the said H-SC Poplar Hill, L L C, party of the second part, following described real estate, to-wit:

All of those certain tracts or parcels of land situated in Farmville Magisterial District, Prince Edward County, Virginia, totaling in aggregate 191.709 acres and being more particularly described on 5 plats of William C. Young, Jr., L.S. dated January 27, 2000, and indicated thereon as Parcel "L" containing 86.474 acres, Parcel "M" containing 42.165 acres, Parcel "N" containing 29.616 acres, Parcel "P" containing 8.439 acres and Parcel "Q" containing 25.015 acres, recorded herewith for a more particular description to the property herein.

This conveyance is made subject to the declaration of covenants, conditions and restrictions for Poplar Hill Communities as recorded in Deed Book 34/page 624

This conveyance is made subject to a Amenities Fee Agreement recorded in Deed Book 34/ page 612

This conveyance is made together with and subject to the following non-exclusive easements which shall run with and be appurtenant to the property hereby conveyed: (1) "Access Easement": A non-exclusive easement for ingress and egress over

and across the Farm from the Property to Route 15 (the "Access Easement"). The Access Easement shall be of such width as may be required by applicable ordinances for the residential development of the Property and shall be located generally where the roadways are depicted on that certain approved site plan (the "Site Plan") of the Farm which is on file in the Planning Office of Prince Edward County, Virginia, and entitled, "Poplar Hill Golf Course, Prince Edward County, Virginia, Conceptual Land Use Plan and Golf Course Routing", prepared by Draper Aden Associates dated November 3, 1999 (the "Site Plan"). The Grantee shall have the right to construct roads substantially in the location and dimensions as shown on the Site Plan and shall have the right to have such roads dedicated to the Commonwealth of Virginia. The Grantors hereunder, their successors and assigns, agree to join in any deed of dedication thereof. In the event the roads serving the Property are constructed by the Poplar Hill Community Development Authority ("CDA") or other entities owning property within Poplar Hill Communities, as contemplated by the parties hereto, the Grantee agrees to execute such instruments as may be necessary to facilitate the construction of said roads by the CDA or other party or parties and to join in any deed of dedication, or other necessary instruments, provided the roads are constructed substantially as shown on the Site Plan.

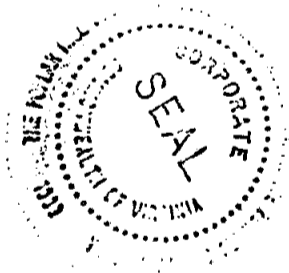
(2) Utility Easements: A non-exclusive easement over and across the Farm as necessary to provide utility services to the Property, including but not limited to, sanitary sewer, water, electrical power and telephone (the "Utility Easement"). The Utility Easement shall be of such width and in such locations as may be required by applicable ordinances and sound engineering practices for the residential development of the Property, and the sanitary sewer system and public water supply system (the Water and Sewer Lines") shall be generally as and where indicated on those two plans, one entitled "POPLAR HILL PER-FIGURE 2-PROPOSED SEWER SYSTEM" and the other entitled "POPLAR HILL PER-FIGURE 1-PROPOSED WATER SYSTEM", both prepared by Draper Aden Associates (collectively, the "Utility Plan"). The Grantee shall have the right to install the Water and Sewer Lines substantially in the locations and dimensions as shown on the Utility Plan, or as may otherwise be necessary in order to adequately serve the Property for development in accordance with the Site Plan, and the Grantee shall have the right to have such Water and Sewer Lines dedicated to the appropriate governmental entity or agency. The Grantors hereunder, their successors and assigns, agree to join in any deed of dedication. In the event the Water and Sewer Lines are constructed by the CDA or other entities owning property within Poplar Hill Communities, as contemplated by the

parties hereto, the Grantee agrees to join in any deed of dedication, provided the Water and Sewer Lines are constructed substantially as shown on the Utility Plan. The Grantee agrees to join in any deed of dedication and execute such other instruments as may be necessary in connection with granting necessary easements for obtaining other utility services for the Farm and the Property provided such instruments do not materially adversely affect the development of the Property.

Witness the following signatures and seals:

POPLAR HILL ASSOCIATES, L.L.C.
BY: [Signature] (SEAL)
O. HENRY BOOTH
ITS MANAGER AND PRESIDENT

H-SC POPLAR HILL, L L C
BY: [Signature] (SEAL)
NORMAN C. KRUEGER
ITS MANAGER



ATTESTED [Signature]
SOUTHARD S. BRUMFIELD
ITS SECRETARY
Corporate Seal

POPLAR HILL COMMUNITY
DEVELOPMENT AUTHORITY, PRINCE
EDWARD COUNTY, VIRGINIA
BY: [Signature] (SEAL)
SCOTT M. HARWOOD
ITS PRESIDENT

POPLAR HILL DEVELOPMENT GROUP
L.L.C.

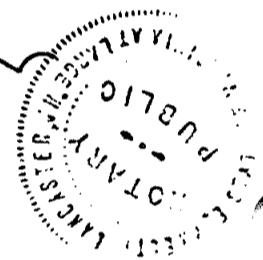
BY: *[Signature]* (SEAL)
SOUTHARD S. BRUMFIELD
ITS MANAGER

STATE OF VIRGINIA

COUNTY OF PRINCE EDWARD, to-wit:

The foregoing instrument was acknowledged before me this 7
day of Feb, 2000, by O. Henry Booth, Manager and President of
Poplar Hill Associates, L.L.C.

[Signature]
NOTARY PUBLIC



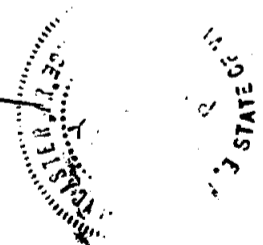
My commission expires 10/31/01

STATE OF VIRGINIA

COUNTY OF PRINCE EDWARD, to-wit:

The foregoing instrument was acknowledged before me this 7
day of Feb, 2000, by Norman C. Krueger, Manager of H-SC
Poplar Hill, L L C.

[Signature]
NOTARY PUBLIC



My commission expires 10/31/01

STATE OF VIRGINIA

COUNTY OF PRINCE EDWARD, to-wit:

The foregoing instrument was acknowledged before me this 7 day of Feb, 2000, by Scott M. Harwood, President of Poplar Hill Community Development Authority, Prince Edward County, Virginia and attested to by Southard S. Brumfield, Secretary.

[Signature]
NOTARY PUBLIC

My commission expires 10/31/01

STATE OF VIRGINIA

COUNTY OF PRINCE EDWARD, to-wit:

The foregoing instrument was acknowledged before me this 7 day of Feb, 2000, by Southard S. Brumfield, Manager of Poplar Hill Development Group, L. L. C.

[Signature]
NOTARY PUBLIC

My commission expires 10/31/01

SEE PLAT BOOK 7 Pages 66 thru 70.

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF PRINCE EDWARD COUNTY

St. R. Tax (039)	50
Co. R. Tax (213)	175
Transfer (212)	
Clerk (301)	75.00
Lib. (145)	6.00
Tech T.F. (106)	18.00
Grantor Tax (228)	
Total \$	101.25

The foregoing instrument with acknowledgement was admitted to record on February 8, 2000 at 9:51 A M. in D.B. 341 Page(s) 623

Teste: Frank L. Overton, Clerk Rate: 2.8.00
Raymond Williams, Dep. Clerk

Examined and attested/Delivered to: Preston Lancaster



FREEDA M. BOLT et.al.
D.B. 280 PG. 307
D.B. 145 PG. 285
PLAT-P.B. 1 PG. 78
TAX PCL. NO. 51-A-41
(IN PART)

FREEDA M. BOLT et.al.
D.B. 280 PG. 307
D.B. 145 PG. 285
PLAT-P.B. 1 PG. 78
TAX PCL. NO. 51-A-41
(IN PART)

TAX PCL. NO. 51-A-41
(IN PART)
PARCEL "M"

**PLAT SHOWING PARCEL "L",
AN 86.474 ACRE DIVISION
OF LAND LOCATED IN THE
FARMVILLE DISTRICT OF
PRINCE EDWARD COUNTY, VIRGINIA.**

**86.474 ACRES
PARCEL "L"**

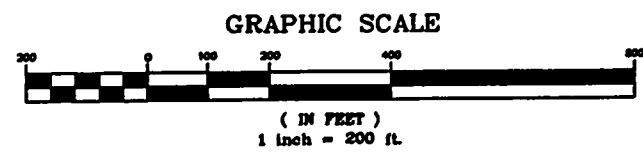
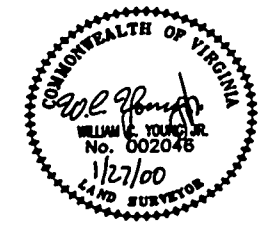
- NOTES:
1. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY PERFORMED IN SEPTEMBER 1999.
 2. TITLE REPORT NOT FURNISHED.

N/F MARGARET REED et al
D.B. 218 PG. 101
PLAT-D.B.69 PG. 242
TAX PCL. NO. 66-A-1

N/F McCARTHY EANES
PLAT-D.B. 221 PG. 471
TAX PCL. NO 65-5-1

N/F LARRY EANES
PLAT-D.B. 221 PG. 471
TAX PCL. NO 65-5-3

N/F LOUIS EANES
PLAT-D.B. 221 PG. 471
TAX PCL. NO 65-5-4



Draper Aden Associates
CONSULTING ENGINEERS/SURVEYORS
8090 VILLA PARK DRIVE
RICHMOND, VIRGINIA 23228

REVISIONS:	DATE: 1/27/00	SCALE: 1" = 200'
	DRAWN: E.F.	CHECKED:
PROJECT No. P-R99302-02		

Virginia:
In the Clerk's Office of the Circuit Court of Prince Edward County,
February 8, 2000.

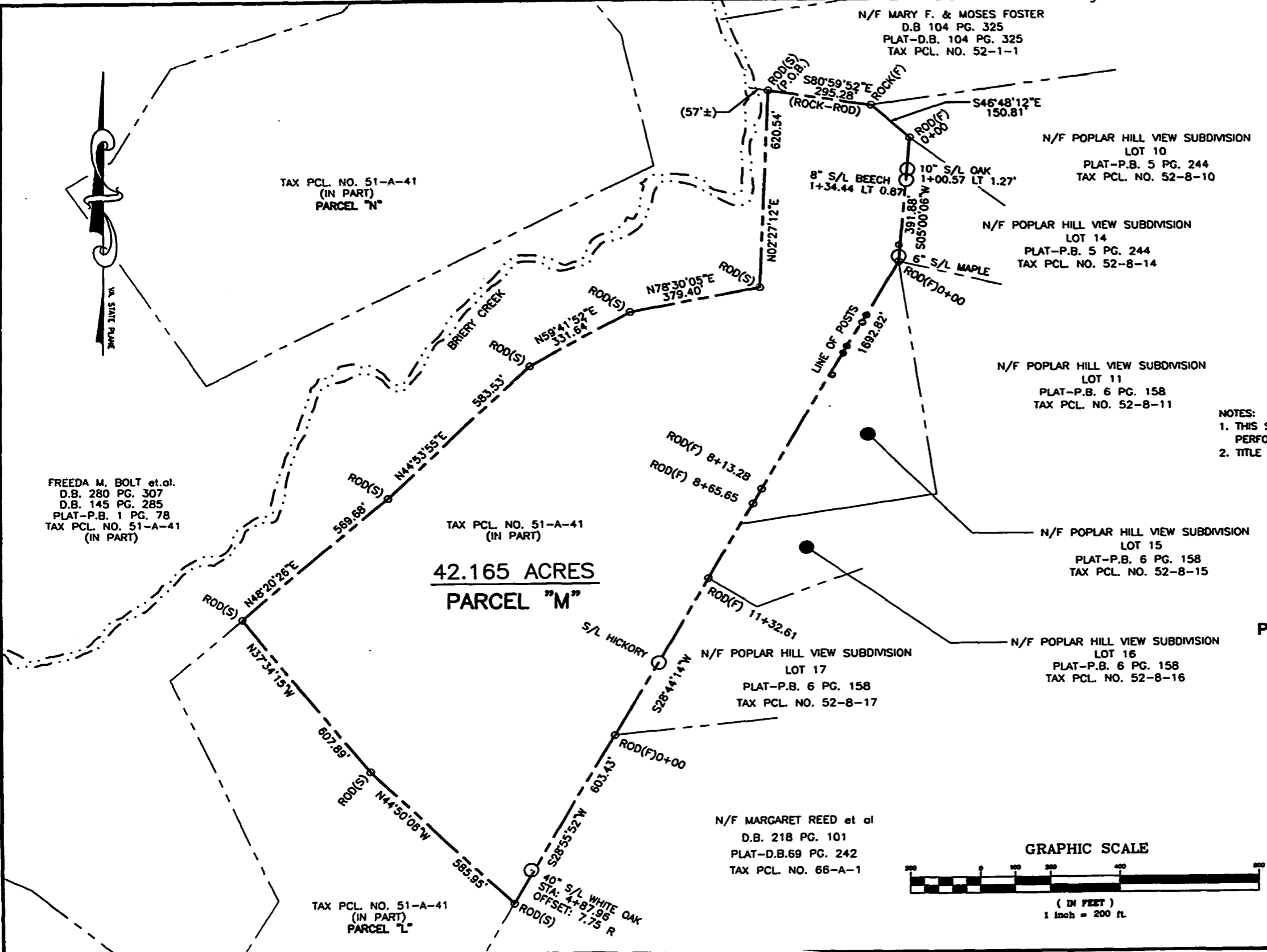
The foregoing Plat was this day presented in said office along with and as a part of deed of partition between Poplar Hill Associates, L. L. C., et als and Poplar Hill Community Development Authority, et als, which said deed of partition has been recorded beginning on Deed Book #341 Page 623.

Teste:

Frank A. Overton, Clerk
by: *Regina Williams, P.C.*

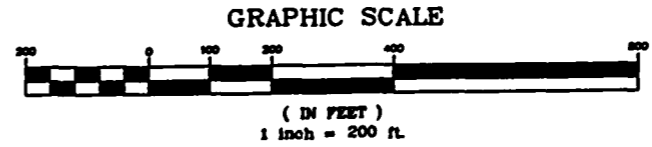
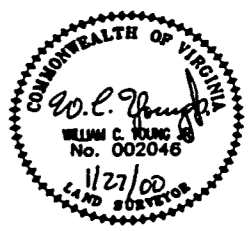


PROJECT No. P-R99302-02



NOTES:
 1. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY PERFORMED IN SEPTEMBER 1999.
 2. TITLE REPORT NOT FURNISHED.

**PLAT SHOWING PARCEL "M",
 A 42.165 ACRE DIVISION
 OF LAND LOCATED IN THE
 FARMVILLE DISTRICT OF
 PRINCE EDWARD COUNTY, VIRGINIA.**



Draper Aden Associates
 CONSULTING ENGINEERS/SURVEYORS
 8080 VILLA PARK DRIVE
 RICHMOND, VIRGINIA 23228

DATE: 1/27/00	SCALE: 1" = 200'
DRAWN: E.J.F.	CHECKED:
PROJECT No. P-R99302-02	

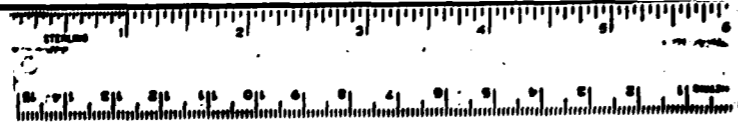
N/F MARGARET REED et al
 D.B. 218 PG. 101
 PLAT-D.B.69 PG. 242
 TAX PCL. NO. 66-A-1

Virginia:
 In the Clerk's Office of the Circuit Court of Prince Edward County,
 February 8, 2000.

The foregoing Plat was this day presented in said office along with and as a part of deed of partition between Poplar Hill Associates, L.L.C., et als and Poplar Hill Community Development Authority, et als, which said deed of partition has been recorded beginning on Deed Book #341 Page 623.

Teste:

Frank J. Ouston, Clerk
 by: *Reginald Williams, D.C.*

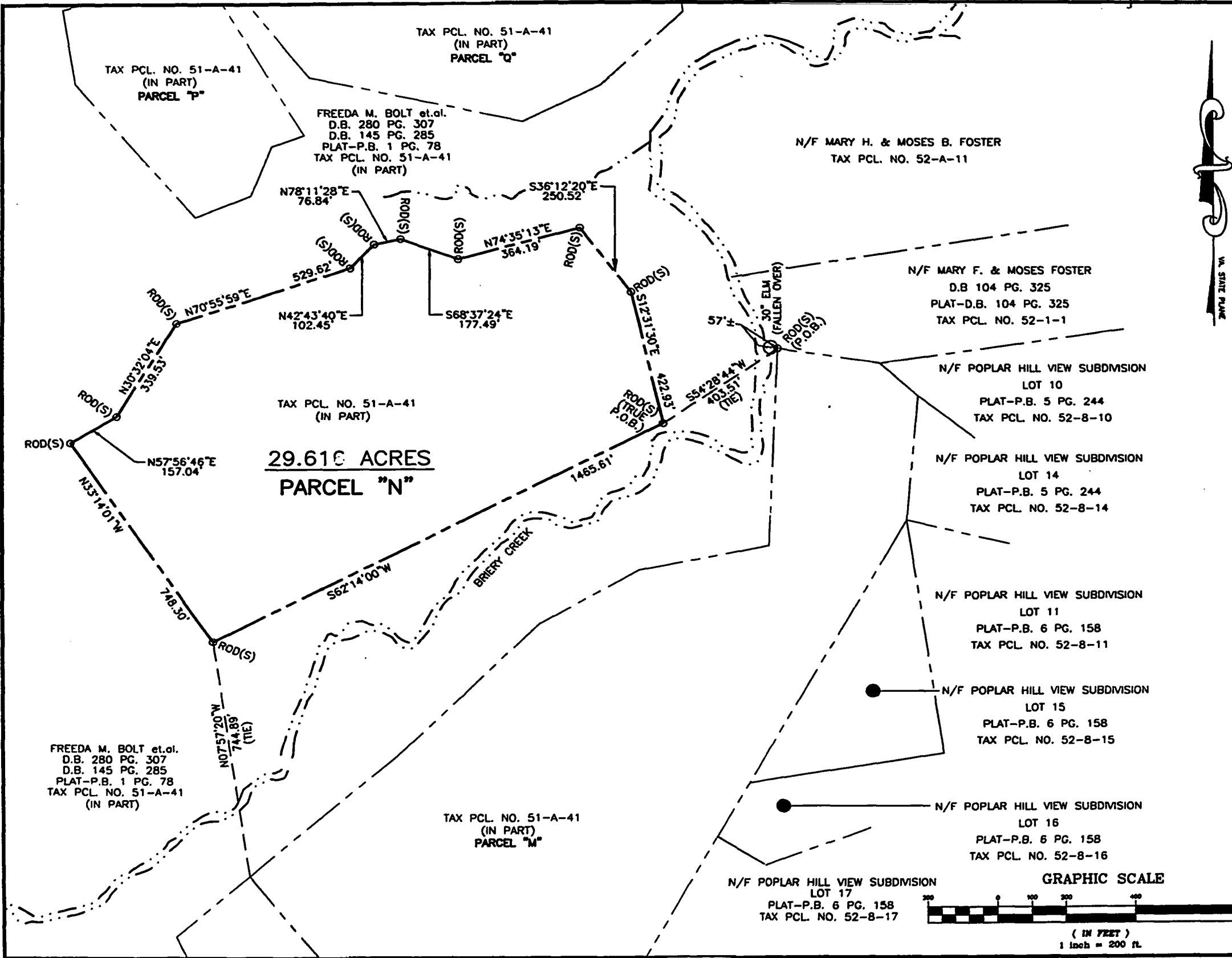


FREEDA M. BOLT et.al.
 D.B. 280 PG. 307
 D.B. 145 PG. 285
 PLAT-P.B. 1 PG. 78
 TAX PCL. NO. 51-A-41
 (IN PART)

TAX PCL. NO. 51-A-41
 (IN PART)
 PARCEL "N"

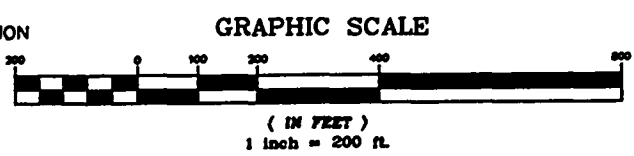
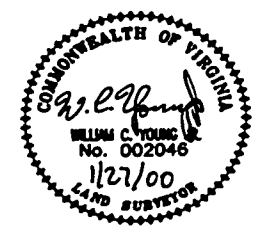
TAX PCL. NO. 51-A-41
 (IN PART)
42.165 ACRES
PARCEL "M"

TAX PCL. NO. 51-A-41
 (IN PART)
 PARCEL "L"



**PLAT SHOWING PARCEL "N",
A 29.616 ACRE DIVISION
OF LAND LOCATED IN THE
FARMVILLE DISTRICT OF
PRINCE EDWARD COUNTY, VIRGINIA.**

- NOTES:
 1. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY PERFORMED IN SEPTEMBER 1999.
 2. TITLE REPORT NOT FURNISHED.



Draper Aden Associates
 CONSULTING ENGINEERS/SURVEYORS
 8090 VILLA PARK DRIVE
 RICHMOND, VIRGINIA 23228

REVISIONS:	DATE: 1/27/00	SCALE: 1" = 200'
	DRAWN: EAF	CHECKED:
PROJECT No. P-990302-02		

Virginia:
 In the Clerk's Office of the Circuit Court of Prince Edward County,
 February 8, 2000.

The foregoing Plat was this day presented in said office along with and as a part of deed of partition between Poplar Hill Associates, L.L.C., et al. and Poplar Hill Community Development Authority, et al., which said deed of partition has been recorded beginning on Deed Book #341 Page 623.

Teste:
Frank J. Overton, Clerk
 by *Regina Williams, P.C.*





FREEDA M. BOLT et.al.
D.B. 280 PG. 307
D.B. 145 PG. 285
PLAT-P.B. 1 PG. 78
TAX PCL. NO. 51-A-41
(IN PART)

TAX PCL. NO. 51-A-41
(IN PART)
PARCEL "S"

N/F AMELIA S. WOMACK
PLAT-D.B. 208 PG. 364
TAX PCL. NO. 52-5-B

FREEDA M. BOLT et.al.
D.B. 280 PG. 307
D.B. 145 PG. 285
PLAT-P.B. 1 PG. 78
TAX PCL. NO. 51-A-41
(IN PART)

N/F AMELIA S. WOMACK
PLAT-D.B. 208 PG. 364
TAX PCL. NO. 52-5-C

TAX PCL. NO. 51-A-41
(IN PART)
PARCEL "Q"

R = 3,842'± ALONG
BRIERY CREEK

**PLAT SHOWING PARCEL "P",
AN 8.439 ACRE DIVISION
OF LAND LOCATED IN THE
FARMVILLE DISTRICT OF
PRINCE EDWARD COUNTY, VIRGINIA.**

- NOTES:
1. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY PERFORMED IN SEPTEMBER 1999.
2. TITLE REPORT NOT FURNISHED.

TAX PCL. NO. 51-A-41
(IN PART)
8.439 ACRES
PARCEL "P"

N/F MARY H. & MOSES B. FOSTER
TAX PCL. NO. 52-A-11

FREEDA M. BOLT et.al.
D.B. 280 PG. 307
D.B. 145 PG. 285
PLAT-P.B. 1 PG. 78
TAX PCL. NO. 51-A-41
(IN PART)

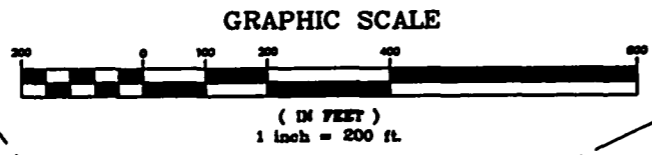
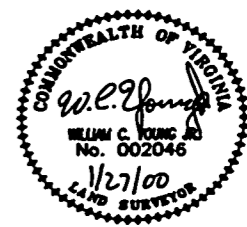
N/F MARY F. & MOSES FOSTER
D.B. 104 PG. 325
PLAT-D.B. 104 PG. 325
TAX PCL. NO. 52-1-1

TAX PCL. NO. 51-A-41
(IN PART)
PARCEL "N"

N/F POPLAR HILL VIEW SUBDMISION
LOT 10
PLAT-P.B. 5 PG. 244
TAX PCL. NO. 52-8-10

TAX PCL. NO. 51-A-41
(IN PART)
PARCEL "M"

N/F POPLAR HILL VIEW SUBDMISION
LOT 14
PLAT-P.B. 5 PG. 244
TAX PCL. NO. 52-8-14



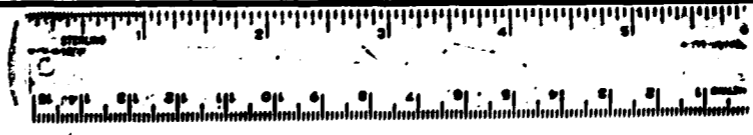
Virginia:
In the Clerk's Office of the Circuit Court of Prince Edward County,
February 8, 2000.

The foregoing Plat was this day presented in said office along with and as a part of deed of partition between Poplar Hill Associates, L.L.C., et al. and Poplar Hill Community Development Authority, et al., which said deed of partition has been recorded beginning on Deed Book #341 Page 623.

Teste:
Frank A. Denton Clerk
by: Reynold Williams, D.C.

Draper Aden Associates
CONSULTING ENGINEERS/SURVEYORS
8050 VILLA PARK DRIVE
RICHMOND, VIRGINIA 23228

REVISIONS:	DATE: 1/27/00	SCALE: 1" = 200'
	DRAWN: L.F.	CHECKED:
PROJECT No. P-88302-02		



FREEDA M. BOLT et.al.
D.B. 280 PG. 307
D.B. 145 PG. 285
PLAT-P.B. 1 PG. 78
TAX PCL. NO. 51-A-41
(IN PART)

TAX PCL. NO. 51-A-41
(IN PART)
PARCEL "S"

FREEDA M. BOLT et.al.
D.B. 280 PG. 307
D.B. 145 PG. 285
PLAT-P.B. 1 PG. 78
TAX PCL. NO. 51-A-41
(IN PART)

N/F AMELIA S. WOMACK
PLAT-D.B. 208 PG. 364
TAX PCL. NO. 52-5-B

N/F AMELIA S. WOMACK
PLAT-D.B. 208 PG. 364
TAX PCL. NO. 52-5-C

**25.015 ACRES
PARCEL "Q"**

TAX PCL. NO. 51-A-41
(IN PART)

E = 3,842± ALONG
BRIERY CREEK

**PLAT SHOWING PARCEL "Q",
A 25.015 ACRE DIVISION
OF LAND LOCATED IN THE
FARMVILLE DISTRICT OF
PRINCE EDWARD COUNTY, VIRGINIA.**

- NOTES:
1. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY PERFORMED IN SEPTEMBER 1999.
2. TITLE REPORT NOT FURNISHED.



CEMETERY IN
TREE CLUSTER

TAX PCL. NO. 51-A-41
(IN PART)
PARCEL "P"

N/F MARY H. & MOSES B. FOSTER
TAX PCL. NO. 52-A-11

FREEDA M. BOLT et.al.
D.B. 280 PG. 307
D.B. 145 PG. 285
PLAT-P.B. 1 PG. 78
TAX PCL. NO. 51-A-41
(IN PART)

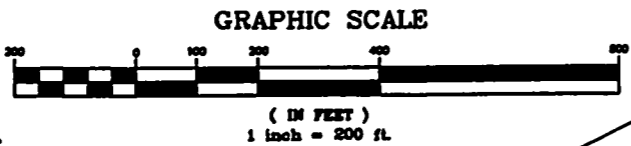
N/F MARY F. & MOSES FOSTER
D.B. 104 PG. 325
PLAT-D.B. 104 PG. 325
TAX PCL. NO. 52-1-1

TAX PCL. NO. 51-A-41
(IN PART)
PARCEL "N"

N/F POPLAR HILL VIEW SUBDIVISION
LOT 10
PLAT-P.B. 5 PG. 244
TAX PCL. NO. 52-8-10

TAX PCL. NO. 51-A-41
(IN PART)
PARCEL "M"

N/F POPLAR HILL VIEW SUBDIVISION
LOT 14
PLAT-P.B. 5 PG. 244
TAX PCL. NO. 52-8-14



Draper Aden Associates
CONSULTING ENGINEERS/SURVEYORS
8080 VILLA PARK DRIVE
RICHMOND, VIRGINIA 23228

REVISIONS:	DATE: 1/27/00	SCALE: 1" = 200'
	DRAWN: E.J.F.	CHECKED:
PROJECT No. P-980302-02		

Virginia:
In the Clerk's Office of the Circuit Court of Prince Edward County,
February 8, 2000.

The foregoing Plat was this day presented in said office along with and as a part of deed of partition between Poplar Hill Associates, L.L.C., et als and Poplar Hill Community Development Authority, et als, which said deed of partition has been recorded beginning on Deed Book #341 Page 623.

Teste:

Frank A. Overton Clerk
by: *Reginald Williams, D.C.*

