

BASELINE DOCUMENTATION REPORT



Quail Haven Farm

Culpeper County

VDHR Easement File No. 023-5288_ep

**Prepared by:
Wendy Musumeci
Easement Program Coordinator
Virginia Department of Historic Resources (VDHR)
October 2013**

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ACKNOWLEDGMENT FORM

The attached Baseline Documentation Report describes the character and condition of the property being placed under historic preservation easement by deed from the Grantor to the Virginia Board of Historic Resources. This report contains baseline documentation that will serve as reference in monitoring the easement as required by Treas. Reg. § 170A-14(g)(5).

The Grantor and Grantee acknowledge that this report accurately reflects the character and condition of the property subject to the easement referenced above as of the date of conveyance of the easement.

GRANTORS: QUAIL HAVEN, LLC

By: _____
Guy Lewis
Title: Managing Member

Date: _____

GRANTEE: VIRGINIA BOARD OF HISTORIC RESOURCES

By: _____
Wendy Musumeci
Easement Program Coordinator, Virginia Department of Historic Resources

Date: _____

Baseline Documentation Report (BDR)

| | | |
|---|-------------------------|----------------------|
| Property: Quail Haven Farm | County: Culpeper | Acres: 219.06 |
| Easement File No: 023-5288 | Co-Holders: none | |
| Property Features and Current Use: | | |
| <p>Located on the Culpeper County side of the Rappahannock River in Elkwood, Virginia, the Quail Haven Farm contains 2 separate tax parcels comprising 219.06 acres of land. The property contains frontage on Kelly’s Ford Road (State Route 674) along its southern boundary, the Rappahannock River along its northern boundary, adjacent farm and forest land to the west, and residential land to the east. The property is currently used for residential, agricultural, and forestal purposes. Access to the property is made via a gravel and dirt drive winding from its intersection with Kelly’s Ford Road north along the western edge of the property. The property is comprised of fairly level farmland with large sections of broad, cultivated open fields that gently ascend toward a rise above the Rappahannock River. Approximately 90 acres of land on the property are cultivated for agricultural crop production through a lease agreement with an adjacent landowner. Of these, roughly 70 acres are cultivated for sods of various species and Bermuda grass. Other crops previously cultivated on the property include barley, wheat, and corn. Approximately 123 acres are in wooded cover, and managed according to a Forest Stewardship Plan developed by professional forester Matthew Dowdy and attached as an Appendix to this report. One manmade pond, previously used for cattle watering, is located at the central west property boundary. Two non-historic residential dwellings are located on the property. One, known as the “Hite House” is located at the central western section of the property, while the “River Cottage” with adjacent detached servant’s quarters, is located on the rise adjacent to the Rappahannock River. The ruins of an antebellum dwelling known as the “Wheatley House”, along with the ruins of an associated outbuilding and stone walls partially surrounding the original rear garden, are also located on the Quail Haven Farm property.</p> | | |
| Statement of Conservation Value: | | |
| <p>I. SUMMARY</p> <p>Quail Haven Farm contains significant battlefield, historic, archaeological, agricultural, forestal, open-space, natural, and water-quality values, all of which are protected under the terms of the conservation easement. Permanent protection of the property is consistent with local land-use planning, including the Culpeper County Comprehensive Plan as well as the Virginia Outdoors Plan. A portion of the property is visible from a public roadway as well as the Rappahannock River. The property’s open-space resources contribute to the historic, cultural, and scenic features that define the existing rural character and landscape quality along these corridors. In summary, conservation of the property will assist in preserving significant historic battlefield viewshed and landscape, archaeological resources, prime agricultural soils, and the scenic, pastoral quality of this region for the benefit of residents of Culpeper County, visitors to the Kelly’s Ford, Brandy Station, and Rappahannock Station II Battlefields, and citizens of Virginia.</p> <p>II. HISTORIC BATTLEFIELD RESOURCES AND HISTORIC LANDSCAPE</p> <p>1. In the opinion of the Virginia Department of Historic Resources, the Property meets the “Criteria for Evaluation” for listing on the National Register of Historic Places (36 C.F.R. 60.4) for its role in three Civil War battles: the March 1863 Battle of Kelly’s Ford, June 1863 Battle of Brandy Station, and the</p> | | |

November 7, 1863 Second Battle of Rappahannock Station. Because the Property is associated with military events that made a significant contribution to course of the American Civil War, it would qualify for listing under National Register "Criterion A" as an historic battlefield, and thus affects "the preservation of an historically important land area" under 26 U.S.C. Section 170(h)(4)(A)(iv).

2. The property contains approximately 142 acres of land within the core area and 66 acres of land within the study area of the Kelly's Ford Battlefield as determined by the Civil War Sites Advisory Commission ("CWSAC"), which has given the Battlefield a Preservation Priority III.3 Class C Rating. The CWSAC Report defines Priority III battlefields as those with good to fair integrity, but in need of "additional protection" by state and local governments or private entities, and further defines Class C battlefields as those "having an observable influence on the outcome of a campaign," in this case the Fredericksburg and Chancellorsville Campaigns of 1862-1863 (*American Battlefield Protection Program Technical Volume II: Battle Summaries, 1997 (rev. 2009)*). The battle of Kelly's Ford occurred on March 17, 1863. This battle was one of the early larger scale cavalry fights in Virginia that set the stage for Brandy Station and cavalry actions of the Gettysburg campaign. Union Major General William Averell fought his way across Kelly's Ford with an estimated 2,100 men and then advanced his cavalry division up Kelly's Ford Road toward Brandy Station. Gen. Averell ran into resistance from Confederate Major General Fitzhugh Lee's Brigade of Virginia troops advancing across the Property to counter attack the Union cavalry. By noon, Gen. Averell had slowly advanced his troops and artillery two miles north along Kelly's Ford Road to the vicinity of the Property, known at that time as the Wheatley Farm. Gen. Fitzhugh Lee attacked again, and the battle continued to rage back and forth.
3. The Property contains approximately 219 acres of land within the study area of the Brandy Station Battlefield, as determined by the CWSAC, which has given the Brandy Station Battlefield a Preservation Priority I.3 Class B Rating. The CWSAC defines Priority I battlefields as those with a "critical need for coordinated nationwide action regarding their preservation" and further defines Class B battlefields as those "having a direct and decisive influence on their campaign," in this case the Gettysburg Campaign of 1863. During the June 9, 1863 battle, Union cavalry under the command of Major General Joseph Hooker crossed the Rappahannock River and attacked Major General J.E.B. Stuart's cavalry and several Confederate foot brigades, initiating the Battle of Brandy Station, the largest cavalry battle of the Civil War and the inaugural action of the Gettysburg Campaign. A number of skirmishes were fought on and around the Property during the battle, including a skirmish near Kelly's Ford between Confederate Brigadier General Beverly H. Robertson's cavalry and Union Brigadier General David A. Russell's infantry brigade.
4. The Property contains approximately 219 acres of land within the study area of the Rappahannock Station II Battlefield as determined by the CWSAC, which Commission has given the Rappahannock Station II Battlefield a Preservation Priority IV.1 Class B Rating. The CWSAC Report defines Priority IV battlefields as those that are fragmented, and further defines Class B battlefields as those "having a direct and decisive influence on their campaign," in this case the Bristoe Station Campaign of 1863. During the November 7, 1863 battle, a 100,000 man strong Union army led by Major General George Meade attacked the Confederate Army stationed on the western side of the Rappahannock River by simultaneously attempting to cross the river at Kelly's Ford (south of the Property) and upstream near the site of a previously demolished bridge at Rappahannock Station. Shortly after noon on November 7, Union Major General William H. French's III Corps drove back

Confederate defenders at Kelly's Ford, crossed the river, and moved north along the Property.

5. The Property retains integrity of setting, location, feeling, and association as a Civil War battlefield. Critical landscape features integral to the Kelly's Ford, Brandy Station, and Rappahannock Station II battlefields remain intact, including the ruins of the historic "Wheatley House" which served as a landmark during the battles and is depicted on wartime maps of the area, the alignment of Kelly's Ford Road, and the agricultural and forested areas of the property. These features are also depicted on historic maps including, but not limited to, the map titled "Battle of Fleetwood, June 9 1863" by Confederate Captain William W. Blackford, the map titled "Vicinity of Brandy Station Culpeper County, Virginia, Showing Battle-field of June 9, 1863," published by the Strobridge Lithographing Company, [1863], Cincinnati, Ohio, and the map titled "Plan shewing [sic] battle ground and cavalry fight, 17th March 1863, Kelly's Ford, Va." by Robert Knox Sneden, published between [1863-1865].

III. ARCHAEOLOGY

1. Based upon the Property's location within the core and study areas of the Kelly's Ford Battlefield, Brandy Station Battlefield, and Rappahannock Station II Battlefield, as well as the direct engagement of troops across the Property, there is high potential that archaeological sites, features, and deposits associated with these Civil War battles remain intact.
2. The Property contains the remains of the historic "Wheatley House" as depicted on the Civil War period battle maps. Based on the existing remains of a stone main house, stone dependency, and stone wall forming an enclosed space, there is high potential that additional archaeological sites, features, and deposits associated with this nineteenth-century domestic complex remain intact on the Property. ***NOTE: Information about archaeological site location and content is confidential, and should not be distributed to the general public for any reason***

IV. AGRICULTURE

Additional conservation values associated with Quail Haven Farm include approximately 179 acres of farmland/soils of statewide importance, as inventoried by the National Resources Conservation Service Soil (NRCS) Survey. Soils of statewide importance are defined as "those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods." Quail Haven Farm will remain in active agricultural production and the easement will help to ensure that the farm remains available for agricultural and/or open-space use in perpetuity. Approximately 95-acres of the property were in sod production at the time of the baseline site visit, and farmed using no-till methods.

V. FORESTED COVER

The Property contains approximately 123 acres of forested cover and maintained according to a professional Forest Stewardship Management Plan.

VI. OPEN SPACE

The Property contains 219 acres of open-space land characterized by a combination of cultivated fields and mature forested cover.

VII. WATER QUALITY/NATURAL RESOURCES/RARE SPECIES

The property fronts the Rappahannock River for approximately 1,870 feet, which river is a public drinking water supply source for the City of Fredericksburg and adjacent counties. The river frontage will be protected by a thirty-five (35) foot-wide vegetated buffer strip. The Rappahannock River was designated a State Scenic River in 1985 by Act of the General Assembly of the Commonwealth of Virginia (Virginia Scenic Rivers Act of 1970, § 10.1-400), which designation was extended in 1990. The intent of the Virginia Scenic Rivers Program is to identify, designate and help protect rivers and streams that possess outstanding scenic, recreational, historic and natural characteristics of statewide significance for future generations. The Rappahannock River drains into the Chesapeake Bay, and is part of the Chesapeake Bay Watershed as defined by the Chesapeake Bay Preservation Act of 1988. Limitations on development and uses on the Property imposed by the Easement will help support protection of water quality within the Rappahannock River and the Chesapeake Bay. It will also help to protect the rare yellow lance mussel (*Elliptio lanceolata*) and dwarf wedgemussel (*Alasmidonta heterodon*), which are within the Rappahannock River-Mountain Run Stream Unit designated by the Virginia Department of Conservation and Recreation. The Quail Haven property falls within this designated stream unit.

Statement of Public Benefit:

1. The property is visible from Kelly's Ford Road (State Route 674), a public transportation corridor, and the open-space land on the property contributes to the historic and cultural features that help to define the existing semi-rural character and landscape quality in this section of Culpeper County.
2. The property is located within the Journey Through Hallowed Ground National Heritage Area, a 175-mile region created by the "Journey Through Hallowed Ground National Heritage Act of 2008" and is one-mile south of the Journey Through Hallowed Ground National Scenic Byway, designated by the U.S. Secretary of Transportation on October 16, 2009.
3. The Property lies adjacent to and southeast of the Triple S Land Management Tract, a 964-acre property subject to a perpetual conservation easement recorded as Instrument No. 120007308 on November 28, 2012, and held by the Virginia Board of Historic Resources.
4. The property is also nearby or in close proximity to other perpetual easements on battlefield properties held by the Virginia Board of Historic Resources in Culpeper County, including: (i) 187-acre Currier Farm tract recorded as Instrument No. 080007437 on November 25, 2008; (ii) the 18.9-acre Fleetwood Heights tract, recorded as Instrument No. 070003969 on May 2, 2007; (iii) the 26.18-acre Whitney Pound tract recorded as Instrument No. 080008063 on December 31, 2008; (iv) the 23.37-acre Louis Pound tract, recorded as Instrument No. 080008062 on December 31, 2008; (v) the 433.83-acre Gyory Farm tract, recorded as Instrument No. 090006720 on November 13, 2009; (vi) the 300-acre Mt. Dumplin tract, recorded as Instrument No. 100003036 on June 11, 2010; (vii) the 241.96-acre Mountain Valley Farm tract, recorded as Instrument No. 120002704 on May 7, 2012; (viii) the 511.10-acre Riverview Farm tract, recorded as Instrument No. 100003192 on June 21, 2010; (ix) the 452.46-acre Lady Olivia at North Cliff Farm tract, recorded as Instrument No. 100003193 on June 21, 2010; and (x) the 8-acre Kelly's Ford Overlook Battlefield Park recorded as

Instrument No. 07000397. The property is also nearby the 343-acre Chester Phelps Wildlife Management Area managed by the Commonwealth of Virginia Department of Game and Inland Fisheries, recorded at Deed Book 317, Page 702.

5. The easement protects water quality by requiring a vegetated buffer along the Rappahannock River.
6. The easement protects productive agricultural lands and soils on the Property classified as Farmland of Statewide Importance by the Natural Resources Conservation Service of the United States Department of Agriculture.
7. The easement protects significant viewshed and battlefield landscape and requires public access.
8. The easement protects archaeological resources, both known and unknown as of the effective date of the easement.

Existing Principal Buildings, Structures, and Sites:

The following historic sites, deposits, amenities, or features exist as of the Effective Date (recordation date) of this Easement:

Parcels 1 and 2 (Tax Map 45-28 and 45-28A):

1. Approximately 142 acres of land within the core area of the Kelly's Ford battlefield.
2. Approximately 66 acres of land within the study area of the Kelly's Ford battlefield.
3. Approximately 219 acres of land within the study area of the Brandy Station battlefield.
4. Approximately 219 acres of land within the study area of the Rappahannock Station II battlefield.

Parcel 1 (Tax Map 45-28):

1. The archaeological and stone remains of the "Wheatley House," an antebellum dwelling.
2. The archaeological remains of a stone dependency, stone walls, and domestic landscape associated with the Wheatley House.

The following non-historic buildings, structures, amenities, or features exist as of the Effective Date of this Easement:

Parcel 1 (Tax Map 45-28):

1. One (1) frame residential dwelling, known as the "Hite House," approximately 884 square feet.
2. One (1) frame storage shed, located to the rear of the Hite House, approximately 11' x 13' (143 square feet).
3. One (1) concrete well cap, located adjacent to (southwest) of the Hite House.
4. One (1) propane tank, located adjacent to (northeast) of the Hite House.
5. One (1) concrete well house, located adjacent to creek near (northeast) the Hite House.
6. One (1) frame barn, approximately 1,120 square feet.
7. One (1) metal access gate, located adjacent to creek near (northeast) the Hite House.
8. One (1) metal access gate, located in meadow/floodplain area to the southwest of Parcel 2.
9. One (1) metal access gate at entry to gravel drive off Kelly's Ford Road.

Parcel 2 (Tax Map 45-28A):

1. One (1) frame residential dwelling, known as the "River Cottage," approximately 1,150 square feet.
2. One (1) frame servants' quarters, approximately 14'7" x 12'7" (183.42 square feet) with a 3'3" x 3'6" (11.38 square feet) porch.
3. One (1) wood frame well cover, approximately 6'4" x 6'5" (40.64 square feet) and located between the River Cottage and servant's quarters.

Parcel 1 (Tax Map 45-28): Description of Topography and Non-Historic Buildings and Structures

Landscape/Topography: This parcel is bounded by the Rappahannock River to the northwest, Parcel 2 (Tax Map No. 45-28A) to the north, an adjacent residential/agricultural property to the west, adjacent residential properties to the east, and Kelly’s Ford Road to the South. This parcel fronts Kelly’s Ford Road and is comprised of a combination of mature wooded cover to the south and southeast, and generally open cultivated fields otherwise. The northeastern section of the parcel fronts the Rappahannock River. In this area the bank drops steeply to the river, and a natural vegetated buffer exists along the river edge.

Hite House: approximately 884 square feet; two-story frame dwelling with gable front and rear shed addition; main section has a painted poured concrete masonry foundation while rear addition has concrete masonry unit foundation; exterior is covered in vinyl siding; roof covered in asphalt shingles; drain field for dwelling is located beneath gravel access drive and in open field directly across from dwelling.

Storage Shed: frame structure with side gable roof, vinyl siding, and roof covered in asphalt shingles.

Well Cap: concrete well cap located adjacent to (southwest of) the Hite House.

Propane Tank: above-grade propane tank located adjacent to (north of) the Hite House.

Well House: concrete masonry unit well house with shed roof located adjacent to creek near Hite House.

Barn: frame barn with metal roof and vertical board siding located across from Wheatley House ruins; barn was significantly deteriorated and overgrown with ivy and vegetation at the time of staff baseline site visit.

Fencing: sections of post and wire fencing are located along central east property boundary.

Metal Gate: metal access gate located near well house and creek northeast of the Hite House.

Metal Gate: metal access/pasture gate located in open meadow/floodplain in meadow/floodplain area to the southwest of Parcel 2.

Metal Gate: metal access gate at entry to gravel drive off Kelly’s Ford Road.

Parcel 2 (Tax Map 45-28A): Description of Topography and Non-Historic Buildings and Structures

Landscape/Topography: This parcel is bounded by the Rappahannock River to the north, Parcel 1 (Tax Map No. 45-28) to the south and west, and Parcel 28 of the property to the east. Access to this parcel is currently made via the gravel drive that winds north from Kelly’s Ford Road through Parcel 1 (Tax Map No. 45-28A). This parcel is characterized by grassy lawn with mature deciduous and ornamental trees in the area immediately surrounding the River Cottage to the bank of the Rappahannock River. The bank drops steeply to the river, and a natural vegetated buffer exists along the river edge. The eastern half of the parcel is mature wooded cover.

River Cottage: approximately 1,150 square feet and currently used as a summer cottage; frame dwelling with modified L-shaped plan built into hillside on natural granite underpinning; earlier (west) section has side gable roof covered in asphalt shingles; exterior covered in vinyl siding; newer section forming L-shaped plan added circa 1950 and has front gable roof covered in asphalt shingles with exterior covered in vinyl siding; all windows are replacement; dwelling has wrap-around screened in porch on north and west elevations.

Servant’s Quarters: originally constructed as a cook’s quarter circa 1948-1950; frame building covered in vinyl siding with front gable roof covered in asphalt shingles; constructed on concrete masonry piers; all windows are replacement; building is fully plumbed.

| | |
|---|------------------------------------|
| Well Cover: wood frame well cover, located between River Cottage and adjacent servant's quarters. | |
| Wheatley House Ruins (Parcel 1/Tax Map 45-28): | |
| Wheatley House: antebellum dwelling destroyed by fire circa 1990s; two-story dwelling on a stone foundation with mortared joints; the foundation of the dwelling and parged concrete steps on the southwest (primary) elevation remain intact; remains of an exterior end stone chimney with mortared joints is also intact. | |
| Stone Walls: two dry-laid stone walls running roughly in a north south orientation are located in a previously cultivated garden area to the north of the main dwelling; a well with spigot is also located in this area; garden area was overgrown and inaccessible at time of staff baseline site visit. | |
| Stone Dependency: roughly 10' x 10' building located to southeast of main dwelling; walls comprised of dry-laid cut granite stone. | |
| Photo Documentation for Future Monitoring to Include: | |
| Exterior photographs (oblique views) of all non-historic buildings and structures | |
| Wheatley House ruins, associated outbuilding ruins, stone walls | |
| Open space land | |
| Frontage along Kelly's Ford Road | |
| Frontage along Rappahannock River, including buffer | |
| All new construction (after effective date of easement) on property | |
| Ground disturbance (other than gardening or agricultural activity) or archaeological activity | |
| Any deteriorated features or features otherwise requiring attention | |
| Changes in land usage (forest to open-space or vice versa, etc) | |
| New roads/utilities | |
| Conformance with Zoning/Comprehensive Plan: | |
| Current Zoning: Agricultural (A1) | In Land Use Assessment? Yes |
| Culpeper County Future Land Use Map: A-1; Agricultural District; established for the specific purpose of facilitating the conservation and protection of existing agricultural operations; watersheds, drainage channels and lowland areas; forestal lands; soil erosion and geologic areas; ground and surface water features; natural and open space; and critical areas of natural resources and environmental quality. Uses not consistent with the existing character of this district or the intent are prohibited. | |
| Culpeper County Comprehensive Plan: Use the Property for open-space land (including the use of the Property for historic, agricultural and forestal production, and open-space purposes) conforms to the County of Culpeper's Comprehensive Plan adopted by the Board of Supervisors on August 3, 2010. (1) Chapter 4: Environmental Resources, Page 4-30, "Preserve and improve the quality of the County's soil, water, air, forests, and farmland," and "Protect environmentally sensitive areas from development;" Objective #4 "Encourage preservation of forested lands and waterways that provide long-term environmental benefits to water quality, recreation, tourism, general aesthetics, and which reduces air and noise pollution;" and Objective #7 "Identify prime farmland and promote public policies designed for its preservation and general conservation." Page 4-30, "Maintain the rural character of Culpeper County." Page 4-31, "Protect water resources and water quality from deterioration from all sources of pollution." Page 4-31, "Encourage water supply protection and flood prevention." (2) Chapter 5: Agricultural Resources, Page 5-9 "Maintain agriculture as a significant portion of the County's economic base;" and "Encourage the continued use of prime agricultural land | |

for farm and agricultural uses;" Page 5-10, "Protect, promote, and enhance agriculture and forestry as a land use." **(3) Chapter 9: Historic Resources**, Page 9-4, "The preservation of areas of historic interest as open space contributing to the County's legacy viewshed;" and "Managing development to insure that historic resources are protected and, if possible, enhanced." Page 9-5, "[I]n making land use decisions, consider the protection of cultural resources that are important in documenting the prehistory or history of the County," accomplished through "Encourage the use of preservation easements" and "Encourage maintenance and protection of historic properties." Page 9-11, identifies Kelly's Ford, as an area of Historic Interest, and states, "This area encompasses the first Union and Confederate positions of the March 17, 1863, Battle of Kelly's Ford-the area of heaviest fighting. This area also includes all of the November 7, 1863, action at the Ford which resulted in more than 300 casualties [.]" Page 9-18, "Identify, preserve, and protect significant historic characteristics of Culpeper County;" and "preserve and enhance significant historical places and buildings in the County." **(4) Chapter 14: Implementation**, Page 14-7, "Conservation easements are being used increasingly by private property owners in order to protect lands and realize tax benefits. The County should encourage, and facilitate to the extent possible, the establishment of such easements."

Other Supporting Governmental Policy:

Federal: supports the following: (i) CWSAC 1993 "Report on the Nation's Civil War Battlefields;" (ii) Land and Water Conservation Fund Act; (iii) The American Battlefield Protection Program Act of 1996; (iv) The American Battlefield Protection Authorization of 2009; (v) The Civil War Battlefield Protection Act of 2002; (vi) Chesapeake Bay Program for permanent land conservation in the Bay watershed Federal Executive Order 13508 (5/19/09) strategy to permanently protect two million acres in the Bay watershed by 2025; (vii) United States Department of Agriculture programs by protecting farmland of statewide importance and working farmland; and (viii) Journey Through Hallowed Ground National Heritage Act

State: supports the following: (i) Virginia Outdoors Plan (Pages 27, 28, 29, 125, 420); (ii) Chesapeake Bay Program for permanent land conservation in the Bay watershed and Governor McDonnell's goal to permanently protect 400,000 acres by 2014; (iii) Virginia Civil War Sites Preservation Fund; and (iv) Virginia State Scenic River program

Local: consistent with current Culpeper County Comprehensive Plan; future land use is Agricultural; property is zoned A-1 (Agricultural)

Documentation Information:

| | | | | |
|---|--|---|---|---|
| Site Visit Date: 08/21/13 | | Staff: W. Musumeci, J. Wilson Green, D. Bascone | | |
| Photo Negative Number: 25348 and 25350 | | USGS Quadrangle: Germanna Bridge | | |
| Tax Map/Parcel Numbers: 45-28 (189.512 acres) and 45-28A (29.546 acres) | | | | |
| Maps in File: | Survey/Plat: <input checked="" type="checkbox"/> | Tax: <input type="checkbox"/> | Topo: <input checked="" type="checkbox"/> | Aerial: <input checked="" type="checkbox"/> |
| Easement Committee Approval: 02/25/13 | | Virginia Board of Historic Resources Approval: 03/21/13 | | |

Property Information:

Property Addresses: 15391 Kelly's Ford Road, Elkwood, Virginia, 22718 (Hite House) and 14507 Lewis Lane, Remington, Virginia, 22734 (River Cottage)

Directions: From DHR's Richmond office, take I-95 North to Exit 133 for US-17 North toward Warrenton. Travel for 20 miles and turn left onto Savannah Branch Road. After 3 miles, turn right onto Sumerduck Road, which becomes E. Main Street. Turn left onto S. James Madison Street/US-15 BR S/US-15 29 S. Turn left onto Newby's Shop Road (after crossing bridge over Rappahannock River). Turn left onto

Kelly's Ford Road. Property entrance will be on your left after approximately three-quarter miles.

Owner Mailing Address: Guy Lewis, Quail Haven, LLC, 5116 Brookridge Place, Fairfax, Virginia 22030

Phone: 703.330.6441

Email: Hoosguy3@aol.com

Notes/Additional Information:

1. See property survey and title commitment for full listing of existing encumbrances.
2. The easement transaction will be a partial gift partial sale of easement with funding provided through the American Battlefield Protection Program and the Virginia Civil War Sites Preservation Fund.

Prepared by: Wendy Musumeci, Easement Program Coordinator, who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and Joanna Wilson Green, Easement Program Archaeologist, who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology.

ATTACHMENTS

ATTACHMENT A

Civil War Sites Advisory Commission Ratings and Battlefield Maps

[ABPP Home](#)

[Battles by
State](#)

[Battles by
Campaign](#)

Kelly's Ford

Other Names: Kellysville

Location: Culpeper County

Campaign: Cavalry Operations along the Rappahannock (March 1863)

Date(s): March 17, 1863

Principal Commanders: Brig. Gen. William W. Averell [US]; Brig. Gen. Fitzhugh Lee [CS]

Forces Engaged: Divisions (3,000 total)

Estimated Casualties: 200 total

Description: Kelly's Ford was one of the early larger scale cavalry fights in Virginia that set the stage for Brandy Station and cavalry actions of the Gettysburg campaign. Twenty-one hundred troopers of Averell's cavalry division crossed the Rappahannock River to attack the Confederate cavalry. Fitzhugh Lee counterattacked with a brigade of about 800 men. The "Gallant" Pelham was killed. After achieving a localized success, Union forces withdrew in mid-afternoon.

Result(s): Inconclusive

CWSAC Reference #: VA029

Preservation Priority: III.3 (Class C)

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Prepared for the Civil War Trust

Quail Haven Farm at Kelly's Ford Battlefield (Culpeper & Fauquier County, VA)

0 0.1 0.2 0.4 Miles

Updated on 9/19/13 by JLM

- Preserved in Whole or in Part by the Trust
- Quail Haven Farm (219,058 Acres)
- VA State Land (WMA)
- Other Conservation Lands and Easements
- Battlefield Core Area
- Battlefield Study Area

ABPP Home

Battles by
State

Battles by
Campaign

Brandy Station

Other Names: Fleetwood Hill

Location: Culpeper County

Campaign: Gettysburg Campaign (June-August 1863)

Date(s): June 9, 1863

Principal Commanders: Maj. Gen. Pleasonton [US]; Maj. Gen. J.E.B. Stuart [CS]

Forces Engaged: Corps (22,000 total)

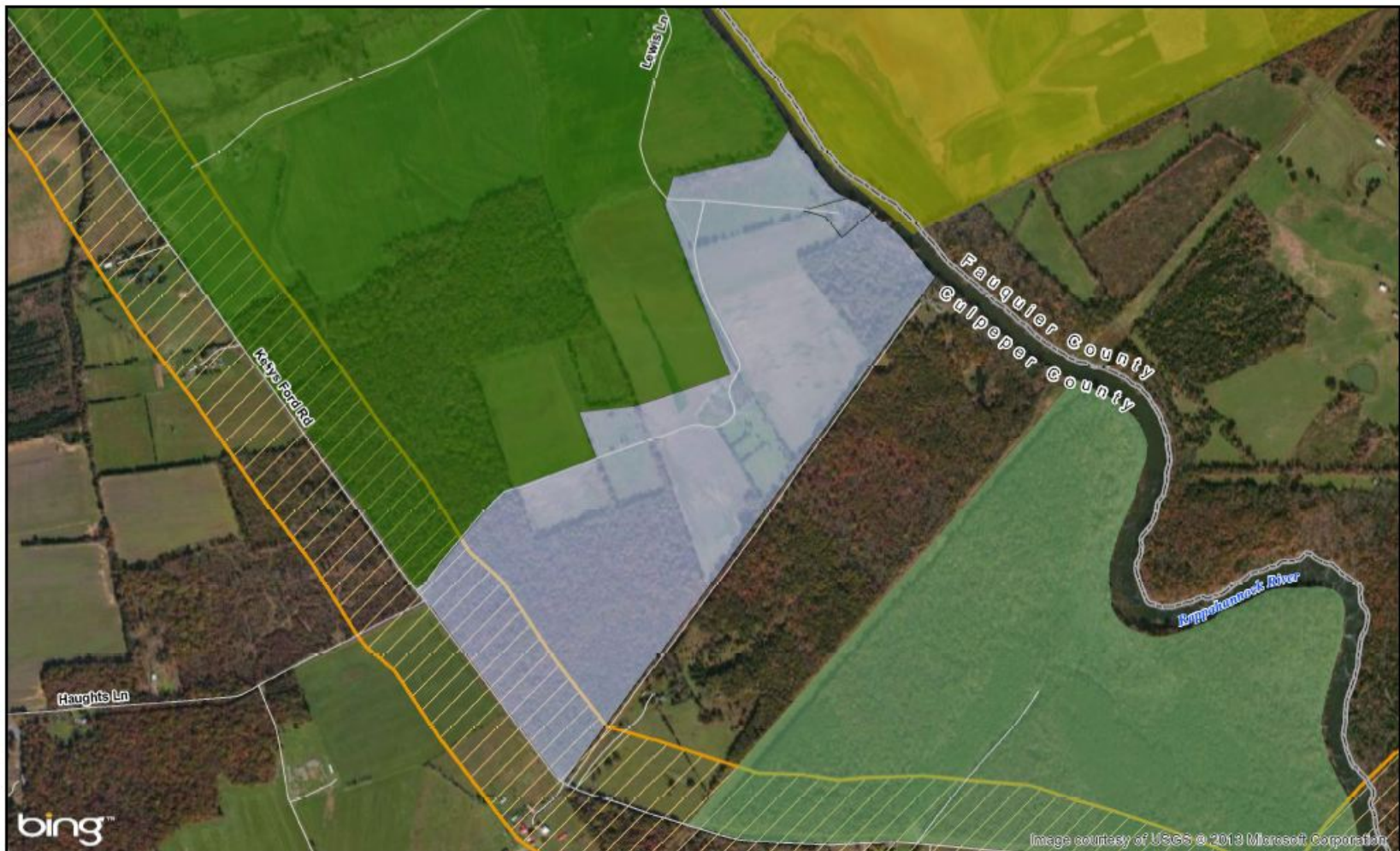
Estimated Casualties: 1,090 total

Description: At dawn June 9, the Union cavalry corps under Maj. Gen. Alfred Pleasonton launched a surprise attack on Stuart's cavalry at Brandy Station. After an all-day fight in which fortunes changed repeatedly, the Federals retired without discovering Lee's infantry camped near Culpeper. This battle marked the apogee of the Confederate cavalry in the East. From this point in the war, the Federal cavalry gained strength and confidence. Brandy Station was the largest cavalry battle of the war and the opening engagement of the Gettysburg Campaign.

Result(s): Inconclusive

CWSAC Reference #: VA035

Preservation Priority: I.3 (Class B)



Prepared for the Civil War Trust



0 0.1 0.2 0.4 Miles

Quail Haven Farm at Brandy Station Battlefield (Culpeper & Fauquier County, VA)

Updated on 9/19/13 by JMF

- Preserved in Whole or in Part by the Trust
- Quail Haven Farm (219,058 Acres)
- VA State Land (WMA)
- Other Conservation Lands and Easements
- Battlefield Core Area
- Battlefield Study Area

Rappahannock Station

Other Names: None

Location: Fauquier County and Culpeper County

Campaign: Bristoe Campaign (October-November 1863)

Date(s): November 7, 1863

Principal Commanders: Maj. Gen. George G. Meade [US]; Gen. Robert E. Lee [CS]

Forces Engaged: Corps

Estimated Casualties: 2,537 total (1,600 Confederate prisoners)

Description: On November 7, the Union army forced passage of the Rappahannock River at two places. A dusk attack overran the Confederate bridgehead at Rappahannock Station, capturing more than 1,600 men of Jubal Early's Division. Fighting at Kelly's Ford was less severe with about 430 casualties, but the Confederates retreated allowing the Federals across in force. On the verge of going into winter quarters around Culpeper, Lee's army retired instead into Orange County south of the Rapidan River. The Army of the Potomac occupied the vicinity of Brandy Station and Culpeper County.

Result(s): Union victory

CWSAC Reference #: VA043

Preservation Priority: IV.1 (Class B)

ABPP Home

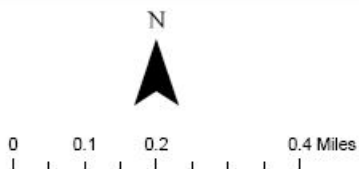
Battles by
State

Battles by
Campaign



Prepared for the Civil War Trust

Quail Haven Farm at Rappahannock Station II Battlefield (Culpeper & Fauquier County, VA)



Updated on 9/19/13 by JM

- Preserved in Whole or in Part by the Trust
- Quail Haven Farm (219,058 Acres)
- VA State Land (WMA)
- Other Conservation Lands and Easements
- Battlefield Core Area
- Battlefield Study Area

ATTACHMENT B

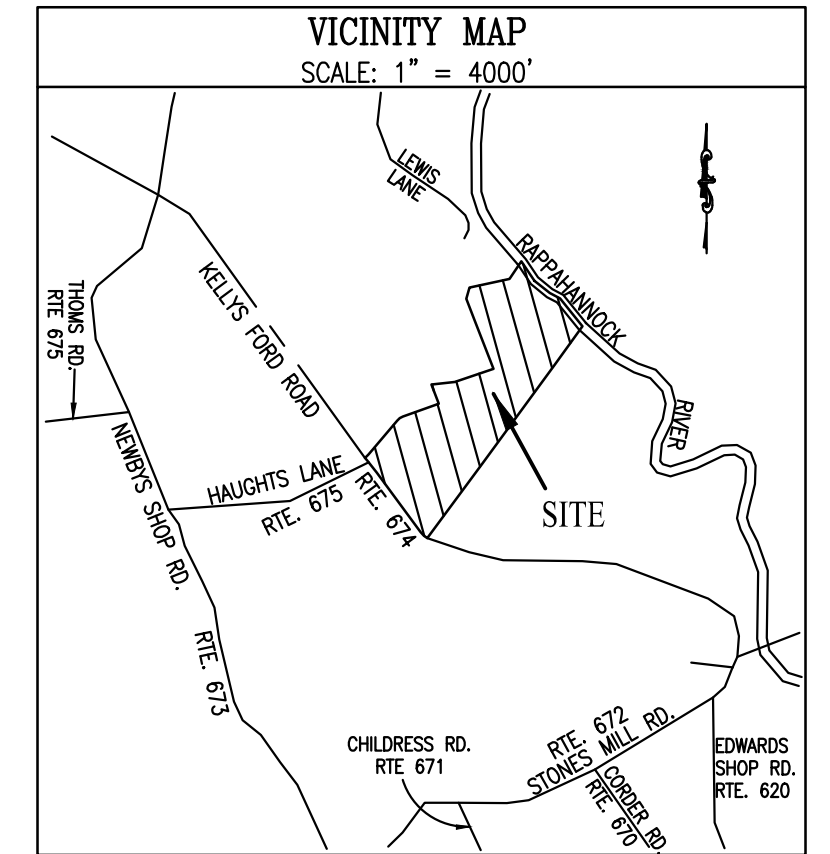
Property Survey with Building Envelopes

NOTES:

1. NO TITLE REPORT FURNISHED. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
2. THE BOUNDARY DATA SHOWN HEREON IS BASED ON A PLAT PREPARED BY BENCHMARK SURVEYING, DATED DECEMBER 19, 2003 AND RECORDED IN PLAT FOLDER 1, PAGE 16 AMONG THE LAND RECORDS OF CULPEPER COUNTY, VIRGINIA AND PHYSICAL EVIDENCE FOUND.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR CULPEPER COUNTY, VIRGINIA, THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONES "A" AND "X".
4. RECORD OWNER: QUAIL HAVEN, LLC
INSTRUMENT #006293
PLAT FOLDER 1, PAGE 16
5. PROPERTY SHOWN HEREON IS ZONED A1
6. THE 2 ACRE BUILDING ENVELOPE SHOWN HEREON, BEING A PORTION OF T.M. 45, PCL. 28, IS NOT A SEPARATE LOT AND IS HEREBY RESERVED AS A FUTURE HOUSE SITE.
7. THE 2 ACRE BUILDING ENVELOPE SHOWN HEREON, BEING A PORTION OF T.M. 45, PCL. 28A, IS NOT A SEPARATE LOT AND IS HEREBY RESERVED AS A FUTURE HOUSE SITE.

BOUNDARY LINE ADJUSTMENT NOTE:

THE 27.251 ACRE PARCEL SHOWN HEREON, BEING A PORTION OF TAX MAP 45, PARCEL 28, IS HEREBY ADDED TO TAX MAP 45, PARCEL 28A CONTAINING 2.295 ACRES, AND MADE A PART THEREOF, AGGREGATING A TOTAL AREA OF 29.546 ACRES. NO NEW LOT HAS BEEN CREATED FROM THIS BOUNDARY LINE ADJUSTMENT. THE RESIDUE OF TAX MAP 45, PARCEL 28 IS 189.512 ACRES.



OWNER'S CONSENT

THE GRANTING OF THE INGRESS-EGRESS EASEMENT AND BOUNDARY LINE ADJUSTMENT SURVEY ON THE LAND SHOWN HEREON, BEING ALL OF TAX MAP 45, PARCELS 28 AND 28A SITUATED IN JEFFERSON MAGISTERIAL DISTRICT, IN THE COUNTY OF CULPEPER, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

GIVEN UNDER OUR HANDS, THIS _____ DAY OF _____, 2013

OWNERS

OWNERS

STATE OF VIRGINIA
COUNTY OF _____, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

THIS _____ DAY OF _____, 2013.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

REGISTRATION NUMBER

SURVEYOR'S CERTIFICATE

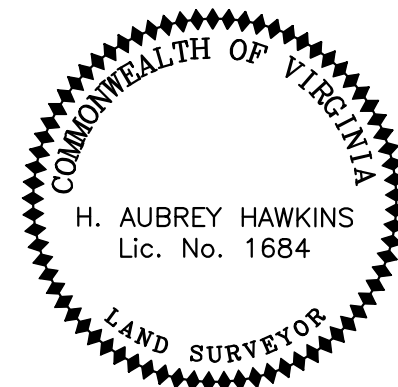
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF CULPEPER, VIRGINIA, REGARDING BOUNDARY LINE ADJUSTMENT SURVEYS WITHIN THE COUNTY, HAVE BEEN COMPLIED WITH.

THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAT IS QUAIL HAVEN, LLC WHO OBTAINED TITLE BY DEED AS RECORDED AMONG THE LAND RECORDS OF CULPEPER COUNTY, VIRGINIA IN INSTRUMENT #006293.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 2013.

H. AUBREY HAWKINS, L.S. #1684

QUAIL HAVEN,
LLC



PRIVATE STREET NOTE:

THE PRIVATE STREETS IN THIS SUBDIVISION WILL NOT BE PAVED OR MAINTAINED WITH FUNDS OF CULPEPER COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT OWNERS OF LOTS SHOULD DESIRE THE ADDITION OF THESE PRIVATE STREETS TO THE STATE SECONDARY HIGHWAY SYSTEM, THE COST TO UPGRADE AND MAINTAIN THEM TO THE PRESCRIBED STANDARDS SHALL BE PROVIDED FROM FUNDS OTHER THAN CULPEPER COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION. PRIVATE STREETS IN THIS SUBDIVISION ARE NOT DEDICATED TO THE COMMONWEALTH OF VIRGINIA OR TO THE COUNTY OF CULPEPER AND ARE OWNED BY QUAIL HAVEN, LLC.

GOVERNMENTAL APPROVAL

BOUNDARY LINE ADJUSTMENT SURVEY
AND
30' WIDE INGRESS-EGRESS EASEMENT

PROPERTY OF
QUAIL HAVEN, LLC

JEFFERSON MAGISTERIAL DISTRICT
CULPEPER COUNTY, VIRGINIA



H. Aubrey Hawkins Associates, Ltd.

LAND SURVEYING LAND PLANNING DEVELOPMENT
120 SYCAMORE STREET CULPEPER, VA 22701
PHONE: 540-825-0238 FAX: 540-825-5616

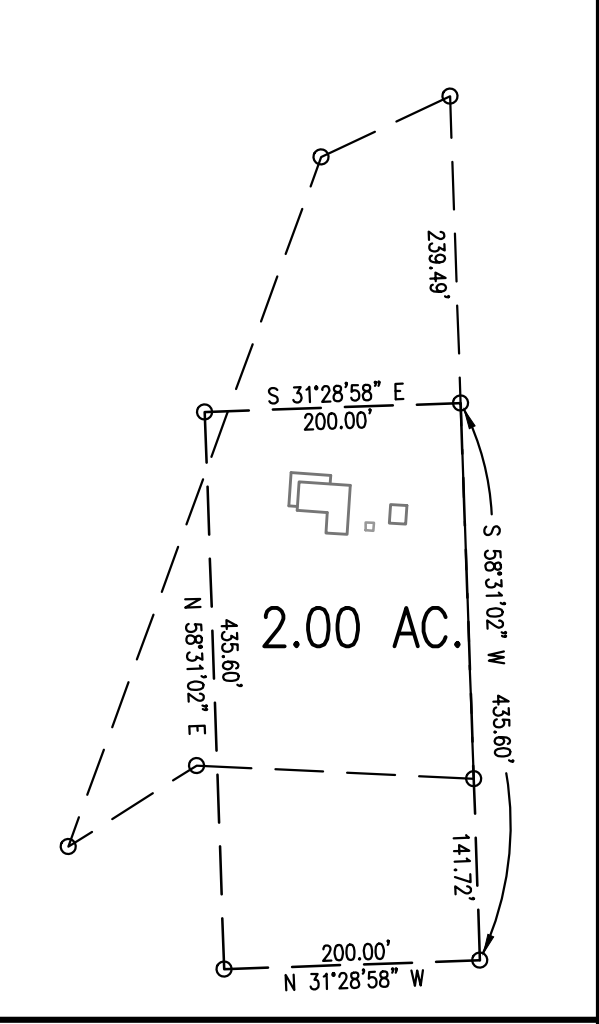
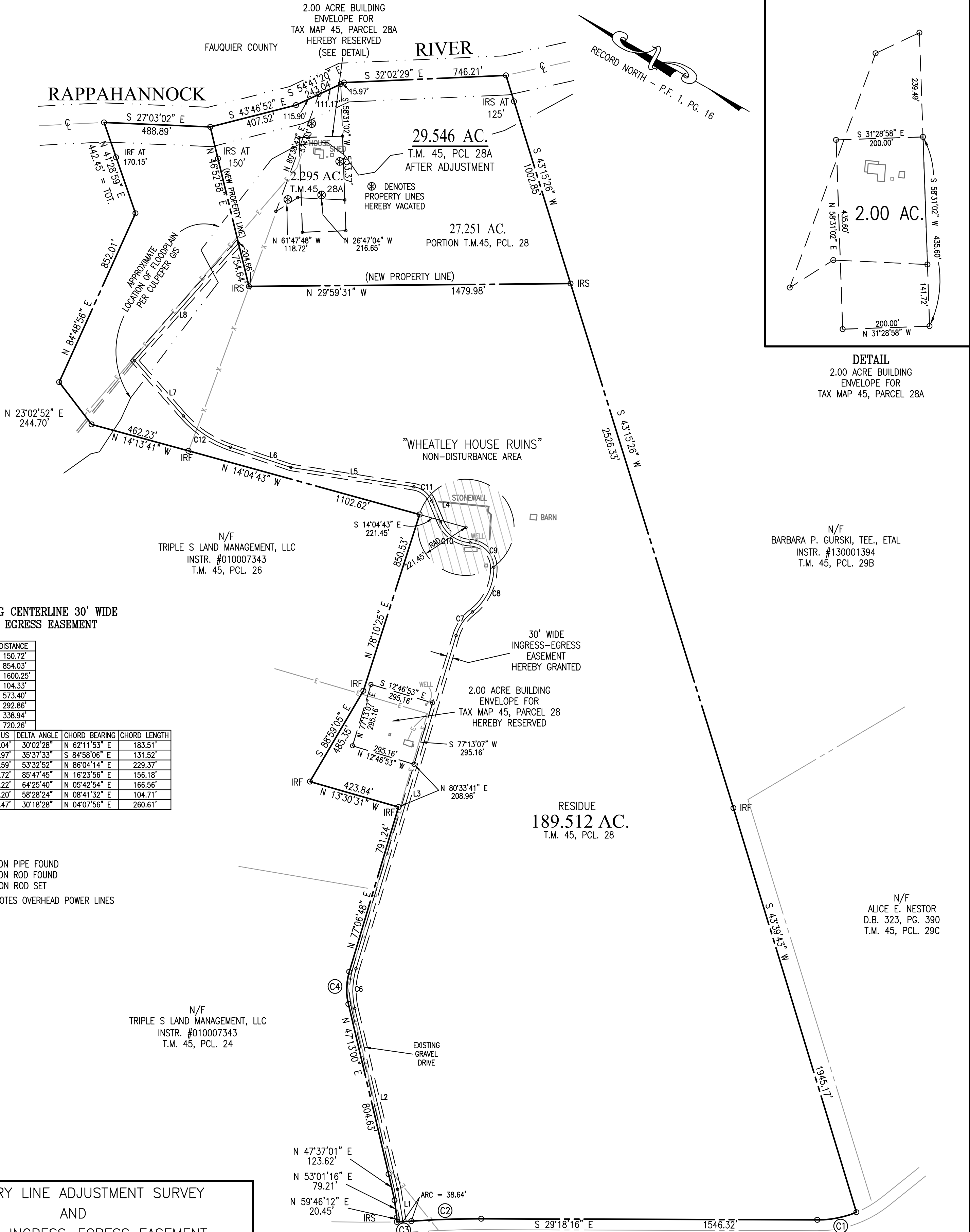
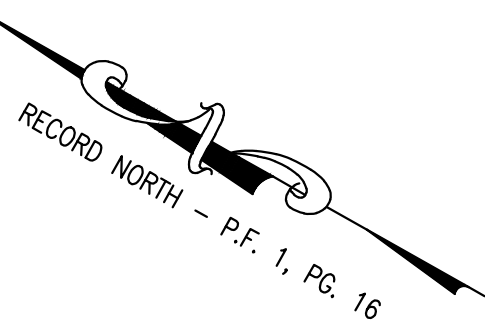
SCALE: 1"=300' DRAWN BY: HCM CHKD BY: AH DATE: SEPT. 16, 2013

FILE: 13-0167 QUAIL HAVEN.DWG SHEET 1 OF 2

2.00 ACRE BUILDING ENVELOPE FOR TAX MAP 45, PARCEL 28A HEREBY RESERVED (SEE DETAIL)

RAPPAHANNOCK

RIVER



DETAIL
2.00 ACRE BUILDING ENVELOPE FOR TAX MAP 45, PARCEL 28A

N/F
BARBARA P. GURSKI, TEE., ETAL
INSTR. #130001394
T.M. 45, PCL. 29B

N/F
ALICE E. NESTOR
D.B. 323, PG. 390
T.M. 45, PCL. 29C

COURSES ALONG CENTERLINE 30' WIDE INGRESS - EGRESS EASEMENT

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 51°15'00" E | 150.72' |
| L2 | N 47°10'39" E | 854.03' |
| L3 | N 77°13'07" E | 1600.25' |
| L4 | N 37°55'44" E | 104.33' |
| L5 | N 20°32'40" W | 573.40' |
| L6 | N 11°01'18" W | 292.86' |
| L7 | N 19°17'10" E | 338.94' |
| L8 | S 78°01'17" E | 720.26' |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C6 | 185.63' | 354.04' | 30°02'28" | N 62°11'53" E | 183.51' |
| C7 | 133.66' | 214.97' | 35°37'33" | S 84°58'06" E | 131.52' |
| C8 | 237.94' | 254.59' | 53°32'52" | N 86°04'14" E | 229.37' |
| C9 | 171.78' | 114.72' | 85°47'45" | N 16°23'56" E | 156.18' |
| C10 | 175.67' | 156.22' | 64°25'40" | N 05°42'54" E | 166.56' |
| C11 | 109.40' | 107.20' | 58°28'24" | N 08°41'32" E | 104.71' |
| C12 | 263.67' | 498.47' | 30°18'28" | N 04°07'56" E | 260.61' |

IPF - DENOTES IRON PIPE FOUND
IRF - DENOTES IRON ROD FOUND
IRS - DENOTES IRON ROD SET
E - DENOTES OVERHEAD POWER LINES

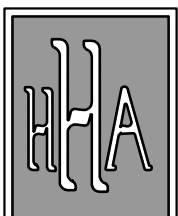
N/F
TRIPLE S LAND MANAGEMENT, LLC
INSTR. #010007343
T.M. 45, PCL. 24

BOUNDARY LINE ADJUSTMENT SURVEY AND 30' WIDE INGRESS-EGRESS EASEMENT

PROPERTY OF

QUAIL HAVEN, LLC

JEFFERSON MAGISTERIAL DISTRICT
CULPEPER COUNTY, VIRGINIA



H. Aubrey Hawkins Associates, Ltd.

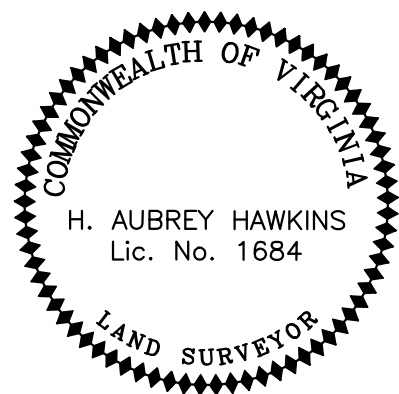
LAND SURVEYING LAND PLANNING DEVELOPMENT

120 SYCAMORE STREET CULPEPER, VA 22701
PHONE: 540-825-0238 FAX: 540-825-5616

SCALE: 1"=300' DRAWN BY: HCM CHKD BY: AH DATE: SEPT. 16, 2013

FILE: 13-0167 QUAIL HAVEN.DWG

SHEET 2 OF 2

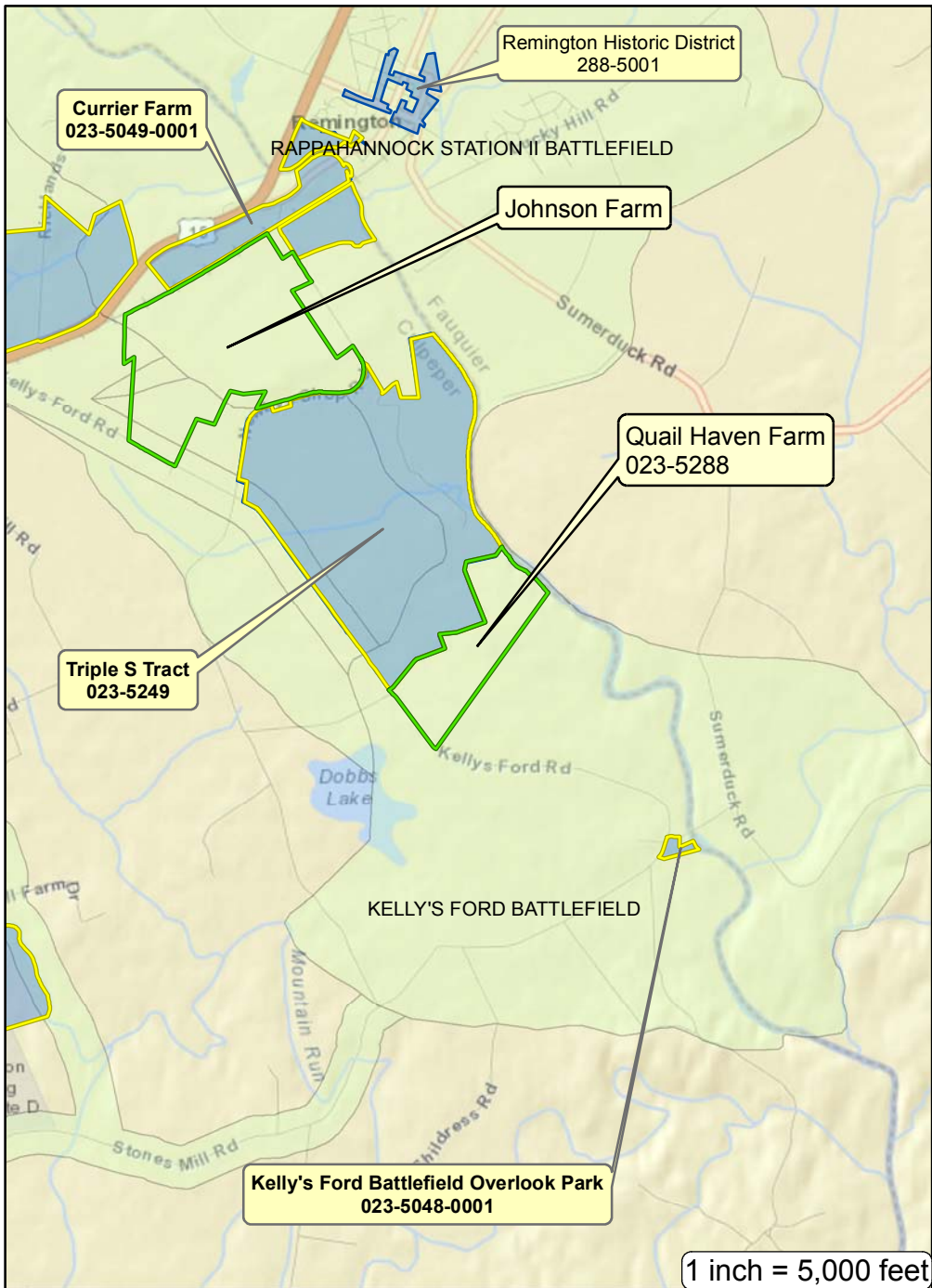


CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| C1 | 184.60' | 470.32' | 22°29'17" | S 40°32'55" E | 183.41' |
| C2 | 321.70' | 4366.35' | 4°13'17" | N 31°24'55" W | 321.62' |
| C3 | 66.57' | 2298.65' | 1°39'33" | N 32°41'47" W | 66.56' |
| C4 | 149.85' | 287.19' | 29°53'48" | S 62°09'54" W | 148.16' |

ATTACHMENT C

Aerial and Topographic Maps



Quail Haven Farm
Culpeper County, Germanna Bridge Quad
DHR# 023-5288

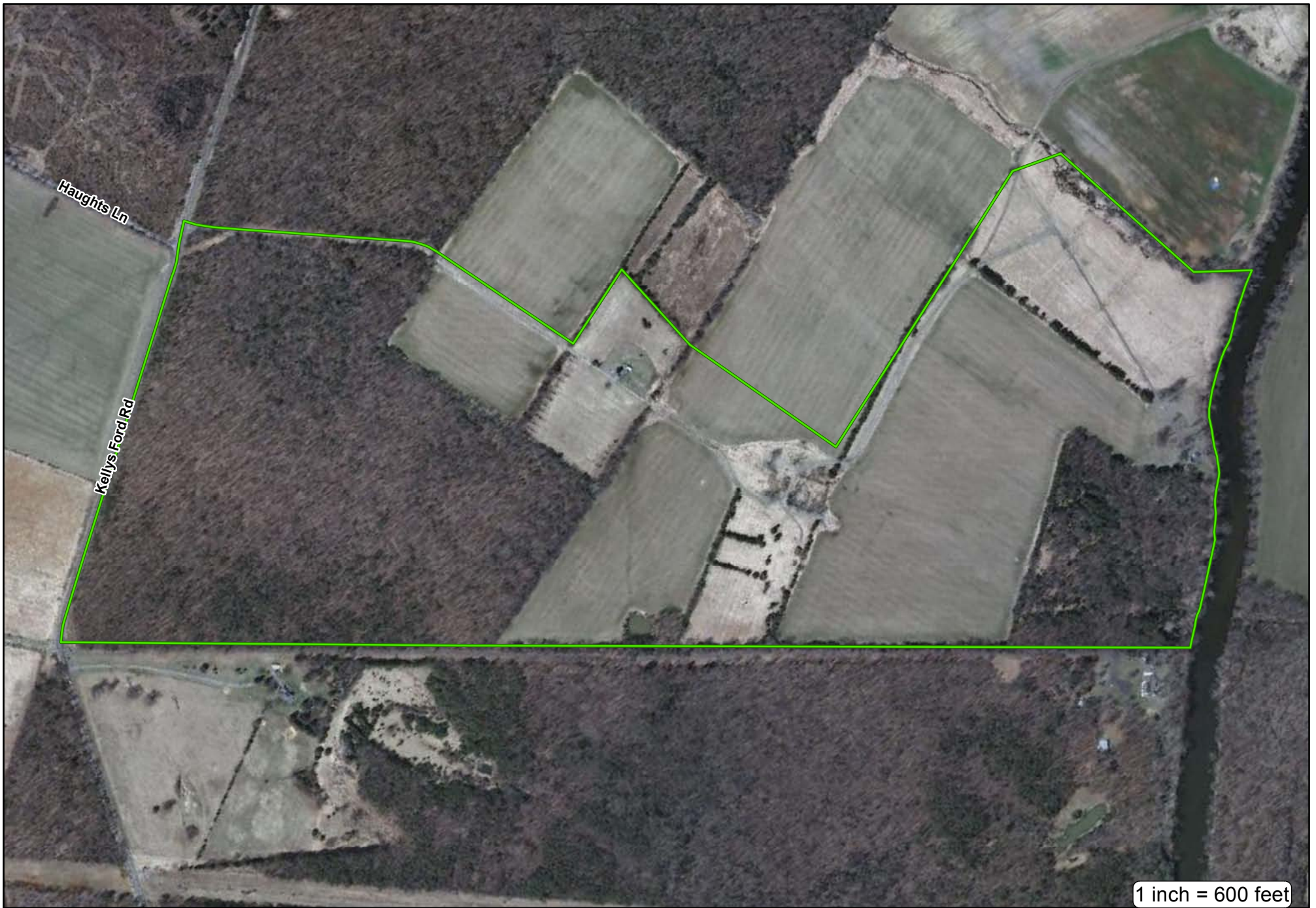
- ▭ Possible Easements
- ▭ DHR_Easements
- ▭ Listed_Resources
- ▭ ABPP_Study_Areas



Sources: VDHR 2013, VGIN 2009, ESRI 2012, VDOT 2007
 Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.



Created by: D. Bascone July 18, 2013



Quail Haven Farm
Culpeper County, Germanna Bridge Quad
DHR# 023-5288



Sources: VDHR 2013, VGIN 2009, ESRI 2012, VDOT 2007
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.

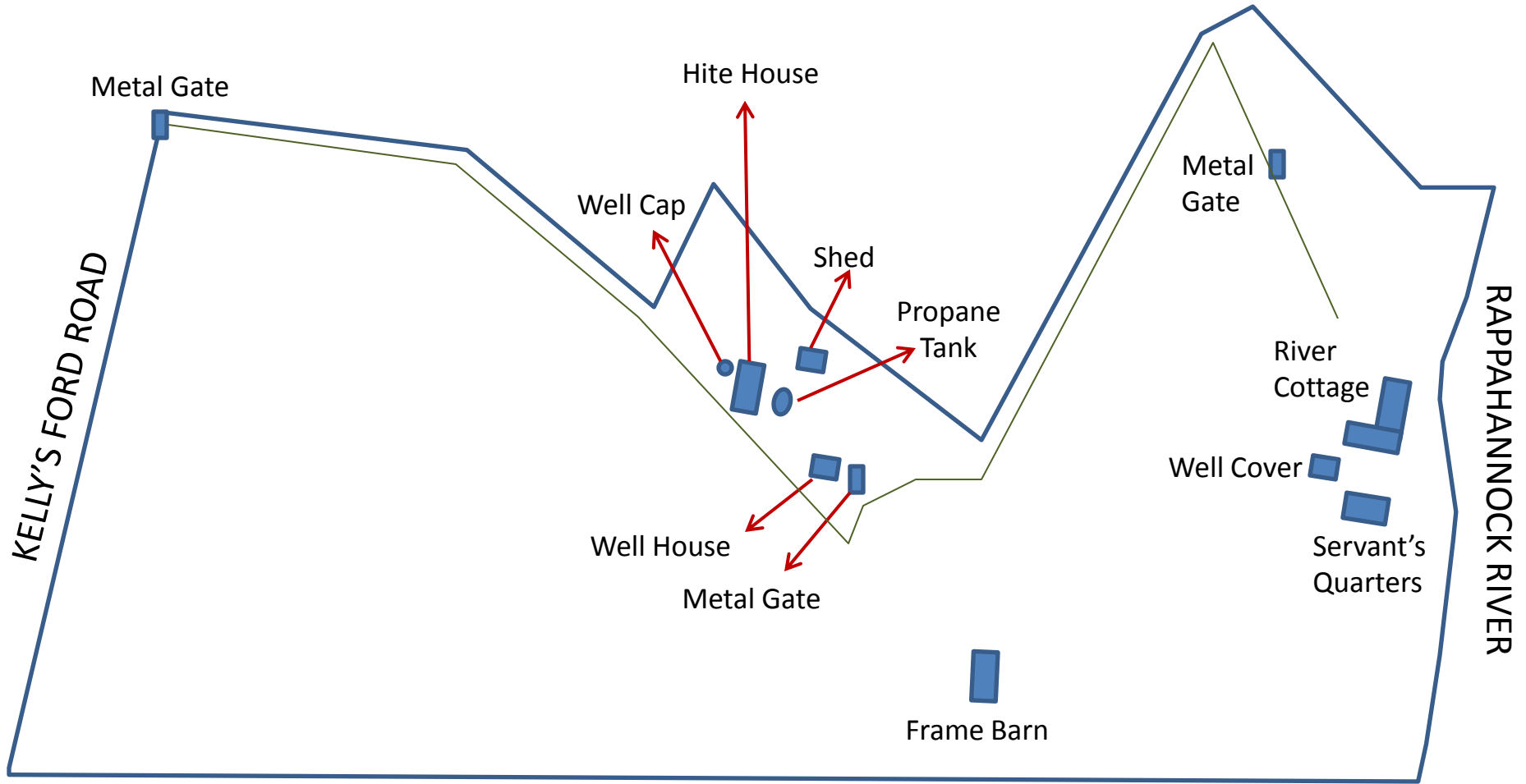


Created by: D. Bascone October 18, 2013

ATTACHMENT D

Building Maps/Site Plans

**Quail Haven Farm
Baseline Documentation Report
Existing Buildings and Structures**



N  Image Not To Scale

ATTACHMENT E

Photographic Documentation and Photopoint Maps

Quail Haven Farm: BDR Photos-Negative Number 25348



Photo 1: Rappahannock River, View Looking West from River Cottage



Photo 2: Rappahannock River, View Looking East from River Cottage



Photo 3: River Cottage, Rear (North) Elevation



Photo 4: River Cottage, Front (South) Elevation



Photo 5: River Cottage (Left), Frame Well Cover (Center), and Servant's Quarter's (Right)



Photo 6: Servant's Quarter's, Front (North) Elevation



Photo 7: View from River Cottage Looking Southwest Toward Open Meadow/Floodplain and Parcel 1



Photo 8: View from River Cottage Looking South Toward Cultivated Field and Parcel 1



Photo 9: View from River Cottage Looking Southeast Toward Mature Wooded Cover



Photo 10: View Looking South Along Property Boundary
From Northwest Property Corner



Photo 11: View Looking East From Northwest Property Corner,
Rappahannock River to Left



Photo 12: View Looking East Along Gravel Drive from Creek at Western Property Corner



Photo 13: View Looking North Along Northwest Property Boundary



Photo 14: View Looking North Along Cultivated Field toward Parcel 1 and River Cottage



Photo 15: View Looking Northeast Along Cultivated Field



Photo 16: View Looking East Along Gravel Drive/Property Boundary



Photo 17: Wheatley House Ruins, View Looking East



Photo 18: Wheatley House Ruins, View of Front (South) Elevation Steps



Photo 19: Wheatley House Ruins, View Looking West



Photo 20: Wheatley House Ruins, Stone Dependency, View Looking East



Photo 21: Wheatley House Ruins, Stone Dependency, View Looking Northeast



Photo 22: Wheatley House Ruins, Stone Dependency, View Looking West



Photo 23: Frame Barn, Southwest Oblique View



Photo 24: Wheatley House Ruins, Easternmost Stone Walls at Former Garden



Photo 25: Cultivated Field, View Looking Northwest



Photo 26: Cultivated Field, View Looking North



Photo 27: Cultivated Field, View Looking East



Photo 28: Wheatley House Ruins, Westernmost Stone Walls at Former Garden



Photo 29: Cultivated Field, View Looking West Toward Pond (Left)



Photo 30: Gravel Drive, View Looking South from Wheatley House Ruins



Photo 31: Cultivated Field, View from Gravel Drive Looking Southwest



Photo 32: Well House at Creek, View Looking West



Photo 33: Hite House, Northeast Oblique View, and Propane Tank



Photo 34: Hite House, Shed, Northeast Oblique View



Photo 35: Hite House, South Elevation, and Well Cap (Center-Left)



Photo 36: Drain Field for Hite House, View Looking East

Quail Haven Farm: BDR Photos-Negative Number 25350



Photo 37: Cultivated Fields, View Looking East Along Property Boundary



Photo 38: Gravel Drive and Cultivated Fields, View Looking South



Photo 39: Cultivated Field, View Looking Southeast Toward Mature Wooded Cover



Photo 40: Metal Entry Gate at Gravel Drive, View Looking North,
Property Visible to Right of Gravel Drive



Photo 41: View Looking East Along Kelly's Ford Road, Mature Wooded
Cover on Property Visible to Left



Photo 42: View Looking West Along Kelly's Ford Road, Mature Wooded
Cover on Property Visible to Right



Photo 43: View Looking North Along East Property Boundary
From Kelly's Ford Road



Photo 44: View Looking North Along East Property Boundary
From Adjacent Property Drive

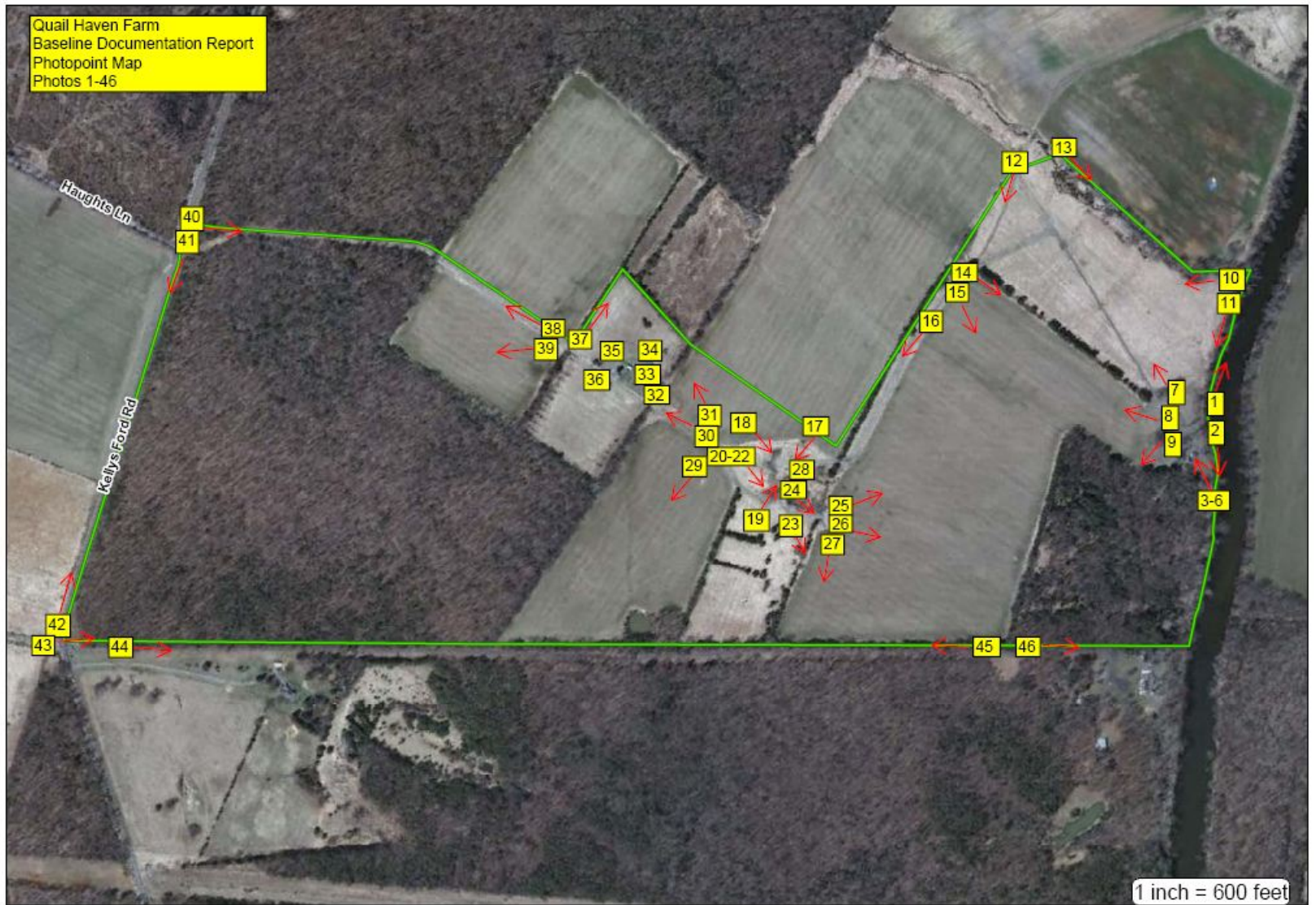


Photo 45: View Looking South Along East Property Boundary
From Adjacent Property Drive



Photo 46: View Looking North Along East Property Boundary
From Adjacent Property Drive

Quail Haven Farm
Baseline Documentation Report
Photopoint Map
Photos 1-46



Quail Haven Farm
Culpeper County, Germanna Bridge Quad
DHR# 023-5288



Sources: VDHR 2013, VGIN 2009, ESRI 2012, VDOT 2007
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation data and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.



Created by: D. Bascone October 18, 2013

ATTACHMENT F

GPS Points Maps



GPS Points Map Quail Haven Farm, 023-5288

Created by: D. Bascone August 20, 2013
Sources: VDHR 2013, VBMP 2011(aerial)
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.



1 in = 600 ft



DHR
Department of Historic Resources

QUAIL HAVEN FARM, CULPEPER COUNTY
Baseline Documentation Report
GPS Points

| GPS Point Label | Latitude | Longitude |
|------------------------|-----------------|------------------|
| 1 | 38.49784550000 | -77.79655008000 |
| 2 | 38.49782374440 | -77.79633337780 |
| 3 | 38.49773880000 | -77.79635206000 |
| 4 | 38.49755833330 | -77.79669341670 |
| 5 | 38.49760876670 | -77.79635446670 |
| 6 | 38.49749860000 | -77.79690492860 |
| 7 | 38.49945895000 | -77.79853543750 |
| 8 | 38.49839713330 | -77.80243496680 |
| 9 | 38.49864305000 | -77.80250920000 |
| 10 | 38.49681260000 | -77.80124674290 |
| Chimney | 38.49323750000 | -77.80031796000 |
| 11 | 38.49315592500 | -77.80035879990 |
| 12 | 38.49307002500 | -77.80010667510 |
| 13 | 38.49297038340 | -77.80033496670 |
| 14 | 38.49285252500 | -77.80036820000 |
| 15 | 38.49287578010 | -77.80025094000 |
| Barn | 38.49282536670 | -77.79926783330 |
| 16 | 38.49286810000 | -77.79947189990 |
| 17 | 38.49305058330 | -77.79989211670 |
| 18 | 38.49331902510 | -77.79946375000 |
| Well | 38.49322360000 | -77.80006942000 |
| 19 | 38.49338004000 | -77.80016694000 |
| 20 | 38.49274557990 | -77.80121572000 |
| Well House | 38.49241518890 | -77.80267095550 |
| 21 | 38.49229425550 | -77.80295757780 |
| 22 | 38.49232923340 | -77.80354299990 |
| 23 | 38.49220362490 | -77.80331579990 |
| 24 | 38.49188870000 | -77.80425860010 |
| 25 | 38.48892588330 | -77.80947325010 |
| 26 | 38.48440949990 | -77.80499740030 |
| 27 | 38.49413922490 | -77.79588042500 |
| 28 | 38.49586402500 | -77.79416757500 |
| 29 | 38.52259082510 | -77.81830075010 |

ATTACHMENT G

Journey Through Hallowed Ground National Heritage Area Map

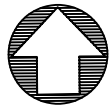
JOURNEY THROUGH HALLOWED GROUND NATIONAL HERITAGE AREA



National Park Service
U.S. Department
of the Interior



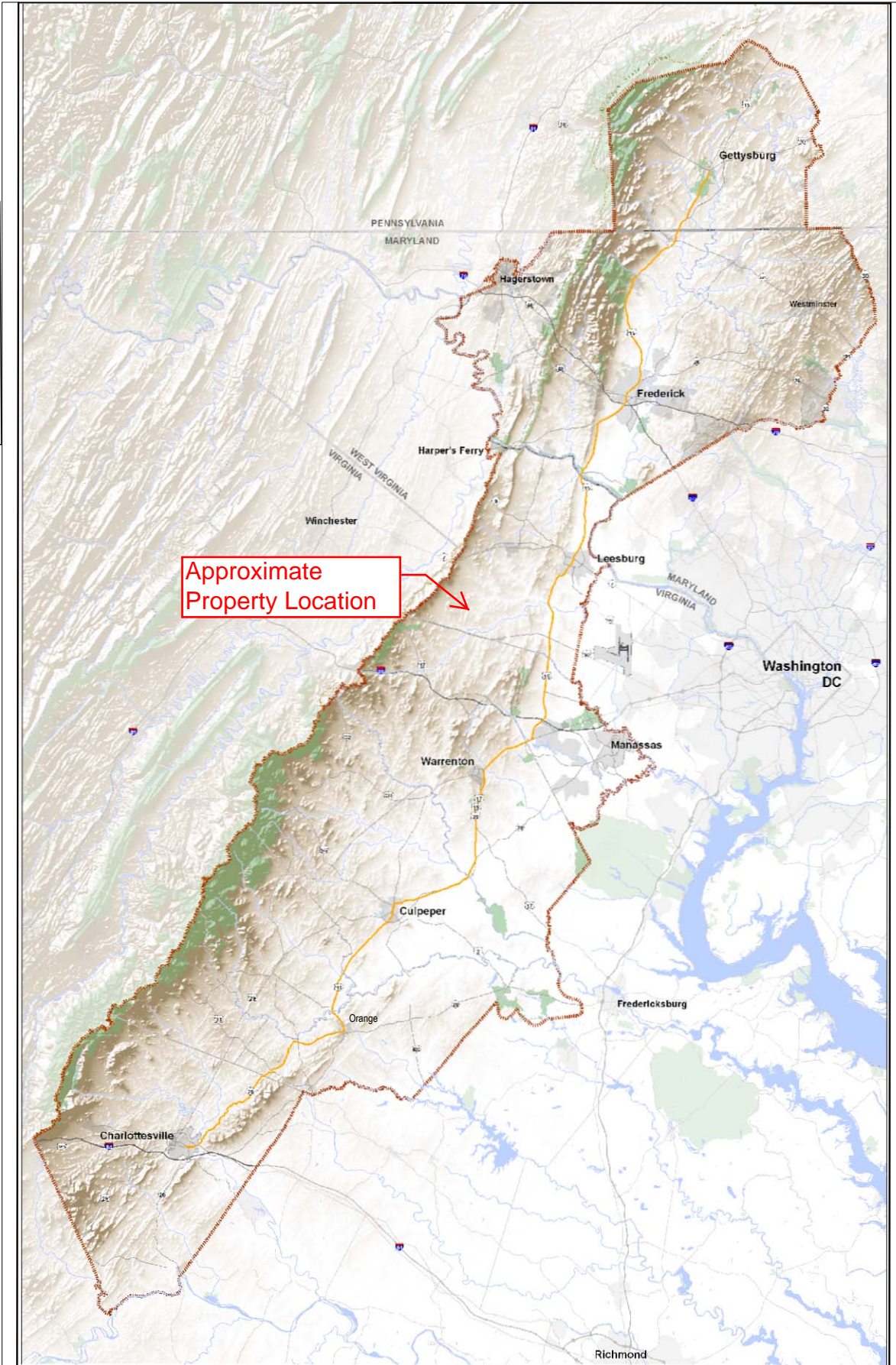
VICINITY MAP



Journey Through Hallowed Ground
National Heritage Area Boundary

OFFICE: Land Resources Program Center
REGION: Northeast Region
AREA: JOHA

Map Number: P90/80,000
Date: October, 2006



ATTACHMENT H

Forest Stewardship Management Plan

October 24, 2013

Quail Haven, LLC
C/O: Guy Lewis
5116 Brookridge Place
Fairfax, Virginia 22030

Dear Sir,

Please find within your *Virginia Forest Stewardship Plan* for your property located near Remington on Route 674 in Culpeper County, Virginia. The property is further described on Tax Map 45 as parcels 28 & 28A in the Culpeper County Courthouse. It is a pleasure to know that you have a true interest in the good stewardship of your property.

In this plan, there are two basic components. The first is your personalized management plan based upon your objectives for managing the property. The second part is a small library of information to help you with your management decisions. All of the recommendations within this plan are for your consideration. You may do as much or as little as you desire.

The first step to managing your forest to meet your objectives is to schedule a timber harvest in Area 1. Once the timber harvest is complete, you can schedule reforestation with loblolly pines or wildlife habitat improvements as recommended in this plan.

This forest management plan should be updated & reviewed every 5-10 years as needed to fulfill the landowner's objectives.

I hope you find this plan to be interesting and informative. If you have any questions or comments please feel free to contact me at any time.

Sincerely,

Matthew Dowdy
Dowdy's Forest & Land Management, LLC

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

LANDOWNER: Quail Haven, LLC
5116 Brookridge Place
Fairfax, Virginia 22030

STEWARDSHIP FOREST ACRES: 99 acres

TOTAL TRACT ACRES: 219.058 acres

LOCATION: The tract is located on Routes 674 near Remington in Culpeper County.

PREPARED BY: Matthew E. Dowdy of Dowdy's Forest & Land Mgmt. LLC

This Forest Stewardship Plan was designed to help guide the management activities of the natural resources on your property for the next five years. The plan is based upon the objectives you have defined as being important to you. All project recommendations are for your consideration.

THE GOALS YOU IDENTIFIED FOR MANAGING THE PROPERTY ARE:

1. Managing Timber for Income (to sell timber).
2. Forest Stand Management (maintain health of forest).
3. Historical/Cultural Resources.
4. Wildlife for Hunting.
5. Wildlife Habitat.

INTRODUCTION:

This forest resource plan covers the examination of approximately 92 acres of forestland in Culpeper County, Virginia. Management recommendations are given on the following pages. Boundaries and acres are only estimates derived from aerial photographs and topographic maps. The tract map is located in the plastic folder at the front of this book, allowing you to see the map as you read through your plan.

The tract's terrain consists of almost level topography. There are slight elevation changes of about 50 feet throughout the property though. There is a long frontage on the Rappahannock River. The timber consists mostly of native hardwoods. The majority of the open land is currently being managed as farmland.

The soils consist primarily of Dulles-Nestoria & Elbert Silt Loam associations. The Dulles-Nestoria soils are shallow & poorly drained. Elbert Silt Loam soils are deep and poorly drained. These soils are locally known as "Blackjack" land. This soil is most productive for grass or pastureland. Native hardwoods are often found in the forestland. The hardwoods found are often oak/hickory of fair to average quality. Loblolly pine trees can be managed on the drier sites.

This property has an extensive historical significance. The farm lies at the intersection of the Kelly's Ford, Brandy Station, and Rappahannock Station battlefields. Research has indicated that documented battles have occurred on this property.

This property contains many farming access roads that could also be used for fire protection access.

DESCRIPTIONS AND RECOMMENDATIONS:

AREA 1

| | |
|-------------------------------|---|
| Acres: | 82 |
| Forest Type: | Hardwood. |
| Species Present: | willow oak, pin oak, white oak, hickory, sweet gum, red maple, ash, birch, black gum, red cedar, dogwood. |
| Age: | 80+ years |
| Size: | pulpwood to large sawtimber. |
| Quality: | average |
| Trees/acre: | 150 to 175 trees per acre. |
| Growth Rate: | 2 - 2.5 percent annual |
| Soil/Water: | Dulles-Nestoria Soils are shallow and often have poor drainage. Site Index for Loblolly Pine is 70 feet at an age of 25 years. |
| Topography: | Flat with gentle elevation changes. |
| Wildlife Habitat: | This area provides both hard (oaks/hickory) & soft mast (maple/gum) for all types of wildlife. Presently, there is little cover or browse. |
| Recreation/Aesthetics: | This area serves as an aesthetic buffer along Kelly's Ford Road and the property entrance. Recreational pursuits include hunting & hiking. |
| Fire Risk: | There is little fire risk at this time. |
| Recommendations: | <p>Portions of this stand should be clearcut and reforested with loblolly pines (about 65 to 70 acres). Within 2 years after reforestation, an aerial spray release will be required to eliminate hardwood competition.</p> <p>The existing hardwoods are over-mature and are beginning to show signs of severe decline. In addition, poor forest management in the past has removed much of the best genetics through high-grade harvests.</p> <p>The available soils will grow loblolly pine, however are most productive in grasses and pasture field. If desired, portions of the harvest area could be reclaimed for wildlife food plots or allowing to naturally regenerate with native hardwood species. These soils often grow poor quality hardwoods for timber production. However, native hardwoods do provide</p> |

habitat diversity and multiple wildlife habitat benefits including hard mast production.

If desired, harvest buffers could be left along Kelly's Ford Road & the eastern property line. I would recommend a buffer width of about 100 feet to be retained completely unharvested.

In effect, this would create a visual buffer around this entire area to maintain aesthetics. In addition, wildlife habitat diversity would be enhanced by creating a soft edge effect that is beneficial to all types of wildlife. A soft-edge is a gradual transition from early succession habitats to a mature forest type. The center of this stand would provide both food & cover for white-tailed deer, wild turkey, song birds, rabbits, quail and numerous other species. During the timber harvest, brush piles could be created with excess logging debris for cover for small game such as rabbits & song birds.

Loblolly pine should be reforested at a rate of about 350 Trees per acre to maximize wildlife habitat. Quail, songbirds, white-tailed deer & wild turkey will benefit from a pine plantation until about age 7-8 years. At that time, the tree canopy will close & the early successional habitat that was created begins to decline. Early successional habitat provides food, cover & nesting sites. Quail can travel undetected through the blackberry brambles.

For maximized timber production, loblolly pine should be reforested at a rate of 484+ trees per acre. In this area, there is a weak pine sawtimber market. Pine pulpwood should be managed for on a +/- 20 year clearcut rotation.

Should changing timber markets or landowner's objectives dictate, the loblolly pines could be thinned at +/- 18 years. Upon completion of thinning, pines should be grown for 7-10 years. At that time, either clearcut or thin again.

DESCRIPTIONS AND RECOMMENDATIONS:

AREA 2

| | |
|-------------------------------|---|
| Acres: | 17 |
| Forest Type: | Hardwood. |
| Species Present: | willow oak, pin oak, white oak, hickory, sweet gum, red maple, ash, birch, black gum, red cedar, dogwood. |
| Age: | 80+ years |
| Size: | pulpwood to large sawtimber. |
| Quality: | average |
| Trees/acre: | 150 to 175 trees per acre. |
| Growth Rate: | 2 - 2.5 percent annual |
| Soil/Water: | Dulles-Nestoria Soils are shallow and often have poor drainage. Site Index for Loblolly Pine is 70 feet at an age of 25 years. |
| Topography: | Flat with gentle elevation changes. |
| Wildlife Habitat: | This area provides both hard (oaks/hickory) & soft mast (maple/gum) for all types of wildlife. Presently, there is little cover or browse. At one time, this area appears to have been open field & pasture land for cattle. The over-story trees are mainly large canopy oaks that provide large mast crops for wildlife. Once the cattle were removed from this area, red cedars and other small trees have regenerated in the openings & understory. |
| Recreation/Aesthetics: | This area has high aesthetic value. The location is adjacent to both the house site & the Rappahannock River. There are also several walking trails located throughout this area. |
| Fire Risk: | There is little fire risk at this time. |
| Recommendations: | This stand should be allowed to grow at this time. I recommend maintaining the walking trails in this area. Also, some of the red cedars could be removed to allow for natural hardwood regeneration. |

COST-SHARE ASSISTANCE PROGRAMS

Cost-share assistance programs may be available to help defray reforestation project costs. Some programs pay 35-50% of all costs involved in certain projects. Funds are available on a first-come, first-served basis at the start of reforestation work. Please check with us for availability of funds.

CULTURAL AND HISTORIC RESOURCES

Historic and cultural resources are a vital link to past land-use practices in Virginia. The Department of Historical Resources offers programs which survey, catalog, and encourage the preservation of such resources. This department maintains records of old sites open to the general public. To check if any information is in the database or to request a survey of the area please contact: Department of Historical Resources; 221 Governor Street; Richmond, VA 23219; (804) 786-3143.

THREATENED OR ENDANGERED SPECIES

No endangered or protected species were observed on the property other than those listed in the above stand descriptions & recommendations. No other such species are known to exist which would be found on your property. For more information regarding threatened and endangered species, or any regulations involved with them please contact the Virginia Department of Game and Inland Fisheries.

FOREST HEALTH AND PROTECTION

No disease or insect problems were identified on the property. Continued monitoring is the best preventative measure to ensuring forest health. If any unusual problems are found, please contact The Department of Forestry for an examination.

FIRE

Protection of your property from wildfire is essential. Wildfire rapidly destroys valuable timber, wildlife, and property. From February 15 through April 30, open air fires are not permitted within 300 feet of woodland, brushland, or field containing dry grass or other inflammable material between midnight and 4:00 p.m. The Forest Warden for your county is Ed Furlow. He should be contacted immediately in case of fire

by telephoning (540) 948-4908 at your local Forestry Office or by calling the Regional Office at (434) 977-5193 or by contacting your local fire dispatch (911).

Timber Harvest Planning

Pre-Harvest planning is an important component to ensure that a timber harvest will protect soil & water integrity. Virginia's recommended "BEST MANAGEMENT PRACTICES" concerning haul roads, skid trails, & loading deck locations should be adhered to.

The first step is to locate & delineate on the ground all Streamside Management Zones (SMZ's). Buffer widths of 50 to 100 feet on each side of any discernable creek channel will act as filters to prevent soil runoff from entering the watershed.

Whenever possible, timber sale areas should be established that minimize stream crossings. Stream crossings provide the greatest risk for soil erosion to enter a stream. If a stream should be crossed by a truck haul road, a permanent culvert crossing should be installed. Culverts should be sized to meet the streams watershed acreage according to the BMP Manual. In addition, the road surface should be stabilized with gravel for a minimum of 100 feet on each side of the culvert. Any bare soil should be seeded & mulched to prevent erosion. For temporary crossings by skidders, a portable bridge should be installed. The approaches should be properly maintained at all times. Upon removal of the bridge, the approaches should be smoothed & water bars installed at the appropriate intervals to move running water off of the skid trail. The skid trail should also be mulched & seeded.

Haul roads, skid trails, & loading deck locations should be placed on level or slightly sloped terrain. The skid trails and haul roads should be designed to take advantage of the natural terrain. The haul roads and skid trails should be constructed so that the maximum grade does not exceed 5-percent and 15-percent respectively. Upon completion of the timber harvest all roads and trails should be stabilized by installing water diversion measures and seeding. Fescue should be used on areas that are sensitive to soil erosion. To benefit wildlife, I recommend a mixture of Orchardgrass, ladino clover and Korean lespedeza on less sensitive areas.

SUGGESTED SCHEDULE OF MANAGEMENT RECOMMENDATIONS

This schedule may need to be adjusted depending on financial needs, timber markets, timing of actual harvest, and availability of contractors.

2013:

Review Forest Stewardship Plan.

2014:

Plan timber harvest in Area 1, if desired.

Maintain walking trails in Area 2.

2015:

Once timber harvest in Area 1 is complete, plan loblolly pine reforestation.

2016:

Maintain walking trails in Area 2.

2017:

Inspect planted loblolly pine in Area 1 for hardwood control through spraying.

ATTACHMENT I

Farm Conservation Plan



CULPEPER SERVICE CENTER
 351 LAKESIDE DR
 CULPEPER, VA 22701-1945
 (540) 825-4200

REX REXRODE
 DISTRICT CONSERVATIONIST

Conservation Plan

QUAIL HAVEN LLC
 5116 BROOKRIDGE PL
 FAIRFAX, VA 22030

Crop

Tract: 2778

Conservation Crop Rotation

Grow crops in a planned rotation for biodiversity and to provide adequate amounts of organic material for erosion reduction, nutrient balance and sustained soil organic matter. These fields will be used principally for the production of sod. At times after harvest when the area will not be replanted to sod for a period in excess of 60 days either a soybean or small grain crop will be planted and harvested depending on the season.

| Field | Planned Amount | Month | Year | Applied Amount | Date |
|---------------|-----------------|-------|------|----------------|------|
| 2 | 43.6 ac | 1 | 2014 | | |
| 3 | 3.7 ac | 1 | 2014 | | |
| 5 | 7 ac | 1 | 2014 | | |
| 6 | 17.6 ac | 1 | 2014 | | |
| 7 | 5 ac | 1 | 2014 | | |
| 8 | 8.4 ac | 1 | 2014 | | |
| 10 | 17.9 ac | 1 | 2014 | | |
| Total: | 103.2 ac | | | | |

Nutrient Management

Manage the amount, form, placement and timing of plant nutrient application. Nutrient applications will be made according to soil test results following recommendations from a state certified nutrient management planner.

| Field | Planned Amount | Month | Year | Applied Amount | Date |
|---------------|-----------------|-------|------|----------------|------|
| 2 | 43.6 ac | 1 | 2014 | | |
| 3 | 3.7 ac | 1 | 2014 | | |
| 5 | 7 ac | 1 | 2014 | | |
| 6 | 17.6 ac | 1 | 2014 | | |
| 7 | 5 ac | 1 | 2014 | | |
| 8 | 8.4 ac | 1 | 2014 | | |
| 10 | 17.9 ac | 1 | 2014 | | |
| Total: | 103.2 ac | | | | |

Nutrient Management Plan - Written

The written site specific Nutrient Management Plan will meet the planning criteria described in the Field Office Technical Guide. A nutrient management plan will be prepared by a Virginia state certified nutrient management planner for cropland fields 2, 3, 5, 6, 7, 8 and 10.

| Field | Planned Amount | Month | Year | Applied Amount | Date |
|--------|----------------|-------|------|----------------|------|
| 2 | 1 no | 1 | 2014 | | |
| Total: | 1 no | | | | |

Riparian Herbaceous Cover

Riparian herbaceous cover consist of grasses, grass-like plants, and forbs comprising the ecosystems along riparian areas of water courses or at the fringe of water bodies. Maintain a 35 foot buffer between sod production areas and waterways as shown on the plan map.

| Field | Planned Amount | Month | Year | Applied Amount | Date |
|--------|----------------|-------|------|----------------|------|
| 6 | 0.4 ac | 1 | 2014 | | |
| 10 | 1.3 ac | 1 | 2014 | | |
| Total: | 1.7 ac | | | | |

Forest

Tract: 2778

Forest Management Plan - Written

The written site specific Forest Management Plan will meet the planning criteria described in the Field Office Technical Guide. These areas will be managed according to a Virginia Forest Stewardship plan prepared by a professional forester for fields 1 and 9.

| Field | Planned Amount | Month | Year | Applied Amount | Date |
|--------|----------------|-------|------|----------------|------|
| 1 | 1 no | 1 | 2014 | | |
| Total: | 1 no | | | | |

Natural Area

Tract: 2778

Conservation Cover

Establish perennial vegetative cover on land temporarily removed from agricultural production. This area around the old farm headquarters will maintained in permanent cover.

| Field | Planned Amount | Month | Year | Applied Amount | Date |
|--------|----------------|-------|------|----------------|------|
| 4 | 3.9 ac | 1 | 2014 | | |
| Total: | 3.9 ac | | | | |

CERTIFICATION OF PARTICIPANTS

Guy H. Lewis - III 9/18/2013
QUAIL HAVEN LLC DATE
Manginis Member

CERTIFICATION OF:

DISTRICT CONSERVATIONIST

REX REXRODE

DATE

CONSERVATION DISTRICT

CULPEPER SOIL & WATER CON DATE

PUBLIC BURDEN STATEMENT

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collections is 0578-0013. The time required to complete this information collection is estimated to average 45/0.75 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection information.

PRIVACY ACT

The above statements are made in accordance with the Privacy Act of 1974 (5 U.S.C 522a). Furnishing this information is voluntary; however failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other state or federal law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

USDA NON-DISCRIMINATION STATEMENT

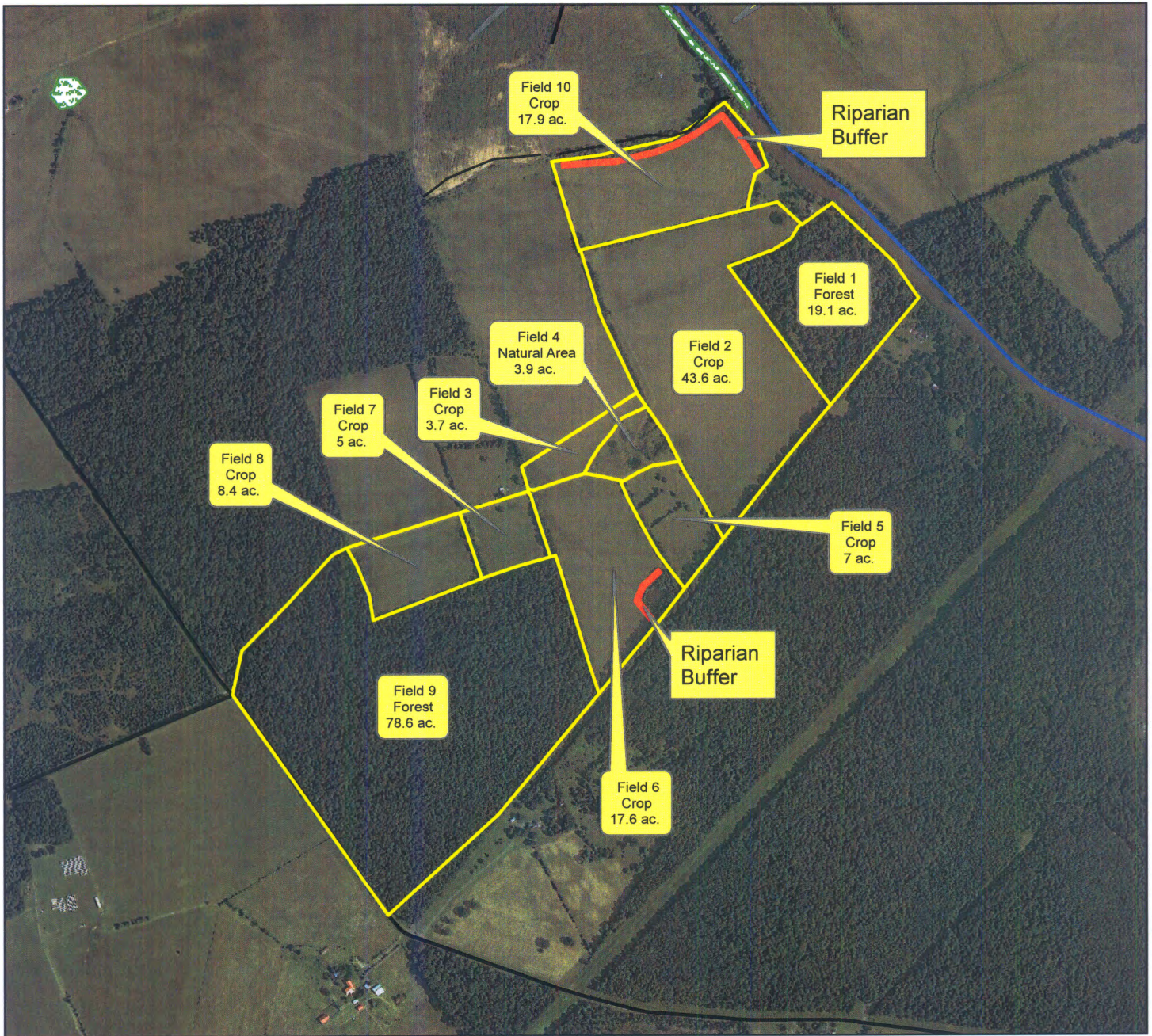
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USDA Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW.
Washington, DC 20250-9410

Or call toll free at (866) 632-9992 (voice) to obtain additional information, the appropriate office or to request documents. Individuals who are deaf, hard of hearing, or have speech disabilities may contact USDA through the Federal Relay service at (800) 877-8339 or (800) 845-6136 (in Spanish). USDA is an equal opportunity provider, employer, and lender. Persons with disabilities who require alternative means for communication of program information (e.g., Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD).





Conservation Plan

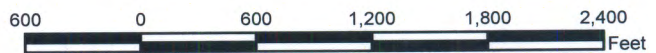
Customer(s): QUAIL HAVEN LLC
District: CULPEPER SOIL & WATER CONSERVATION DISTRICT
Approximate Acres: 186.9

Field Office: CULPEPER SERVICE CENTER
Agency: NRCS
Assisted By: REX REXRODE
State and County: VA, CULPEPER



Legend

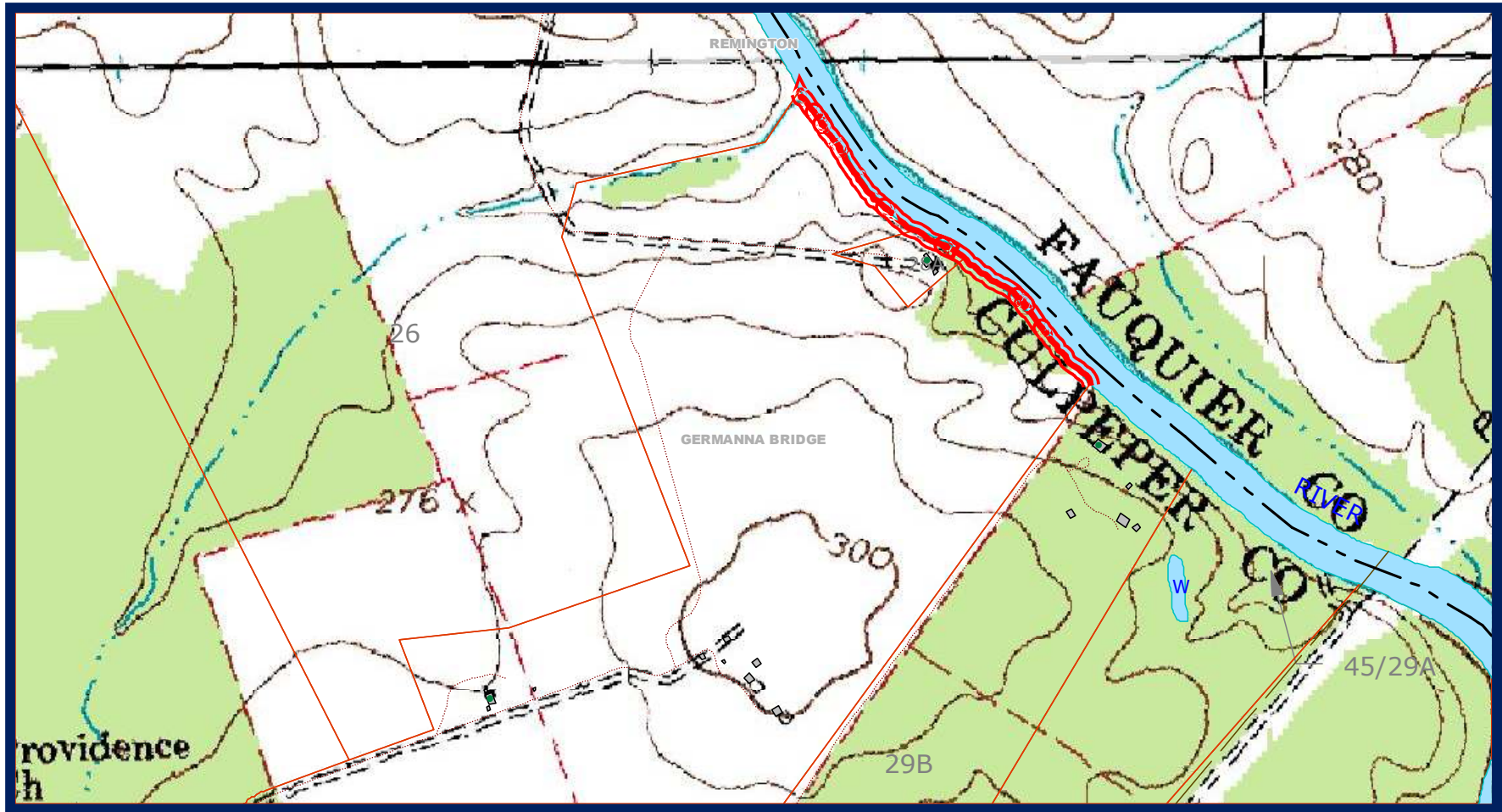
-  Farm and Field Boundaries
-  Culpeper Roads
-  Culpeper Streams
-  Riparian Buffer



ATTACHMENT J

Riparian Buffer Map

Quail Haven, LLC Riparian Buffer Map



Riparian Buffer Area – 35 foot wide along Rappahannock River