

**TRACT 1**  
**ADDENDUM TO SALE CONTRACT**

This Addendum is attached to and forms a part of the Real Property Sale Contract dated April 7, 2011 pertaining to the purchase by the undersigned Buyer at Auction of Tract 1. Each Tract has a separate Addendum, and some of the terms vary depending on the number and configuration of parcels being acquired by Buyer under the Contract.

1. Conservation Easement. Buyer acknowledges that Tract 1 is subject to the terms of, and that title to Tract 1 will be conveyed to Buyer subject to the terms the conservation easement granted to the Virginia Outdoors Foundation of record in the Office of the Clerk of the Circuit Court of Albemarle County, Virginia, in Deed Book 2890 at page 682 (the "Conservation Easement").

*Except for the preceding sentence, which applies irregardless, this paragraph shall be without legal effect if Buyer is acquiring both Tract 1 and Tract 3, such that title to both Tract 1 and Tract 3 will be held by Buyer after Closing. In all other circumstances, the following applies.* The conveyance of Tract 1 to Buyer constitutes the one permitted division of the easement property under the terms of the Conservation Easement, and Tract 1 may not be further divided under the terms of the Conservation Easement. The deed conveying Tract 1 to Buyer will allocate one residential dwelling right under the Conservation Easement to Tract No. 1, meaning that only one residential dwelling may be built on Tract 1 under the terms of the Conservation Easement, which dwelling may not exceed 2500 square feet of livable space, along with non-residential outbuildings commonly and appropriately incidental thereto. The rights under the Conservation Easement to construct farm and winery buildings will be designated to Tract 3, and no such rights will be assigned or reserved to Tract 1.

2. Improvements and Personal Property. Tract 1 is unimproved land, and no improvements or personal property are included in this sale.

3. Sexual Offender Disclosure. Buyer should exercise whatever due diligence Buyer deems necessary with respect to information on any sexual offenders registered under Chapter 23 (§ 19.2-387 et seq.) of Title 19.2. This information may be obtained by contacting the local police department, the Department of State Police, Central Criminal Records Exchange, at (804) 674-2000, or from the Internet at the Virginia State Police Sex Offender and Crimes Against Minors Registry Home Page.

ACKNOWLEDGED AND AGREED BY BUYER AS PART OF THE SALE CONTRACT:

\_\_\_\_\_  
\_\_\_\_\_

278776

Final; 040111

TRACT 1  
LEGAL DESCRIPTION

**Albemarle County TMP 102-39:**

All that certain lot or parcel of land situated in the County of Albemarle, Virginia, containing 94.260 acres, more or less, shown on a plat by M. M. Van Doren, Surveyor, dated February 16, 1932, and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 515, page 328.