



County of Louisa
P. O. Box 8
Louisa, VA 23093

RECEIVED
MAR 23 2015

Real Estate Assessor's Office
Tel (540) 967-3450
Fax (540) 967-4592
E-Mail: assessor@louisa.org

February 17, 2015 BY:

*015671/2--S 55--B 1

SHENANDOAH GOLF CLUB LLC
9568 KINGS CHARTER DR
ASHLAND VA 23005-0078

This is not a tax bill, however
this assessment will be the basis
for determining your real estate
taxes due in December 2015

NOTICE OF REAL ESTATE ASSESSMENT VALUE FOR 2015

Real Estate Described As: MAINTENANCE PB8-1211 DB 904/843 4.284 AC

Tax Map# 10 17M District: GREENSPRINGS Acres: 4.284

	2nd Prior 2013	1st Prior 2014	% Change	Proposed 2015
Land	46,400	46,400		46,400
Structures	71,300	71,300		71,300
Land Use	0	0		
Total Value	117,700	117,700		117,700
Tax Rate	\$0.65	\$0.68		* Not Set
Tax Levied	765.05	800.36	4.62	

Assessed Values are reflective of 100% of the subject property's estimated Fair Market Value as established by the Real Estate Assessor in accordance with County and State statutes for the tax year represented. You may obtain additional information on the County's website www.louisacounty.com. If you believe your property is not assessed at fair market value or is not uniform with surrounding properties you may appeal to this office by the stated deadline. You can appeal in writing, by phone, through our e-mail or by making an appointment to meet in person. Values may be raised or lowered based on factual information.

*The 2015 tax rate has not been set as of this date. The Louisa County Board of Supervisors will meet during the month of May to set the rate. The date of that meeting will be advertised in the Central Virginian newspaper prior to the meeting.

Louisa County Notice of Reassessment Hearings

All hearings on the reassessment will be held in the Assessors Office, County Administration Building, Louisa, Virginia. If you need to discuss or appeal your assessment, you must call the following number for an appointment. Please contact us or schedule your appointment well before March 20th, the deadline for all appeals is Friday March 20, 2015.

(540) 967-3450

All hearings are by appointment only. The following dates and times apply to all districts and towns:
Monday, March 9th through Friday March 13th, 9 a.m. to 4:30 p.m.
Monday, March 16th through Friday March 20th, 9 a.m. to 4:30 p.m.

Pursuant to Title 58.1, Section 3370 through 3389, of the Code of Virginia, an Equalization Board has been appointed. By County Ordinance, this Board must receive all appeals (those not resolved by the County Assessors hearings) by April 10, 2015 and complete its work by May 31, 2015. The time and place of the Equalization hearings will be advertised in the Central Virginian newspaper prior to the hearings. All hearings are by appointment only.

Section 58.1-3330 of the Code of Virginia provides that any person other than the owner who receives such assessment notice, shall transmit the notice to such owner, at their last known address, immediately on the receipt thereof.



County of Louisa
P. O. Box 8
Louisa, VA 23093

Real Estate Assessor's Office
Tel (540) 967-3450
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February 25, 2016



*015866/2--S 54--B 1

SHENANDOAH GOLF CLUB LLC
9568 KINGS CHARTER DR
ASHLAND VA 23005-0078

This is not a tax bill, however
this assessment will be the basis
for determining your real estate
taxes due in December 2016

NOTICE OF REAL ESTATE ASSESSMENT VALUE FOR 2016

Real Estate Described As: GOLF COURSE PB 8/1211 DB 904/843 131.296 AC

Tax Map# 10 17P District: GREENSPRINGS Acres: 131.296

	2nd Prior 2014	1st Prior 2015	% Change From 2014 Tax Levy to 2015 Tax Levy	Proposed 2016
Land	525,200	525,200		525,200
Structures	585,700	383,200		379,700
Land Use	0	0		
Total Value	1,110,900	908,400		904,900
Tax Rate	\$0.68	\$0.72		* Not Set
Tax Levied	7,554.12	6,540.48	-13.42	

Assessed Values are reflective of 100% of the subject property's estimated Fair Market Value as established by the Real Estate Assessor in accordance with County and State statutes for the tax year represented. You may obtain additional information on the County's website www.louisacounty.com. If you believe your property is not assessed at fair market value or is not uniform with surrounding properties you may appeal to this office by the stated deadline. You can appeal in writing, by phone, through our e-mail or by making an appointment to meet in person. Values may be raised or lowered based on factual information.

*The 2016 tax rate has not been set as of this date. The Louisa County Board of Supervisors will meet during the month of May to set the rate. The date of that meeting will be advertised in the Central Virginian newspaper prior to the meeting.

Louisa County Notice of Reassessment Hearings

All hearings on the reassessment will be held in the Assessors Office, County Administration Building, Louisa, Virginia. If you need to discuss or appeal your assessment, you must call the following number for an appointment. Please contact us or schedule your appointment well before March 25th, the deadline for all appeals is Friday March 25, 2016.

(540) 967-3450

All hearings are by appointment only. The following dates and times apply to all districts and towns:
Monday, March 14th through Friday March 18th, 9 a.m. to 4:30 p.m.
Monday, March 21st through Friday March 25th, 9 a.m. to 4:30 p.m.

Pursuant to Title 58.1, Section 3370 through 3389, of the Code of Virginia, an Equalization Board has been appointed. By County Ordinance, this Board must receive all appeals (those not resolved by the County Assessor's hearings) by April 15, 2016 and complete its work by May 31, 2016. The time and place of the Equalization hearings will be advertised in the Central Virginian newspaper prior to the hearings. All hearings are by appointment only.

Section 58.1-3330 of the Code of Virginia provides that any person other than the owner who receives such assessment notice shall transmit the notice to such owner, at their last known address, immediately on the receipt thereof.

Map 10-17-P and 10-17-M

**THIS DEED IS EXEMPT FROM RECORDATION TAXES PURSUANT TO
§58.1-811 A (9) and (C) OF THE CODE OF VIRGINIA, 1950, AS AMENDED**

THIS DEED, made this 1st day of August, 2004, by and between COMMONWEALTH
GOLF, LLC, a Virginia limited liability company, "Grantor", and SHENANDOAH GOLF
CLUB, LLC, a Virginia limited liability company, "Grantee".

WITNESSETH:

THAT for and in consideration of the sum of TEN DOLLAR (\$10.00), cash in hand paid, the receipt which is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and English Covenants of Title unto the Grantee, the following described real estate:

See Schedule "A" attached hereto

This conveyance is made subject to such easements, restrictions and conditions of record which may lawfully apply.

Doc ID: 001735120004 Type: DEE
Book 904 Page 843 - 846

Mail: Richard J. Knapp & Assoc.
2800 Patterson Ave. #101
Richmond, VA 23221

WITNESS the following signature and seal:

COMMONWEALTH GOLF, LLC

By HLW (SEAL)
Henry L. Wilton, sole member and manager of
HLW, LLC

STATE OF VIRGINIA
CITY OF RICHMOND, to-wit:

I, the undersigned, Notary Public, in and for my jurisdiction aforesaid do hereby certify that Henry L. Wilton, sole member and manager of HLW, LLC, Member and * whose name is signed to the foregoing Deed dated the 1st day of August, 2004, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 1st day of August, 2004.

Elizabeth B Miles
Notary Public

My commission expires: 12/31/2005

*manager of Commonwealth Golf, LLC
Grantee's Address:

4901 Dickens Road, Suite 101
Richmond, VA 23230

DEED PREPARED BY: Richard J. Knapp & Associates, P.C.
2800 Patterson Avenue, Suite 101
Richmond, VA 23221

Schedule "A"

ALL of those certain lots, pieces or parcels of land, together with improvements thereon and appurtenances thereunto belonging, being located at Shenandoah Crossing Resort, Green Spring District, Louisa County, Virginia, and as more particularly shown on that certain "Plat Showing the Shenandoah Crossing Golf Course and Maintenance Lot, containing a Total of 135.580 Acres, Green Spring District, Louisa County, Virginia, "dated April 18, 1999, last revised August 10, 1999, by James H. Bell, Jr., P.C., and recorded in the Clerk's Office of the Circuit Court of Louisa County, Virginia, in Plat Book 8, page 1211 (the "Plat"), more particularly described as follows:

Parcel 1 – Golf Course, Clubhouse and Driving Range:

ALL the land consisting of 131.296 acres, and improvements consisting of the Golf Club House and Driving Range Facilities, consisting of Maintenance Lot - 4.284 acres, Holes 1 - 9 (68.958 acres); Holes 10 & 11 (17.811 acres); Holes 12, 13, 14 and 15 (23.110 acres); Hole 16 (10.013 acres); Holes 17 & 18 (11.274 acres); and the "Irrigation Pump Lot" consisting of 0.130 acres all as shown on the aforesaid plat of survey.

LESS AND EXCEPT, HOWEVER, Grantor hereby reserves unto itself the absolute fee simple interest in and to the following four parcels of land, all shown as shaded on the Plat;

1. That shaded area, approximately 1,050 feet east of the southeast corner of the 4.284 acre parcel containing the maintenance shed, straddling the dual VEPCO right-of-way easements, the westernmost boundary line of which runs N. 36 degrees 16' 51" E. 156.63 feet; the northernmost boundary line of which is designated as Call 296 on the Plat and runs N. 78 degrees 40' 56" W. 78.61 feet; the easternmost boundary line of which runs S. 09 degrees 15' 37" W. 146.84 feet; and the southernmost boundary line of which runs N. 74 degrees 57' 52" W. 187.06 feet; and

2. That shaded area, the northwestern boundary line of which is Call 274 on the Plat and runs S. 69 degrees 19' 49" W. 46.75 feet; the southwestern boundary line of which is S. 36 degrees 53' 28" E. 194.71 feet; the southeastern boundary of which is Call 331 and runs N. 52 degrees 59' 00" E. and the northeastern boundary of which is N. 35 degrees 09' 14" W. 181.65 feet; and

3. That shaded are, the western most boundary line of which is Call 311 on the Plat and runs S. 08 degrees 23' 20" W. 26.52 feet; the southernmost boundary of which consists of two Calls, N. 87 degrees 27' 20" E. 119.43 and then N. 85 degrees 21' 39" E. 104.06 feet; the easternmost boundary of which is Call 363 on the Plat and runs N. 15 degrees 14' 38" W. 41.80 feet; and the northernmost of which consists of three Calls, S. 64 degrees 39' 37" W. 41.55 feet and then S. 86 degrees 58' 17" W. 90.64 feet and then S. 88 degrees 15' 17" W. 80.28 feet; and

4. That shaded area, the northeastern boundary of which consist of Call 349 on the Plat and runs N. 36 degrees 03' 46" W. 52.76 feet; the northwestern boundary of which runs S. 69 degrees 11' 08" W. 51.82 feet; the southwestern boundary of which Call 159 on the Plat and runs S. 36 degrees 03' 46" E. 64.21 feet.

Schedule "A" continued

BUT TOGETHER WITH (1) a non-exclusive easement, in common with Grantor and others, over upon and across the four above described parcels for the purposes of pedestrian and golf cart traffic for persons playing the golf course and for pedestrian and vehicular traffic for those persons maintaining the golf course. Further, Grantor agrees that if its development of its nearby real estate causes damage to any of the shaded areas, Grantor will repair and restore such damage at Grantor's expense; (2) an easement over, upon and across the lands of Grantor lying between the said Irrigation pump lot on the south, and the golf course on the north for ingress and egress to and from the Irrigation pump lot for the purpose of maintaining its facilities and for irrigation pipes to run from the lot to the golf course said easement area being as shown on the plat; and (3) a non-exclusive easement, in common with Grantor and others, over upon and across 15 foot wide easements over the five locations below described for the purposes of (a) pedestrian and golf cart traffic and persons playing the golf course and for pedestrian and vehicular traffic for those persons maintaining the golf course; (b) a crossing of Pinehurst Drive, between golf course holes 11 and 12, at the east end of Call 9 and the west end of Call 64 on the Plat; (c) a crossing of Pinehurst Drive, between golf course holes 15 and 16, at the west end of Call 54 and the east end of Call 78 on the Plat; (d) a crossing of Shawnee Drive between golf course holes 16 and 17, between Calls 71 and 98; (e) a crossing of Shenandoah Crossing Drive between golf course holes 18 and the Club house area, at the south end of Call 88 and the north end of Call 245 on the Plat and (f) a crossing of Shenandoah Crossing Drive between the club house area and golf course hole 10, at Calls 244 and 20 on the Plat; (4) a quitclaimed, non-exclusive easement, in common with Grantor and others, over upon and across the CCC Road, as shown on the Plat running west of the Maintenance parcel (4.284 acres) as it meanders northward to Route 33, for pedestrian and vehicular traffic; and (5) a non-exclusive easement, in common with Grantor and others from the Maintenance parcel (4.284 acres) over, upon and across Grantor's lands to the northwest corner of the Holes 1 - 9 Parcel and to the northernmost present extension of Shenandoah Crossing Drive, in both cases via the existing access roads shown on the Plat for pedestrian and vehicular traffic and person involved in maintaining the Golf Course.

BEING the same real estate conveyed to Commonwealth Golf, LLC., a Virginia limited liability company, by Deed from Leisure Capital Corporation, a Vermont corporation, dated November 22, 1999, and recorded December 20, 1999 in the Clerk's Office, Circuit Court, Louisa County, Virginia, in Deed Book 626, page 641.

INSTRUMENT #05002044
 RECORDED IN THE CLERK'S OFFICE OF
 LOUISA COUNTY ON
 MARCH 4, 2005 AT 03:27PM
 SUSAN R. HOPKINS, CLERK
Mary A. Kahn
 RECORDED BY: MLK