

DECLARATION OF DEED RESTRICTIONS FOR CONSERVATION

THIS DECLARATION OF DEED RESTRICTIONS FOR CONSERVATION ("**Declaration**") is made this 10th day of July, 2020, by Preston County Coal and Coke Corporation, a West Virginia corporation ("**Grantor**"), having an address at 578 Canyon Road, Morgantown, WV 26508;

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property located in Valley District, Preston County, West Virginia described in a deed of record in the Office of the Clerk of the County Commission of Preston County, West Virginia ("**Clerk's Office**") in Deed Book 348 at Page 64, assessed as containing 282.226 acres, more or less, and designated as of the date of this Declaration as TMP 12-0001.0001 ("**Property**"); and

WHEREAS, Grantor, having the authority to do so, intends to record this Declaration in the Clerk's Office in order to restrict subsequent disturbance and/or development of certain portions of the surface of the Property depicted on Exhibit A attached hereto ("**Conserved Areas**") in perpetuity;

WHEREAS, the Conserved Areas possess open space and natural values of great importance to Grantor, the people of Preston County, and the people of the State of West Virginia, and all current and future generations of mankind; and

WHEREAS, preservation of the Conserved Areas is consistent with the central objective of the Consent Decree in the matter of United States of America, et al. v. Greer Industries, Inc., et al., Civil Action No. 1:17-cv-4 (N.D.W.Va.) ("**CD**"); and

WHEREAS, Grantor agrees that the U.S. Environmental Protection Agency, and the U.S. Army Corps of Engineers, and their successor agencies (collectively "**Third Parties**"), are third-party beneficiaries under this Declaration, except that nothing herein creates a property estate, interest, or right in Third Parties or the United States of America with regard to the Conserved Areas;

NOW THEREFORE, Grantor hereby agrees that the Conserved Areas shall be subject in perpetuity to the following covenants and restrictions:

1. This Declaration shall be a burden upon and shall run with the Conserved Areas, shall apply to only the surface of the Conserved Areas, and shall bind Grantor and its successors and assigns with respect to the Conserved Areas in perpetuity. Grantor shall record this Declaration in the Clerk's Office within sixty (60) days of the date of this Declaration. Grantor shall provide Third Parties with proof of recordation and give notice of this Declaration to current record title holders of easements in the Conserved Areas within thirty (30) days of recording in the Clerk's Office. This Declaration shall not limit, preclude, prohibit, or restrict any development of, drilling for, exploration for, extraction of, mining of, operation of, production of, recovery of, or removal of any minerals, gaseous, liquid, or

solid, including, without limitation, any coal, coalbed methane gas, coal seam gas, gas, hydrocarbons, limestone, non-hydrocarbons, or oil, below, beneath, or underlying the Conserved Areas ("**Mineral Operation Activities**") so long as such Mineral Operation Activities shall not occur on the surface of the Conserved Areas or the one hundred (100) feet immediately below the surface of the Conserved Areas.

2. Except as otherwise contained in Paragraph 3, the following activities are prohibited in the Conserved Areas, except as necessary for the control of alien, invasive, or noxious plant or animal species, as set forth in Paragraph 3, or as necessary to accomplish restoration and/or mitigation described in Paragraph 10:
 - a. Removal, excavation, dredging, or disturbance of the surface;
 - b. Dumping of, storage of, or filling with soil, rock, biological material, trash, ashes, garbage, waste, or other materials;
 - c. Draining, impounding, or impairing the flow or circulation, or reducing the reach of waters, including wetlands, or any other discharge or activity requiring a permit under applicable clean water or water pollution control laws and regulations, as amended;
 - d. Installation of structures;
 - e. Placement of pavement or other impervious materials;
 - f. Alteration of the existing pattern of vegetation through removal, destruction, or planting of vegetation;
 - g. Conversion of, or expansion into, any portion of the Conserved Areas for use of agricultural, horticultural, aquacultural, silvicultural, livestock production, or grazing activities. This prohibition also includes conversion from one type of these activities to another (e.g., from agricultural to silvicultural);
 - h. The use of fertilizers, herbicides, or pesticides;
 - i. Removal, clearing, pruning, or mowing of live vegetation, including trees, unless Grantor demonstrates that such removal will result in habitat enhancement or to prevent a safety hazard, and Grantor has received written approval of the West Virginia Department of Environmental Protection;
 - j. The use of the Conserved Areas to provide required open space for the development or subdivision of another property or to determine any other permissible residential, commercial, or agricultural uses of another property, or any legal or de facto division, subdivision, or portioning of the Conserved Areas;
 - k. Any other use of or activity in the Conserved Areas that is inconsistent with the

purpose of this Declaration.

3. The following activities in the Conserved Area are not subject to the restrictions of Paragraph 2:
 - a. The pruning of areas at the golf course that are designated as Limited Conserved Areas on Exhibit A to maintain a maximum vegetation height of three (3) feet;
 - b. The diversion of water in excess of low flow conditions to storm water/offline ponds; and
 - c. Other activities as designated in the EPA-approved On Site-Restoration Plan dated October 4, 2017, and addended on December 2, 2017.
4. It is the purpose of this Declaration to assure that the Conserved Areas will be maintained as such and to prevent any unauthorized disturbance and/or development to the Conserved Areas.
5. Notwithstanding any provisions to the contrary, this Declaration is subject and subordinate to any existing and duly recorded rights with respect to the Conserved Areas. All structures, infrastructure, as well as all pre-existing easements or other duly recorded rights in the Conserved Areas identifiable through a title search extending to documents placed on record within twenty (20) years prior to the date of this Declaration shall be indicated on Exhibit "A", which is attached to this Declaration, and includes depictions sufficient to identify the boundaries of the Conserved Areas. Grantor certifies that to Grantor's actual knowledge, there are no previously granted easements existing in the Conserved Areas that interfere or conflict with the purpose of this Declaration.
6. All mortgages and deeds of trust granted or entered into after the date hereof affecting the Conserved Areas will be subordinate to this Declaration.
7. The Conserved Areas are subject to this Declaration. Each deed, title, or other instrument subsequently conveying an interest in the Conserved Areas shall contain a notice stating that the Conserved Areas are subject to this Declaration and shall reference the recorded location of this Declaration and incorporate this Declaration by reference.
8. Third Parties shall have the right to:
 - a. enter upon the Conserved Areas for the purpose of inspecting the Conserved Areas to determine compliance with the purposes and terms of this Declaration, or for any other purpose authorized by this Declaration or by the CD. When practicable, such entry shall be upon prior reasonable notice to the property owner. This right of entry is in addition to and does not limit any right of entry otherwise granted by Federal or State law;
 - b. take any and all action within the authority of Third Parties within the Conserved

Areas necessary to address a situation that poses an immediate risk to health, life, property, or the environment; and

- c. take any and all action within the authority of Third Parties within the Conserved Areas required by Federal or State law.
9. Grantor grants to Third Parties a discretionary right to enforce this Declaration. In the event of a breach of this Declaration by Grantor or another party, Third Parties shall notify Grantor of the breach. If Grantor fails to take corrective action within 60 days of such notice, Third Parties may undertake actions to effect such corrective action, including bringing a judicial action against any person(s) or entity(ies) violating or attempting to violate this Declaration; provided, however, that no violation of this Declaration shall result in a forfeiture or reversion of title. In any enforcement action, an enforcing party shall be entitled to a complete restoration for any violation, as well as any other judicial remedy such as civil penalties. The costs of breach, correction and/or restoration, including Third Parties' expenses, court costs, and attorney's fees, shall be paid by Grantor, provided Grantor is determined to be responsible for the breach. Enforcement shall be at the discretion of Third Parties, and no omissions or delay in acting shall constitute a waiver of any enforcement right. These rights are in addition to, and shall not limit, enforcement rights available under other provisions of law or equity, under any applicable permit or certification, or under the CD.
10. Grantor, any Defendants to the CD, and/or their agent(s), employee(s), contractor(s), licensee(s), representative(s), and subcontractor(s), shall have the right to enter upon the Conserved Areas for the purpose of performing any work advisable, incidental, necessary, prudent, or required by a restoration or mitigation plan approved under the CD, including construction, planting, maintenance, monitoring, long-term management, or any other restoration, enhancement, or mitigation work specified therein, provided such work is conducted in accordance with such approved plan.
11. Grantor reserves to itself, its successors or assigns, all rights as owner of the Property, including the right to engage in all uses of the Conserved Areas not inconsistent with the purpose and terms of this Declaration.
12. Grantor shall provide the Defendants to the CD and Third Parties written notice of any transfer or change in ownership of, or of the execution of any subsequent easement affecting, any portion of the Conserved Areas, including but not limited to the name and address of the new owner at least thirty (30) days subsequent to the transfer or change in ownership or execution of such easement.
13. Grantor agrees that this Declaration shall be expressly referenced in any subsequent deed, subdivision deed, lease, sub-lease, or other legal instrument by which Grantor divests itself of any estate or interest in any portion of the Conserved Areas and that such reference shall expressly state that the Conserved Areas are burdened and encumbered by this Declaration. Notwithstanding the failure of Grantor to include the foregoing reference in any subsequent instrument, this Declaration shall run with the Conserved Areas and be binding upon

Grantor's assigns and successors.

14. Notwithstanding anything contained herein to the contrary, any modification or termination of this Declaration shall require the prior written approval of Third Parties. Modifications to this Declaration must be in writing, and must be consistent with the conservation purposes of this Declaration. Grantor shall record any modification or termination of this Declaration in the Clerk's Office within sixty (60) days of executing such a modification or termination. Grantor shall provide the Defendants to the CD and Third Parties with proof of recordation within thirty (30) days of recording in the Clerk's Office.
15. For any modification accomplished under Paragraph 14, Grantor shall modify this Declaration by preparing and submitting to the Clerk's Office:
 - a. A revised plan and metes and bounds description for the area(s) to be preserved under this Declaration (hereinafter the "**Modification Documents**"); and
 - b. A Modified Declaration of Deed Restrictions that reflects the modifications to this original Declaration, the justification for the modification, and that also includes the deed book and page of the title deed for the property or properties subject to the modified Declaration set forth in the Modification Documents.
16. Grantor shall record the documents listed in Paragraph 15, above, in the same manner and place as this original Declaration was recorded.
17. This Declaration does not and shall not be construed or deemed to dedicate the Conserved Areas for enjoyment or use by any party other than Grantor and shall not create or vest a property estate, interest, or right in any party other than Grantor.
18. Miscellaneous.
 - a. The laws of the State of West Virginia shall govern the interpretation and performance of this Declaration.
 - b. If any provision of this Declaration or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Declaration, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.
 - c. Should there be more than one Grantor, the obligations imposed by this Declaration upon each Grantor shall be joint and several.
 - d. The covenants, terms, conditions and restrictions of this Declaration shall continue as a servitude running in perpetuity with the Conserved Areas.
 - e. The captions in this Declaration have been inserted solely for convenience of

reference and are not a part of this Declaration and shall have no effect upon construction or interpretation.

- f. The covenants, terms, conditions, restrictions and purposes imposed by this Declaration shall not only be binding upon Grantor while it owns the Conserved Areas but also upon its agents, personal representatives, executors, assigns and all other successors to it in interest, and shall continue as servitudes running in perpetuity with the Conserved Areas.
19. Any notice, demand, request, consent, approval or communication under this Declaration shall be sent by certified mail, return receipt requested or reliable overnight courier, addressed as follows:

To Grantor:

J. Robert Gwynne
Executive Vice President
Greer Industries, Inc.
P.O. Box 1900
Morgantown, WV 26507-1900

To the Defendants to the CD:

J. Robert Gwynne
Executive Vice President
Greer Industries, Inc.
P.O. Box 1900
Morgantown, WV 26507-1900

To Third Parties:

TO EPA:

- (1) Pamela J. Lazos
Senior Assistant Regional Counsel
Water and General Law Branch
Office of Regional Counsel
United States Environmental Protection Agency
Region III
MC 3RC20
1650 Arch St.
Philadelphia, PA 19103-2029
- (2) Katelyn Almeter
Clean Water Act, Section 404
Enforcement & Compliance Assurance Division

Environmental Protection Agency
 Region III
 3ED31
 1650 Arch Street
 Philadelphia, PA 19103-2029

TO THE CORPS:

Dana M. Adipietro
 Assistant District Counsel
 U.S. Army Corps of Engineers
 William S. Moorhead Federal Bldg.
 1000 Liberty Ave., Fl. 22
 Pittsburgh, PA 15222

Scott A. Hans
 Section Chief
 Regulatory Branch
 U.S. Army Corps of Engineers
 William S. Moorhead Federal Bldg.
 1000 Liberty Ave., Fl. 20
 Pittsburgh, PA 15222

20. A party may change the address or person to whom notices to it are required to be given by notice given in the manner above provided.

IN WITNESS WHEREOF, Grantor has set its hand and seal on the day and year first above written, and directs that this Declaration be recorded in the Clerk's Office.

Preston County Coal and Coke Corporation, a West Virginia corporation

By:

Name: J. Robert Gwynne

Title: Executive Vice President

STATE OF WEST VIRGINIA
COUNTY OF MONONGALIA

Be it remembered that on this 13th day of July, 2020, before me, the subscriber, a Notary Public, personally appeared: J. Robert Gwynne, in his capacity as Executive Vice President of Preston County Coal and Coke Corporation, a West Virginia corporation, and he thereupon acknowledged that he signed the foregoing instrument in such capacity, and that said instrument is the voluntary act of deed of said Preston County Coal and Coke Corporation.

Debra Christopher

Printed Name: Debra Christopher
A Notary Public of West Virginia

My Commission Expires: March 2, 2025



This instrument was prepared by:

Babst Calland
Lisa M. Bruderly
Two Gateway Center
Pittsburgh, Pennsylvania 15222

Subsequent to recording, this instrument is to be returned to:

Reeder & Shuman
Robert Louis Shuman
Post Office Box 842
Morgantown, West Virginia 26507-0842

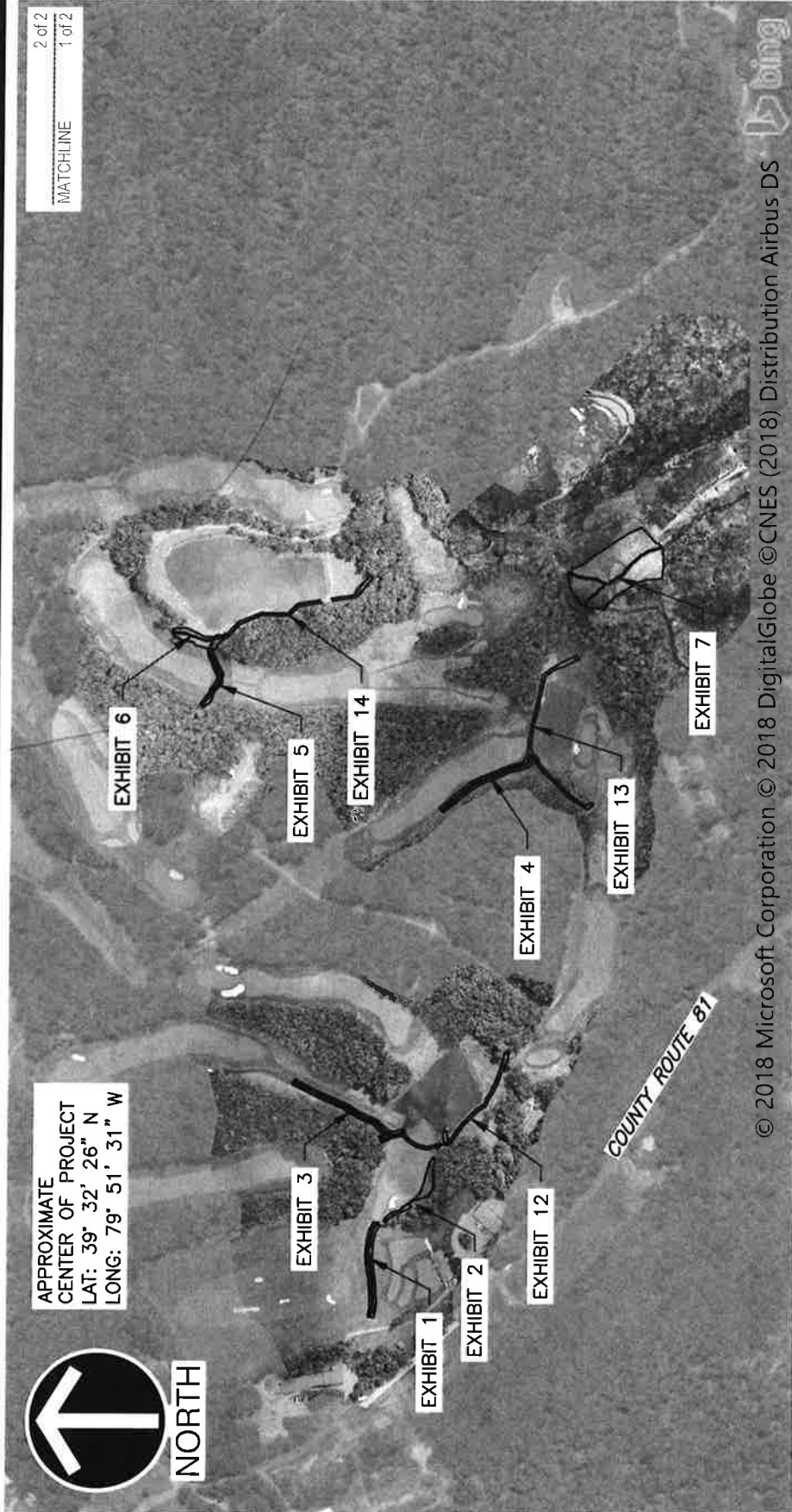
EXHIBIT A**DEPICTION OF CONSERVED AREAS**

Pre-existing easements or other duly recorded rights in the Conserved Areas identifiable through a title search extending to documents placed on record within twenty (20) years prior to the date of this Declaration-

- (1) Oil and gas lease dated October 21, 1960, made by Cascade Corporation, as lessor, and Phillips Petroleum Company, as lessee, of record in the Office of the Clerk of the County Commission of Preston County, West Virginia in Deed Book 354 at Page 183, as affected, amended, or modified by the supplemental agreement dated May 14, 2002, of record in the Office of the Clerk of the County Commission of Preston County, West Virginia in Deed Book 637 at Page 210.
- (2) Consent agreement dated August 11, 1998, made by Preston County Coal and Coke Corporation and Alamco, Inc., of record in the Office of the Clerk of the County Commission of Preston County, West Virginia in Deed Book 605 at Page 93.

MATCHLINE
2 of 2
1 of 2

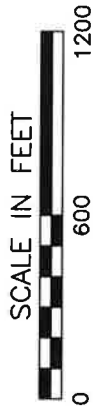
APPROXIMATE
CENTER OF PROJECT
LAT: 39° 32' 26" N
LONG: 79° 51' 31" W



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VICINITY MAP

1 of 2



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Pittsburgh, PA 15223
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FAX: (412) 781-5904

CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
PLAN NAME: Vicinity Map - 1 of 2
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 600' DRW: dms CHK: cms

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APPROXIMATE
CENTER OF PROJECT
LAT: 39° 32' 26" N
LONG: 79° 51' 31" W



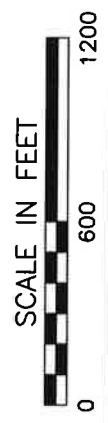
NORTH

COUNTY ROUTE 72

MATCHLINE
2 of 2
1 of 2

VICINITY MAP

2 of 2



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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
PLAN NAME: Vicinity Map - 2 of 2
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 600' DRW:dms CHK: cms

SYMBOL LEGEND

- AS-BUILT STREAM CHANNEL AND THALWEG
- EXISTING STREAM CENTERLINE
- EXISTING STREAM EXTENTS
- EXISTING ACCESS ROAD
- EXTENDED UPLAND BUFFER ZONE
- ROCK CONSTRUCTED RIFFLE
- BOULDER CROSS VANE
- BOULDER J-HOOK
- BOULDER VANE
- LOG STEP
- BOULDER STEP
- ROOT WAD
- BOULDER WRAP BANK PROTECTION
- AS-BUILT PIPE INLET/OUTLET
- WALKING BRIDGE
- LIMITED CONSERVED AREA
- CONSERVED AREA
- BYPASS PIPE

NOTE:
STRUCTURE BLOCKS AS SHOWN ON PLAN VIEWS ARE FOR STRUCTURE IDENTIFICATION PURPOSES ONLY. THESE BLOCKS ONLY APPROXIMATE THE SIZE, SHAPE AND ORIENTATION OF THE ACTUAL STRUCTURES IN FIELD CONDITIONS.

PLAN LIST

- | | |
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| Exhibit 1 - Overall - Driving Range (Trib A) | Exhibit 9 - Overall - Hole 6 (Trib B-2) |
| Sheet 1.1 | Exhibit 10 - Overall - Pond 6 (Trib B) |
| Sheet 1.2 | Exhibit 11 - Overall - Pond 5 (Trib B-1 & B-1-2) |
| Exhibit 2 - Overall - Practice Range (Trib A) | Sheet 11.1 |
| Sheet 2.1 | Sheet 11.2 |
| Sheet 2.2 | Sheet 11.3 |
| Sheet 2.3 | Sheet 11.4 |
| Exhibit 3 - Overall - Hole 1 (Trib A-4 & A-4-1) | Sheet 11.5 |
| Sheet 3.1 | Sheet 11.6 |
| Sheet 3.2 | Exhibit 12 - Overall - Pond 1 Bypass |
| Sheet 3.3 | Sheet 12.1 |
| Exhibit 4 - Overall - Hole 17 (Trib A-2) | Sheet 12.2 |
| Sheet 4.1 | Sheet 12.3 |
| Sheet 4.2 | Sheet 12.4 |
| Sheet 4.3 | Sheet 12.5 |
| Exhibit 5 - Overall - Hole 15 (Trib A-1) | Exhibit 13 - Overall - Pond 2 Bypass |
| Sheet 5.1 | Sheet 13.1 |
| Sheet 5.2 | Sheet 13.2 |
| Exhibit 6 - Overall - Hole 15 (Trib A-1 & A-1-1) | Sheet 13.3 |
| Sheet 6.1 | Sheet 13.4 |
| Sheet 6.2 | Sheet 13.5 |
| Exhibit 7 - Overall - Pond 4 (Trib A & A-1) | Sheet 13.6 |
| Sheet 7.1 | Exhibit 14 - Overall - Pond 3 Bypass |
| Sheet 7.2 | Sheet 14.1 |
| Sheet 7.3 | Sheet 14.2 |
| Sheet 7.4 | Sheet 14.3 |
| Exhibit 8 - Overall - Hole 7 (Trib B-3) | Sheet 14.4 |

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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
 PLAN NAME: Symbol Legend & Plan List
 3055 Kingwood Pike - Morgantown - WV - 26508
 PROJECT LOC: Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: No Scale DRW:dms CHK: cms

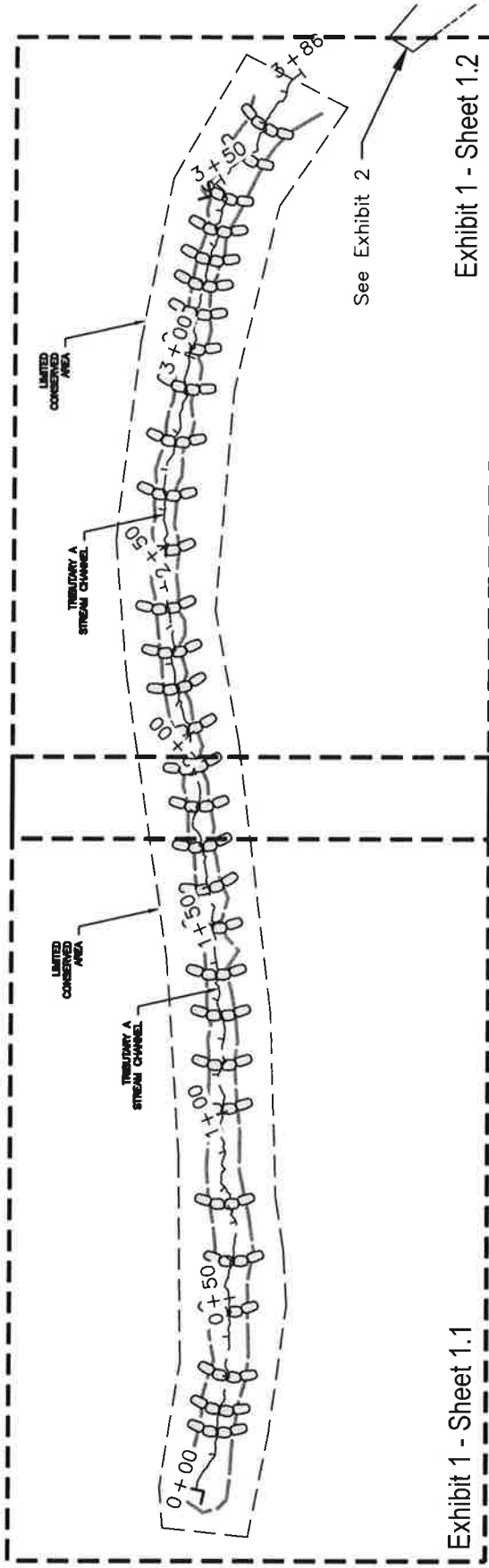


Exhibit 1 - Sheet 1.1

Exhibit 1 - Sheet 1.2

See Exhibit 2



PLAN
Driving Range (Trib A)

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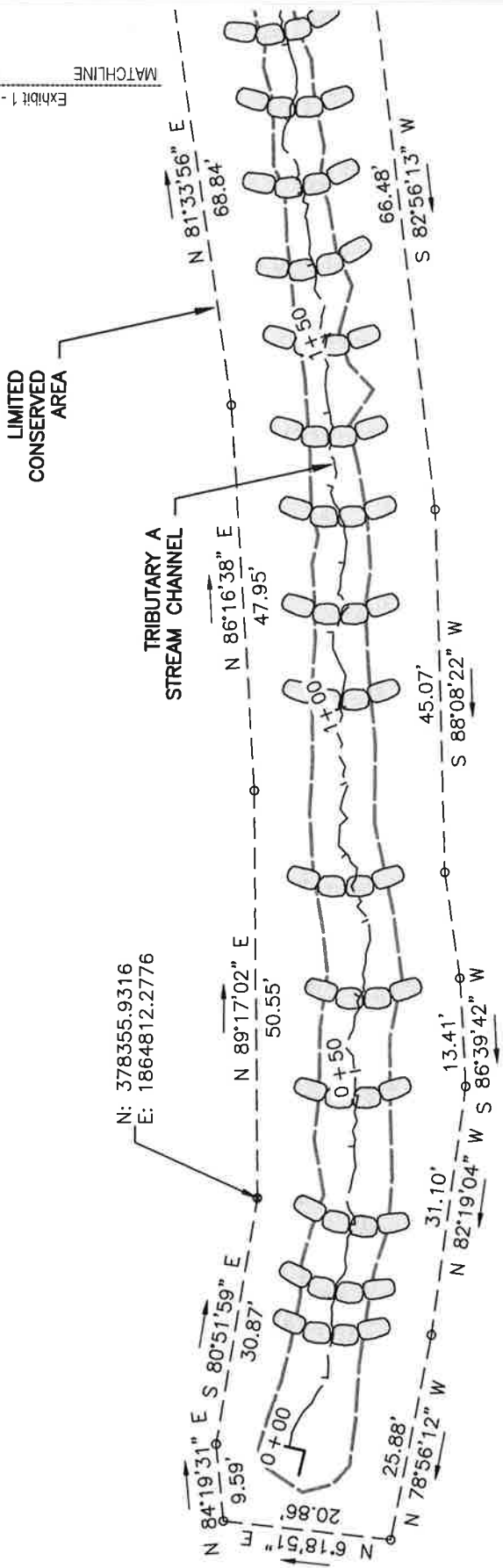


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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
PLAN NAME: Exhibit 1 - Overall
3055 Kingwood Pike - Morgantown - WV - 26508
PROJECT LOC: Monongalia County - West Virginia

PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	No Scale	DRW:	dms	CHK:	cms
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Exhibit 1 - Sheet 1.1
 Exhibit 1 - Sheet 1.2
 MATCHLINE



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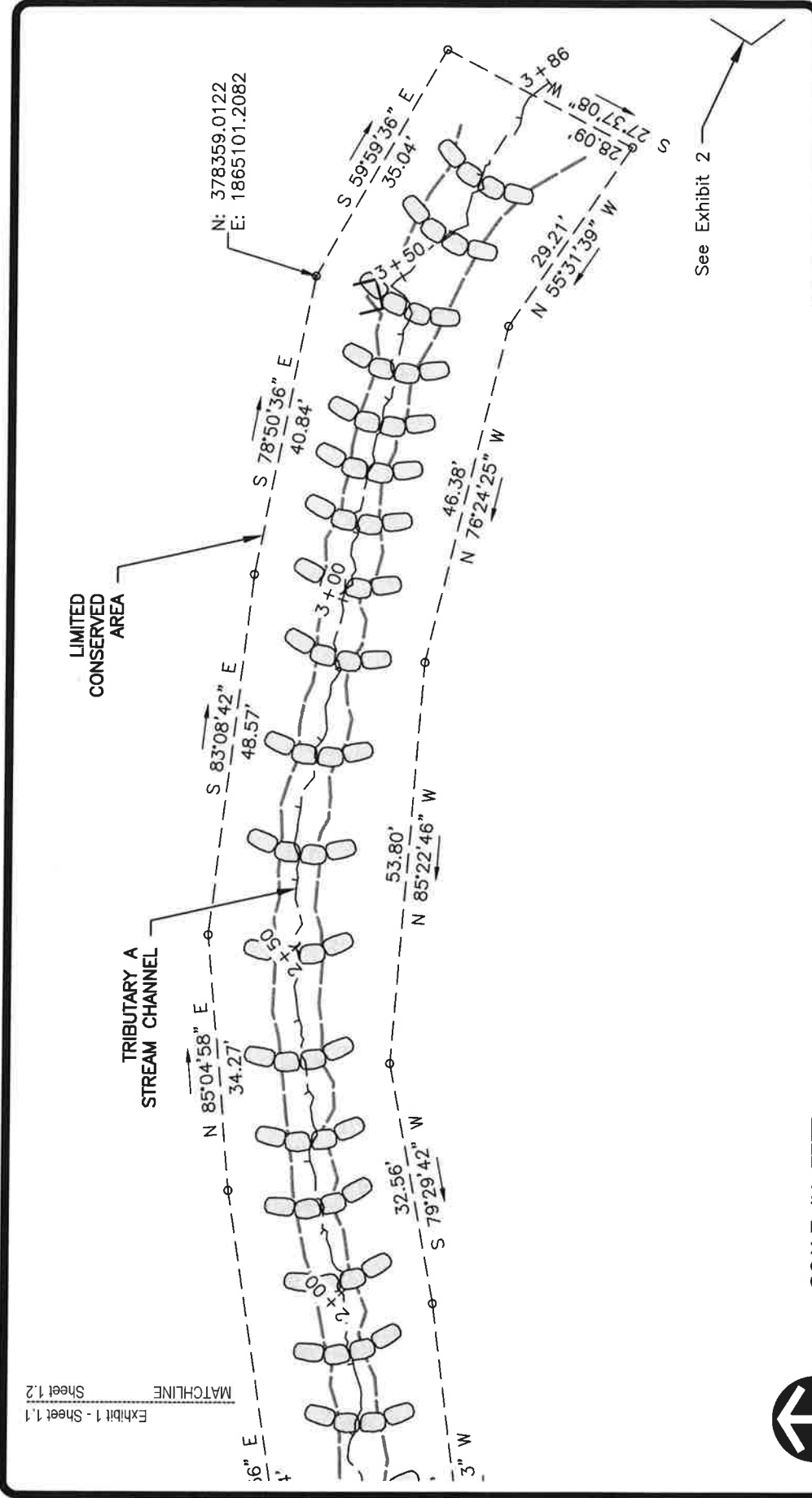
PLAN
 Driving Range (Trib A)



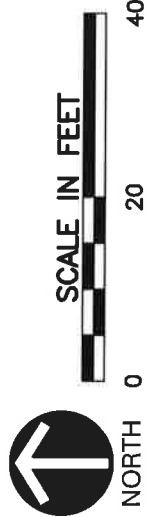
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CLIENT NAME: **Pikewood National Golf Club**
 Deed Restriction Maps
 PLAN NAME: **Exhibit 1 - Sheet 1.1**
 PROJECT LOC: **3055 Kingwood Pike - Morgantown - WV - 26508**
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 20' DRW: dms CHK: cms



PLAN
Driving Range (Trib A)



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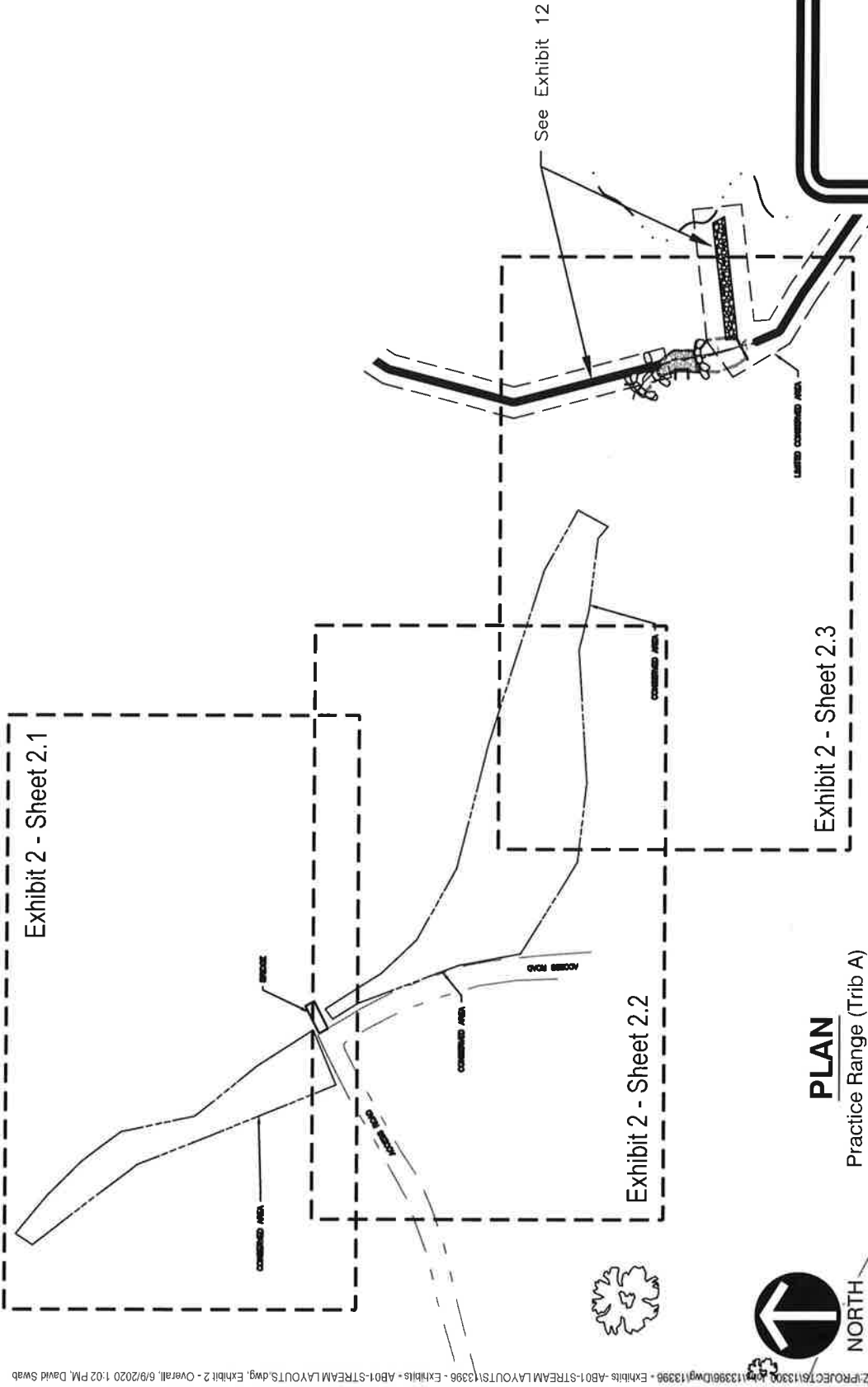
CLIENT NAME: **Pikewood National Golf Club**
Deed Restriction Maps
Exhibit 1 - Sheet 1.2

PROJECT LOC: **3055 Kingwood Pike - Morgantown - WV - 26508**
Monongalia County - West Virginia

PROJ#: **13396** DATE: **06-09-2020** FILE: **13396-Exhibits-xxx.DWG** SCALE: **1" = 20'** DRW:dms CHK: cms

Exhibit 1 - Sheet 1.1
Sheet 1.2
MATCHLINE

See Exhibit 2

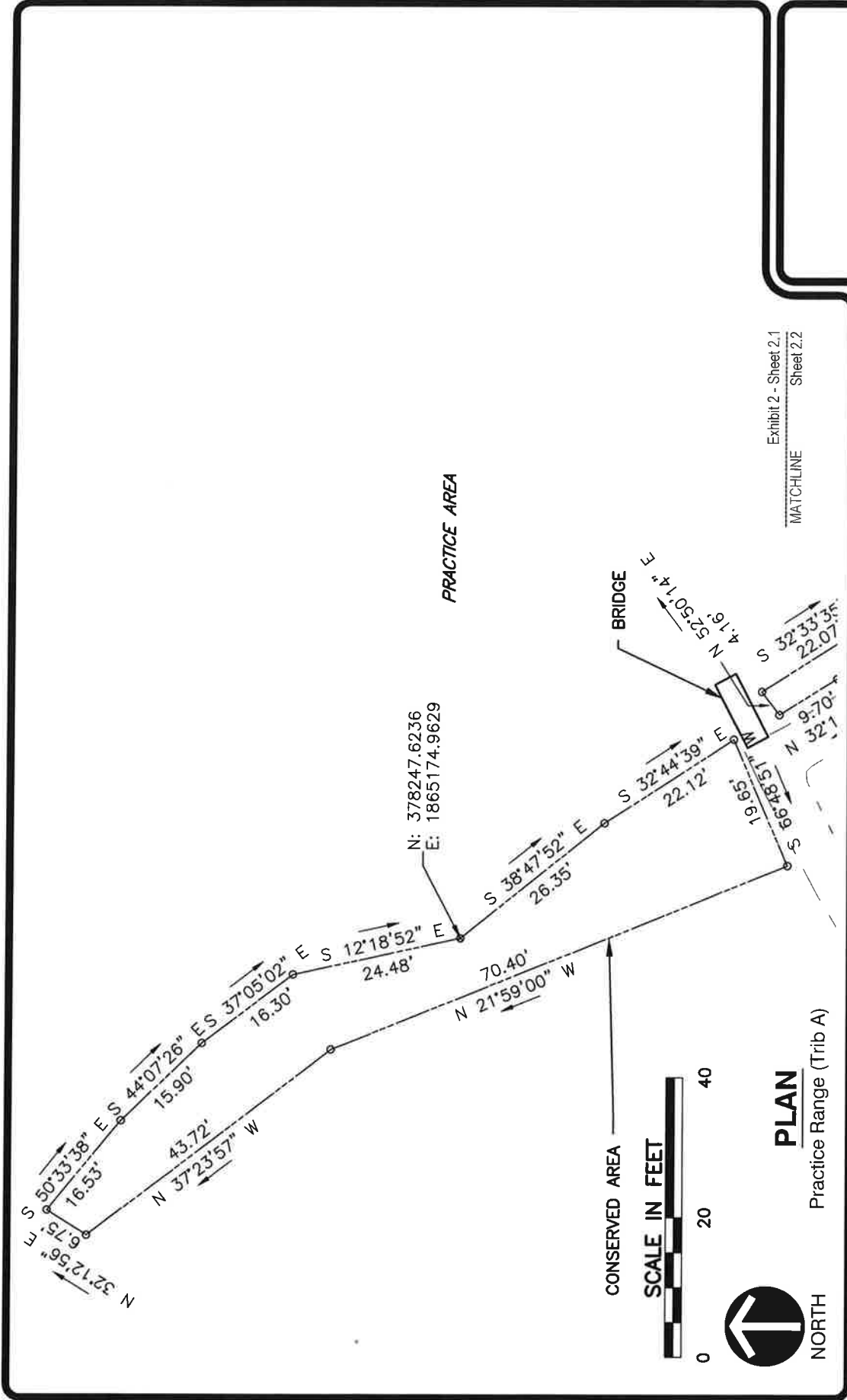


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CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 2 - Overall
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: No Scale DRW:dms CHK: cms



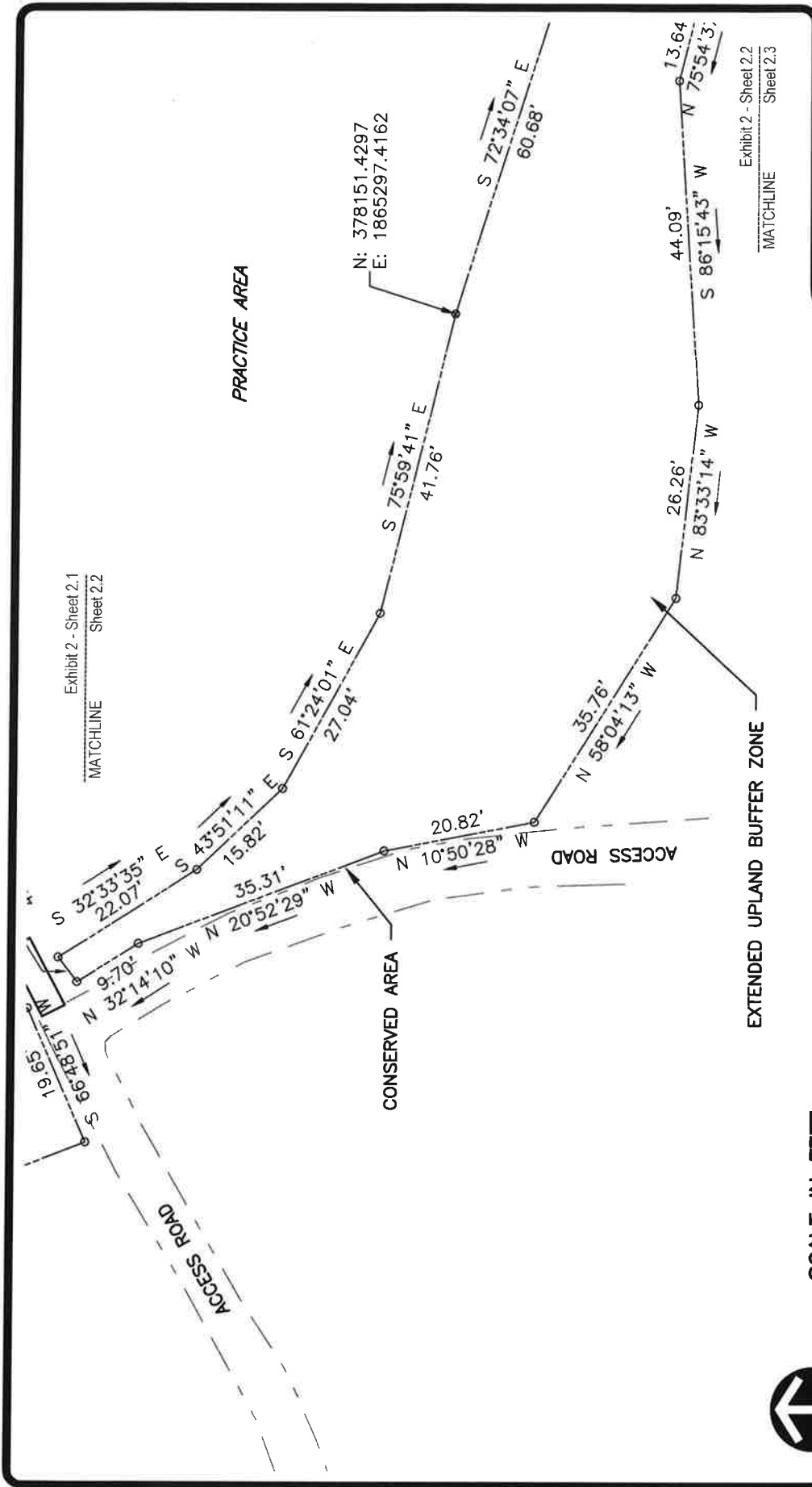
CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 2 - Sheet 2.1
 PROJECT LOC: Monongalia County - West Virginia
 3055 Kingwood Pike - Morgantown - WV - 26508

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PLAN

Practice Range (Trib A)



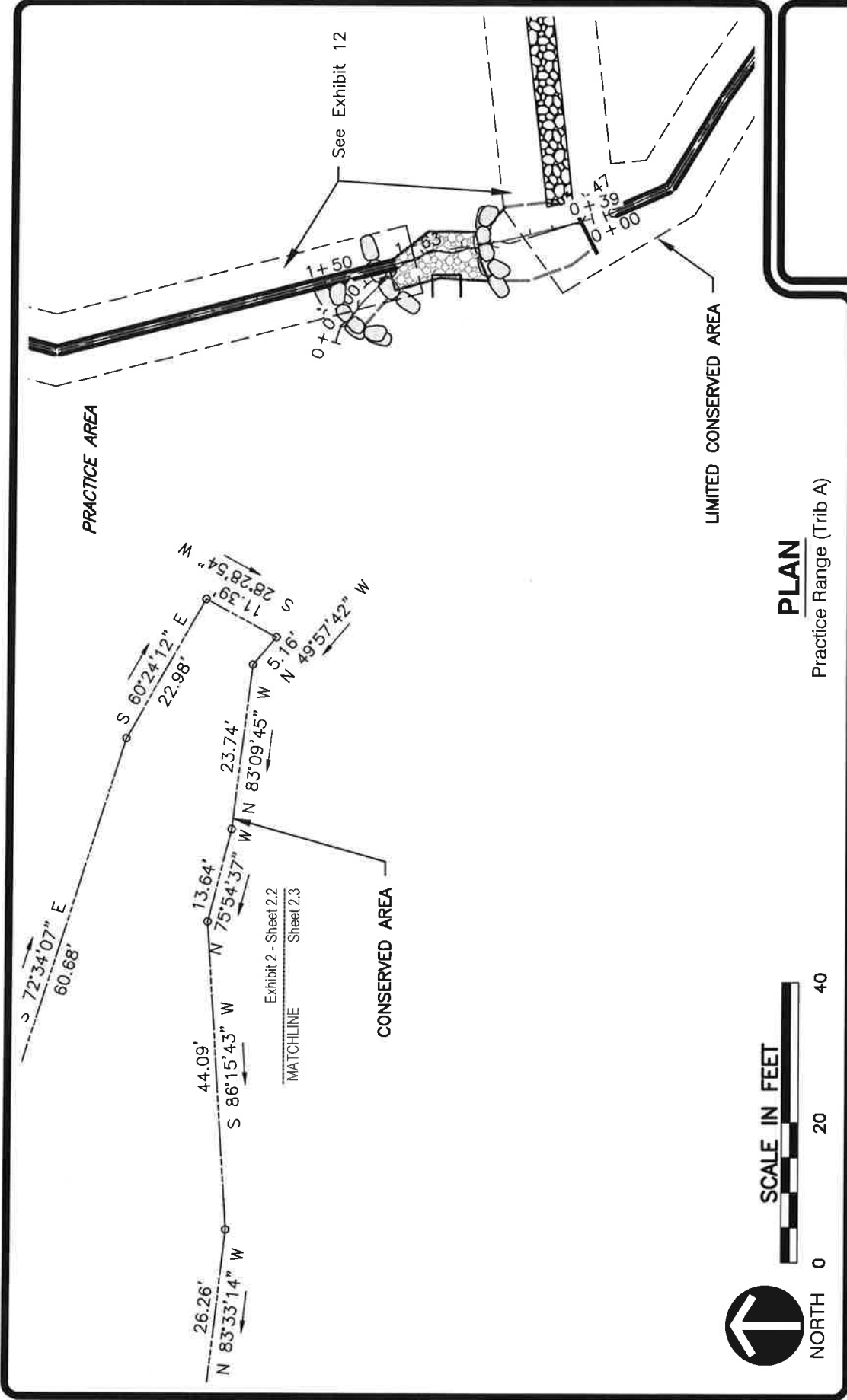
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CLIENT NAME: Pikewood National Golf Club
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PLAN NAME: Exhibit 2 - Sheet 2.2
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	1' = 20'	DRW:	dms	CHK:	cms
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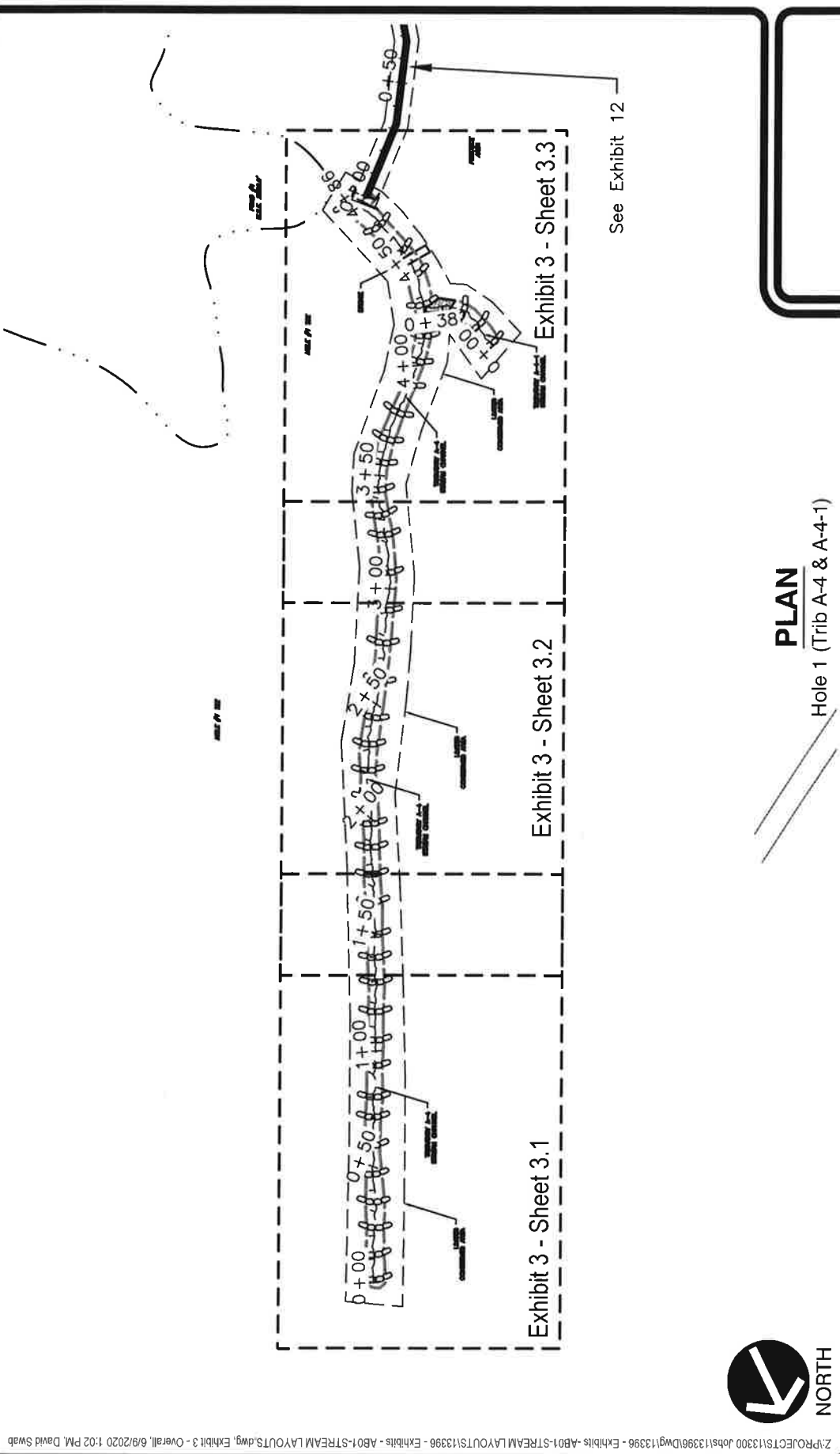
CLIENT NAME: Pikewood National Golf Club
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 PLAN NAME: Exhibit 2 - Sheet 2.3
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
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PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 20' DRW: dms CHK: cms





PLAN

Hole 1 (Trib A-4 & A-4-1)

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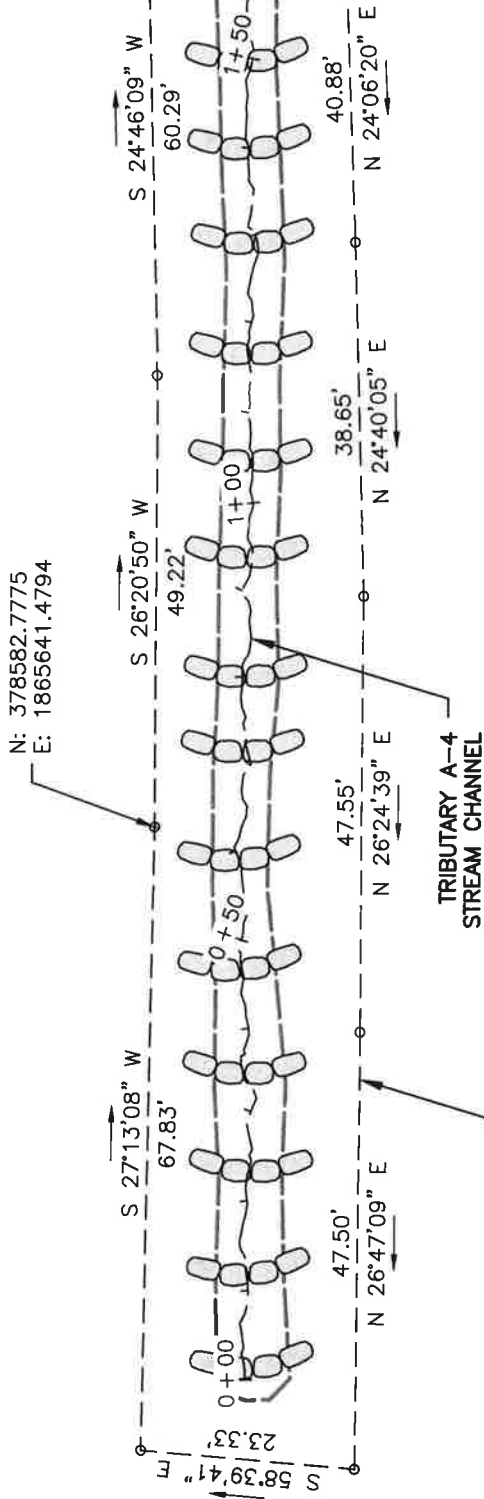
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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
PLAN NAME: Exhibit 3 - Overall
3055 Kingwood Pike - Morgantown - WV - 26508
PROJECT LOC: Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: No Scale DRW: dms CHK: cms

Exhibit 3 - Sheet 3.1
 Exhibit 3 - Sheet 3.2



SCALE IN FEET



PLAN

Hole 1 (Trib A-4 & A-4-1)



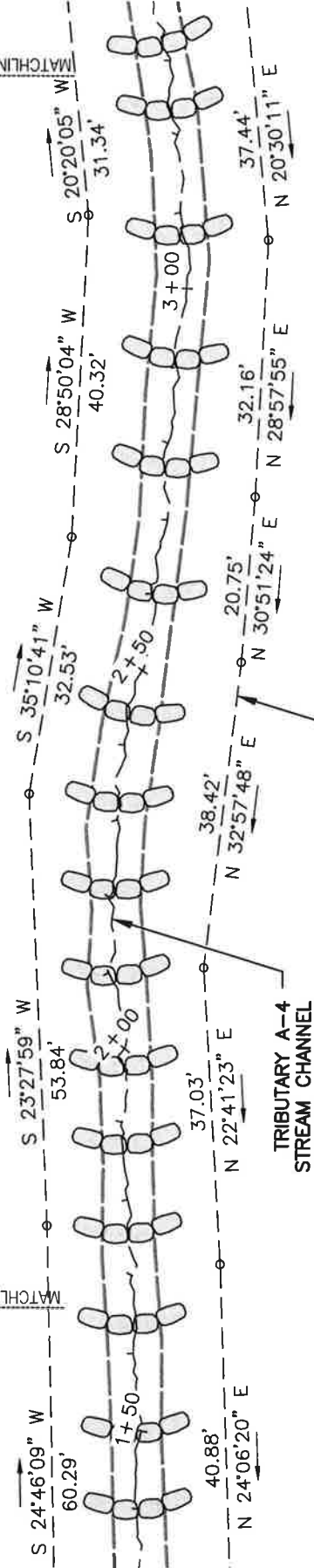
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CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 3 - Sheet 3.1
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 20' DRW:dms CHK: cms

Exhibit 3 - Sheet 3.1
Sheet 3.2

Exhibit 3 - Sheet 3.2
Sheet 3.3



SCALE IN FEET

0 20 40

PLAN

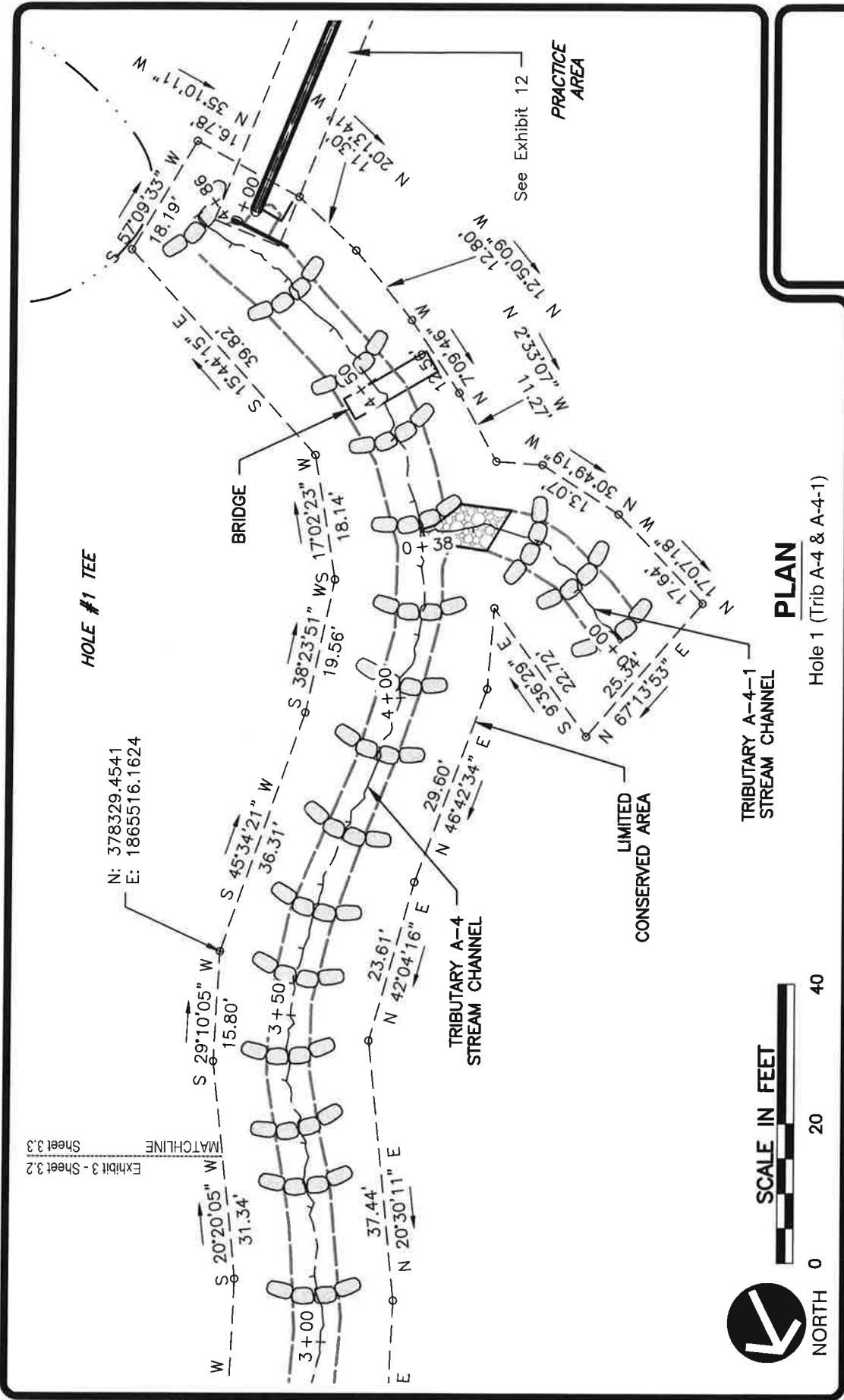
Hole 1 (Trib A-4 & A-4-1)



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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
PLAN NAME: Exhibit 3 - Sheet 3.2
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1' = 20' DRW:dms CHK: cms



PLAN

Hole 1 (Trib A-4 & A-4-1)

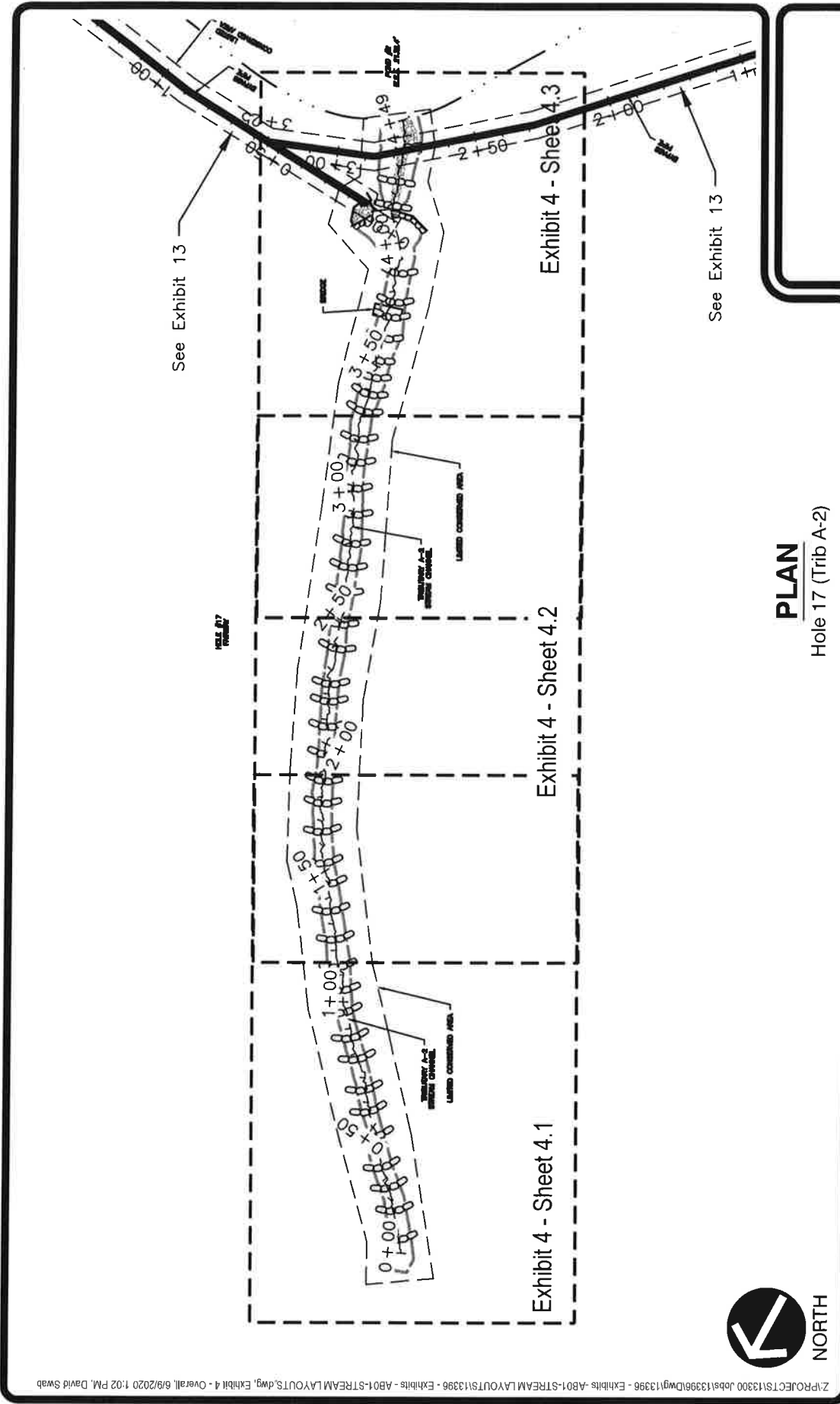
CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 3 - Sheet 3.3
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

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PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	1" = 20'	DRW:dms	CHK:cms
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PLAN

Hole 17 (Trib A-2)

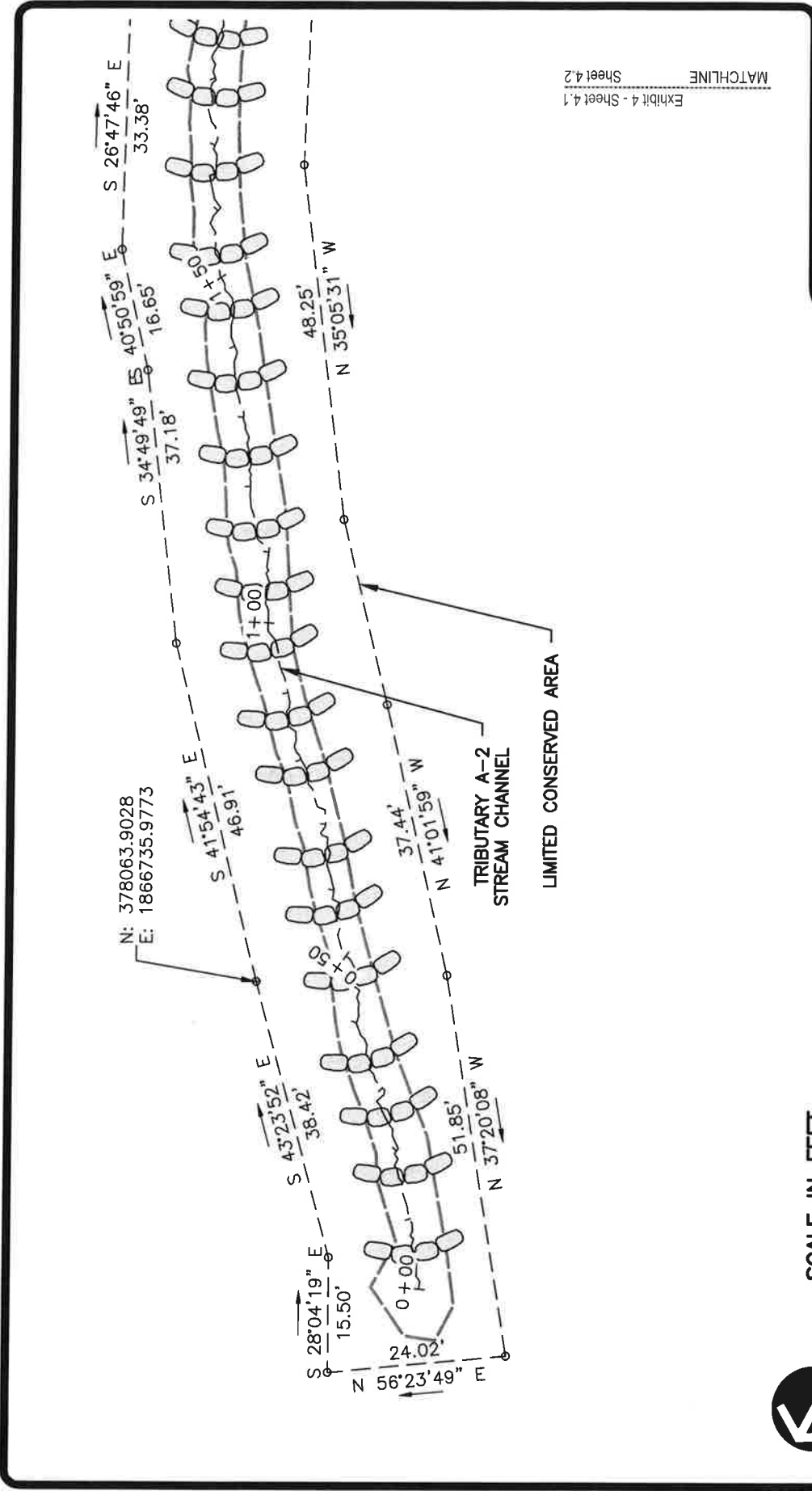
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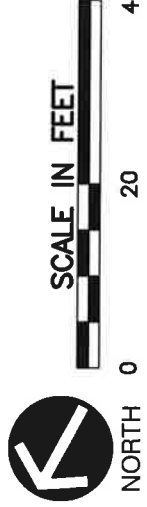
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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
PLAN NAME: Exhibit 4 - Overall
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

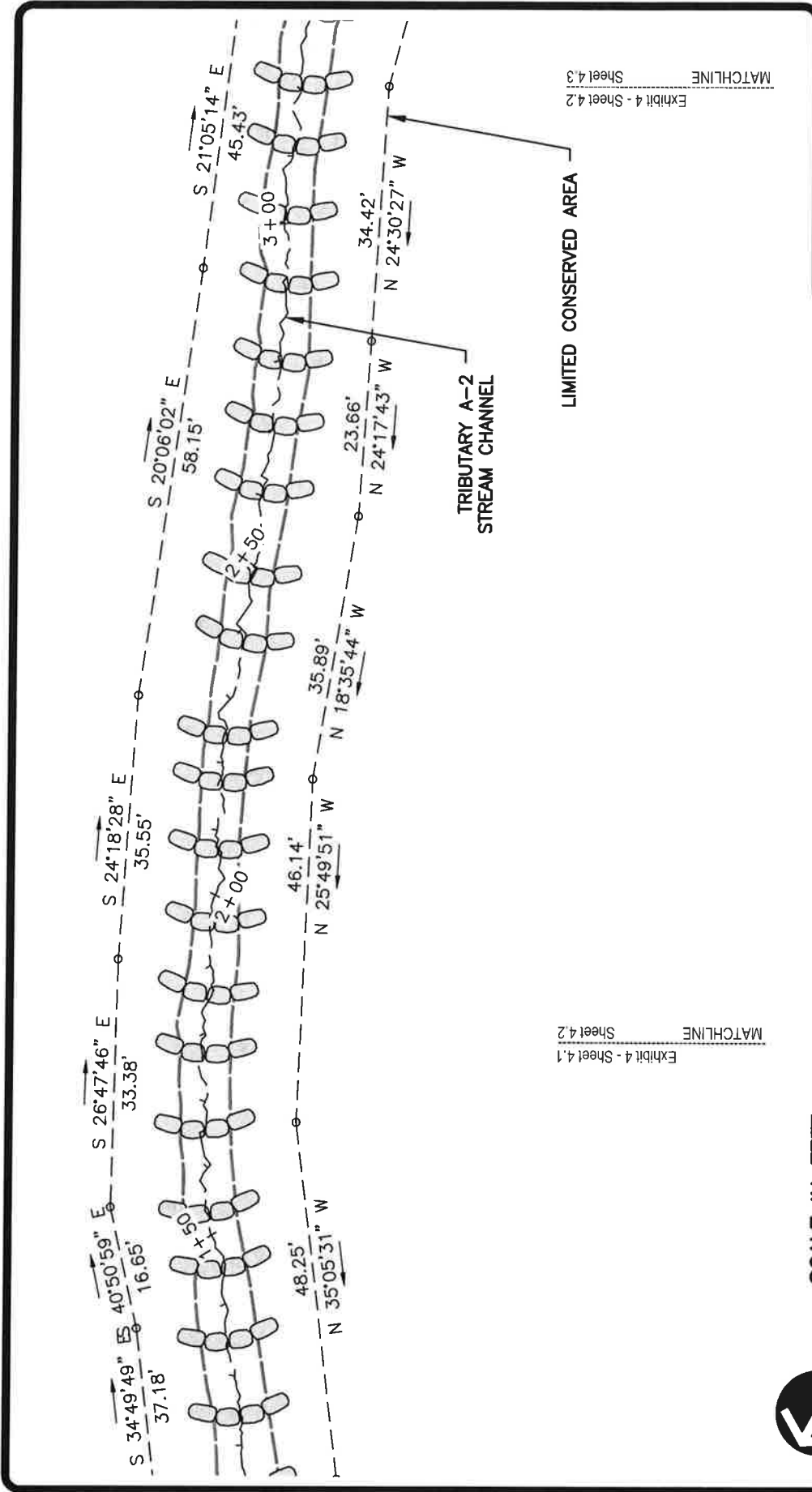
PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	No Scale	DRW:dms	CHK:cms
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PLAN
Hole 17 (Trib A-2)



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	CLIENT NAME: <u>Pikewood National Golf Club</u> Deed Restriction Maps PLAN NAME: <u>Exhibit 4 - Sheet 4.1</u> PROJECT LOC: <u>3055 Kingwood Pike - Morgantown - WV - 26508</u> <u>Monongalia County - West Virginia</u>				
PROJ#: 13396	DATE: 06-09-2020	FILE: 13396-Exhibits-xxx.DWG	SCALE: 1' = 20'	DRW: dms	CHK: cms



SCALE IN FEET

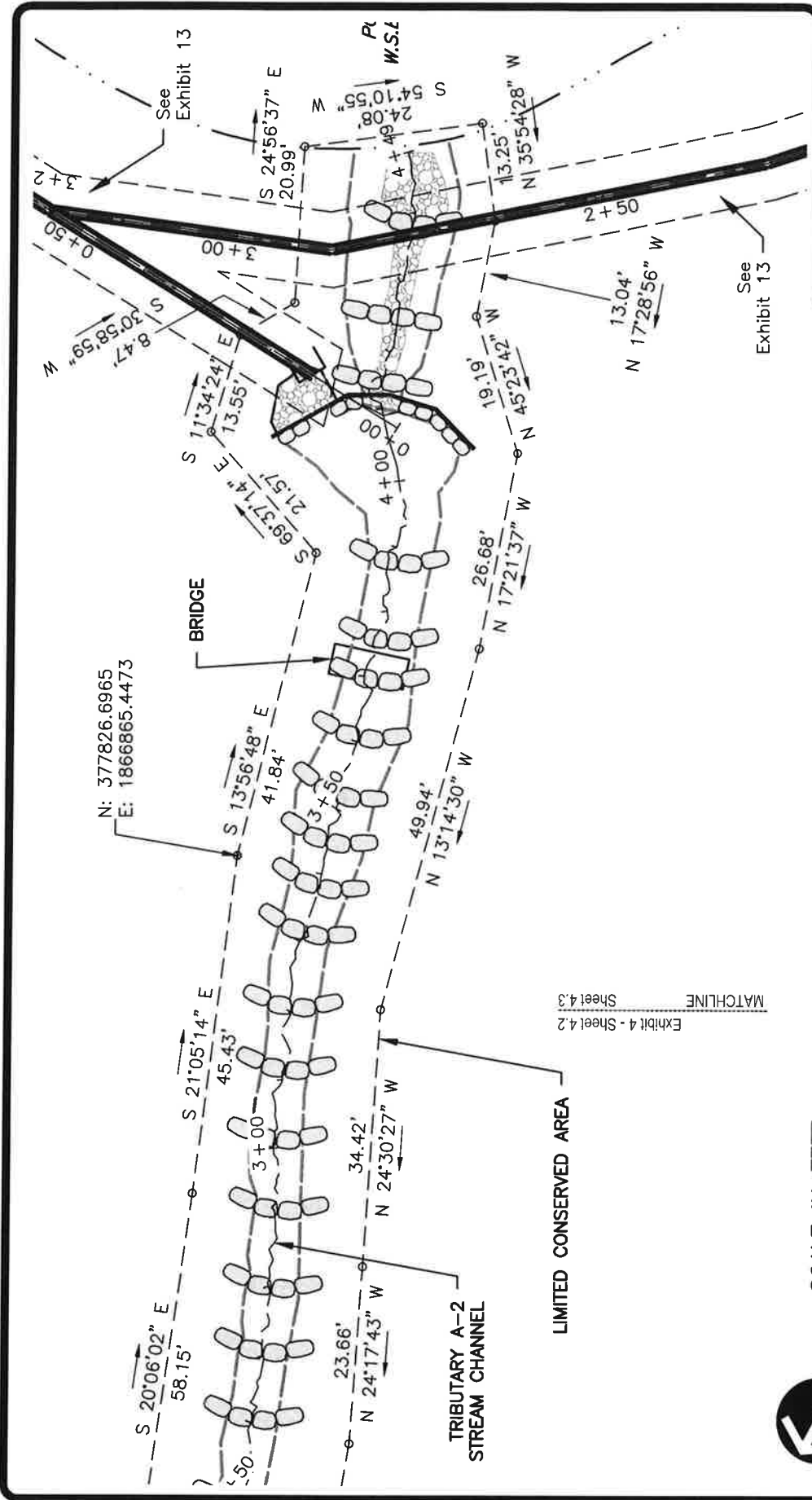
NORTH 0 20 40



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CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 4 - Sheet 4.2
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 20' DRW:dms CHK:cms



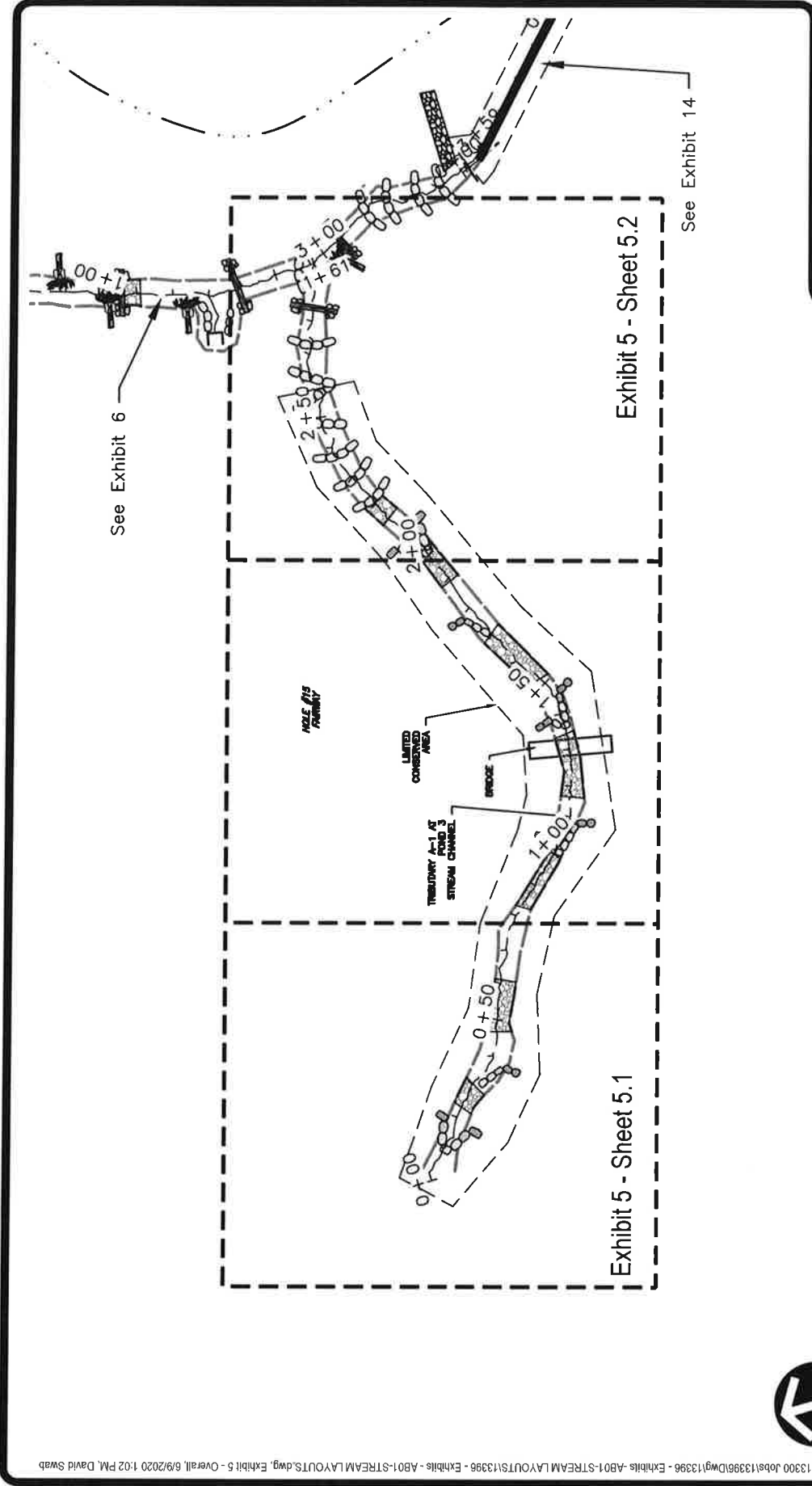
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Deed Restriction Maps
PLAN NAME: Exhibit 4 - Sheet 4.3
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	1" = 20'	DRW:	dms	CHK:	cms
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PLAN

Hole 15 (Trib A-1)

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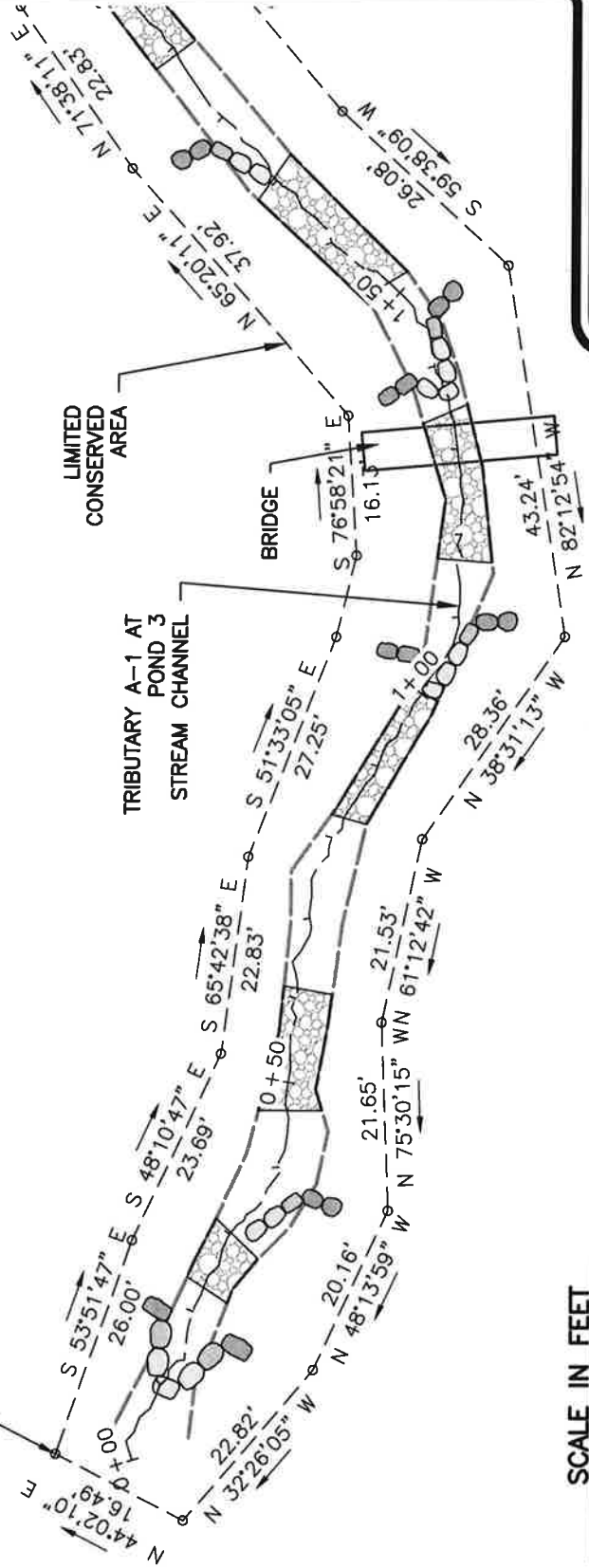
CLIENT NAME: **Pikewood National Golf Club**
 Deed Restriction Maps
 PLAN NAME: **Exhibit 5 - Overall**
 3055 Kingwood Pike - Morgantown - WV - 26508
 PROJECT LOC: **Monongalia County - West Virginia**

PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	No Scale	DRW:	dms	CHK:	cms
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Exhibit 5 - Sheet 5.1
 MATCHLINE
 Exhibit 5 - Sheet 5.2

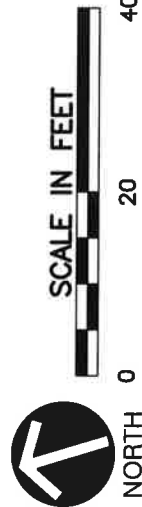
**HOLE #15
 FAIRWAY**

N: 379017.1593
 E: 1867093.4837



PLAN

Hole 15 (Trib A-1)



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 PLAN NAME: Exhibit 5 - Sheet 5.1
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
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PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	1' = 20'	DRW:	dms	CHK:	cms
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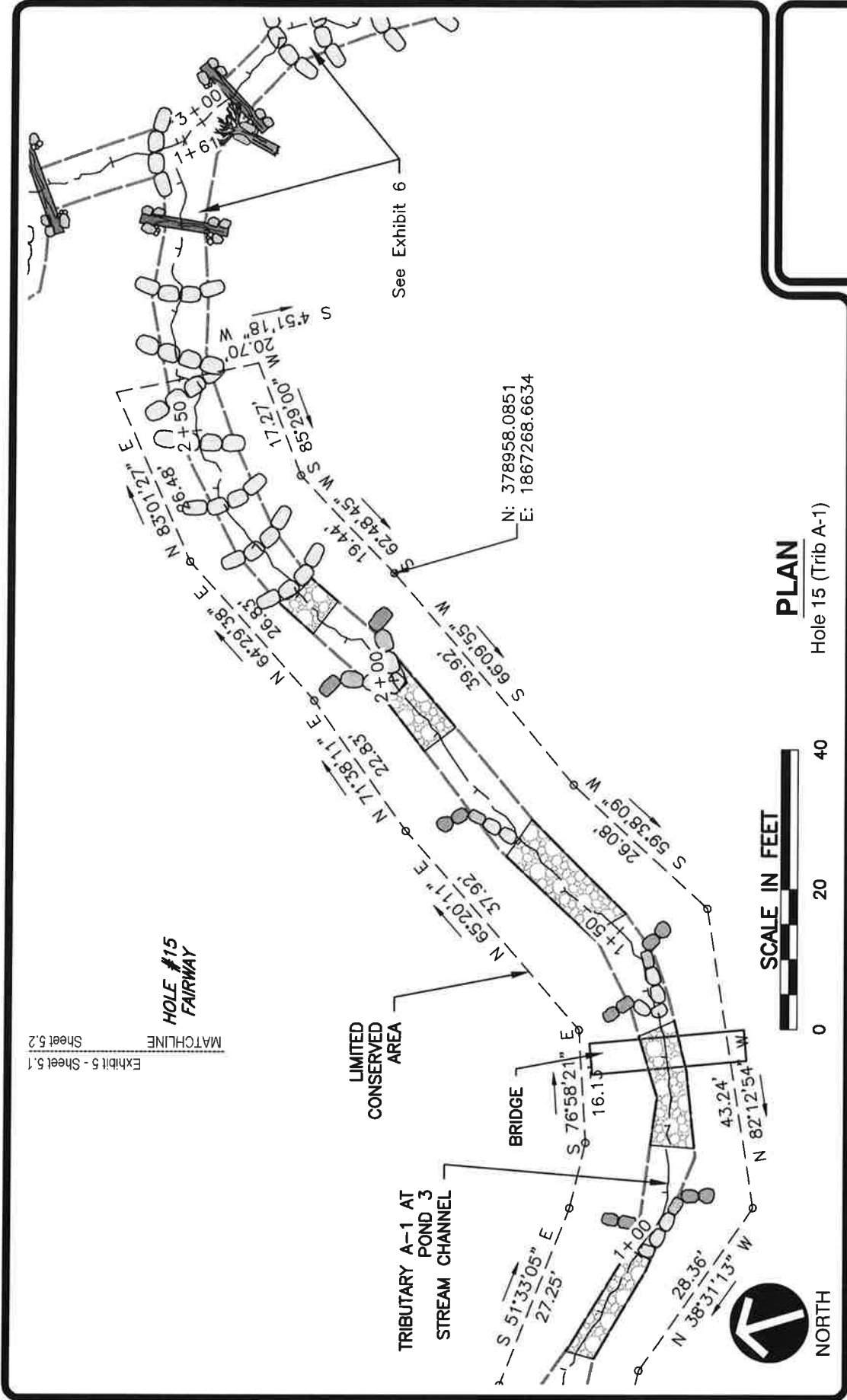


Exhibit 5 - Sheet 5.1
 Exhibit 5 - Sheet 5.2
 MATCHLINE

HOLE #15
 FAIRWAY

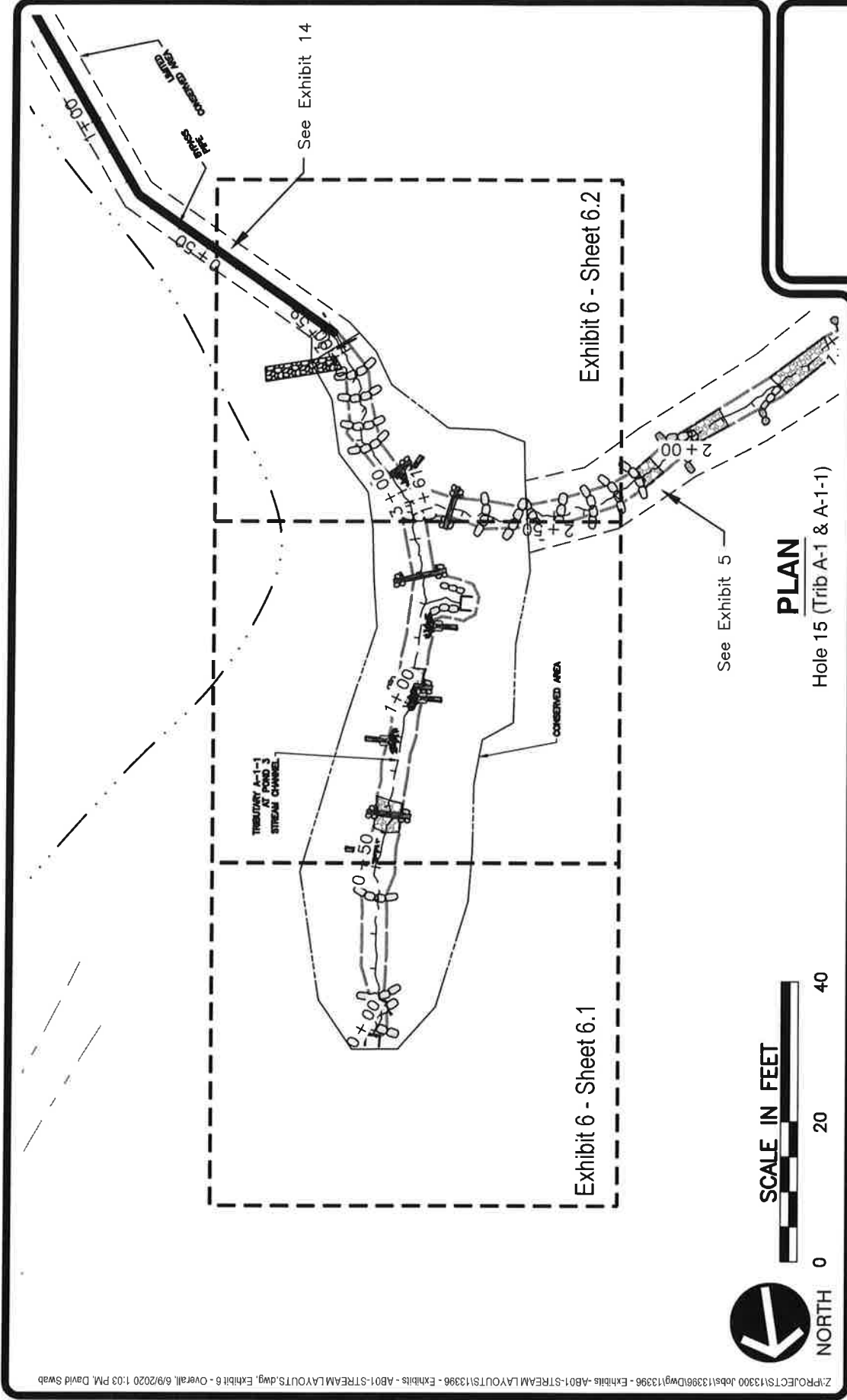
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 PLAN NAME: Exhibit 5 - Sheet 5.2
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	1' = 20'	DRW:dms	CHK: cms
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PLAN

Hole 15 (Trib A-1 & A-1-1)



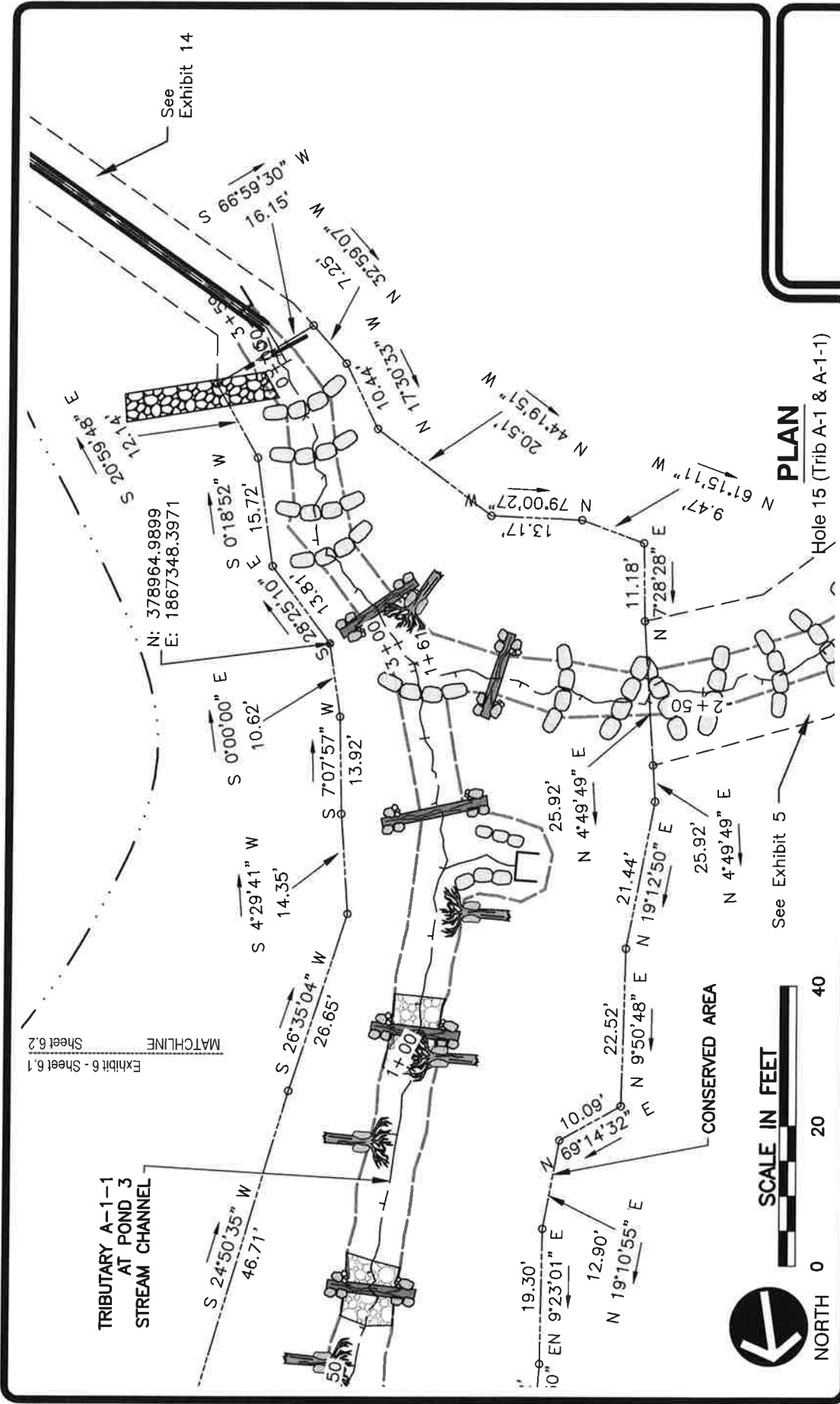
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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
PLAN NAME: Exhibit 6 - Overall
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	1' = 20'	DRW:dms	CHK:cms
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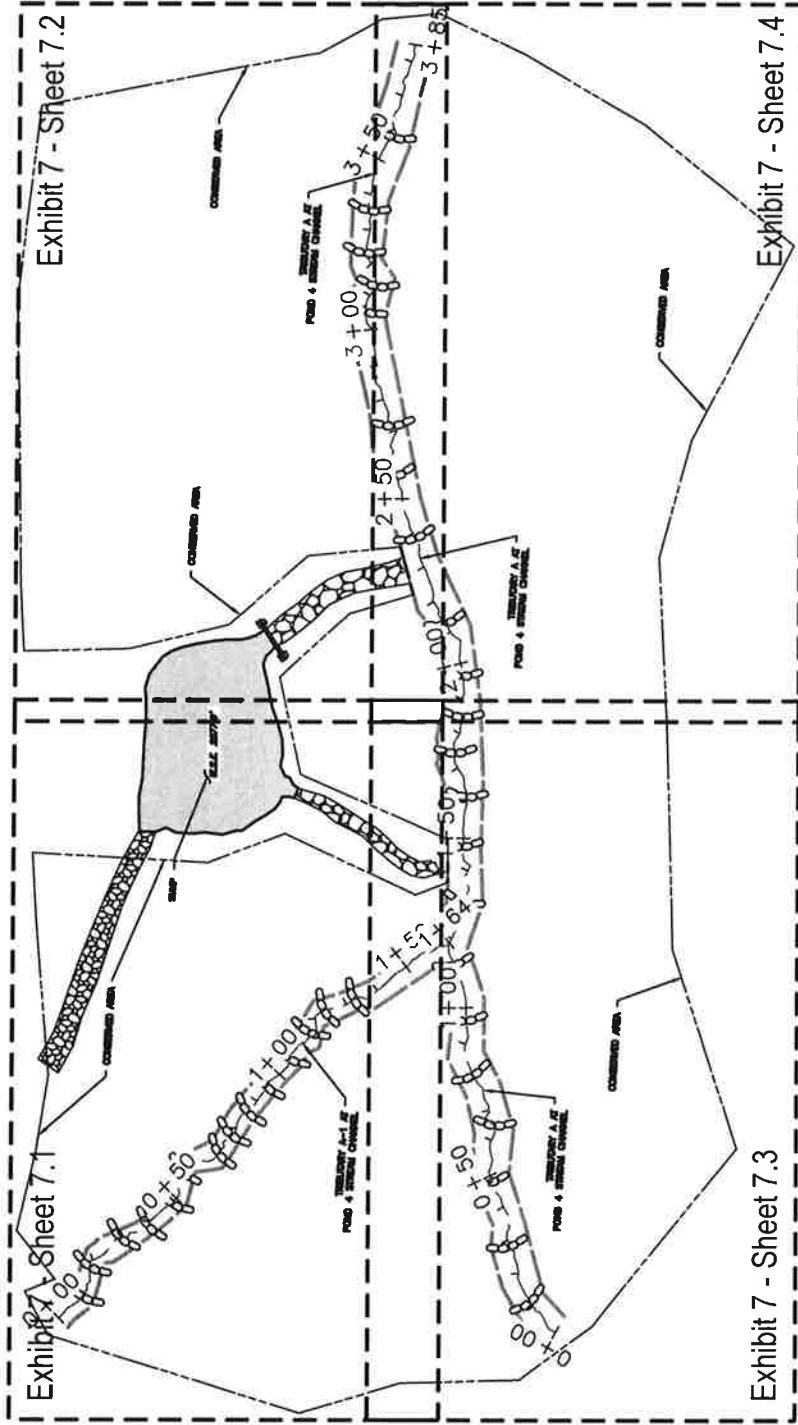
CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 6 - Sheet 6.2
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
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PLAN

Pond 4 (Trib A & A-1)



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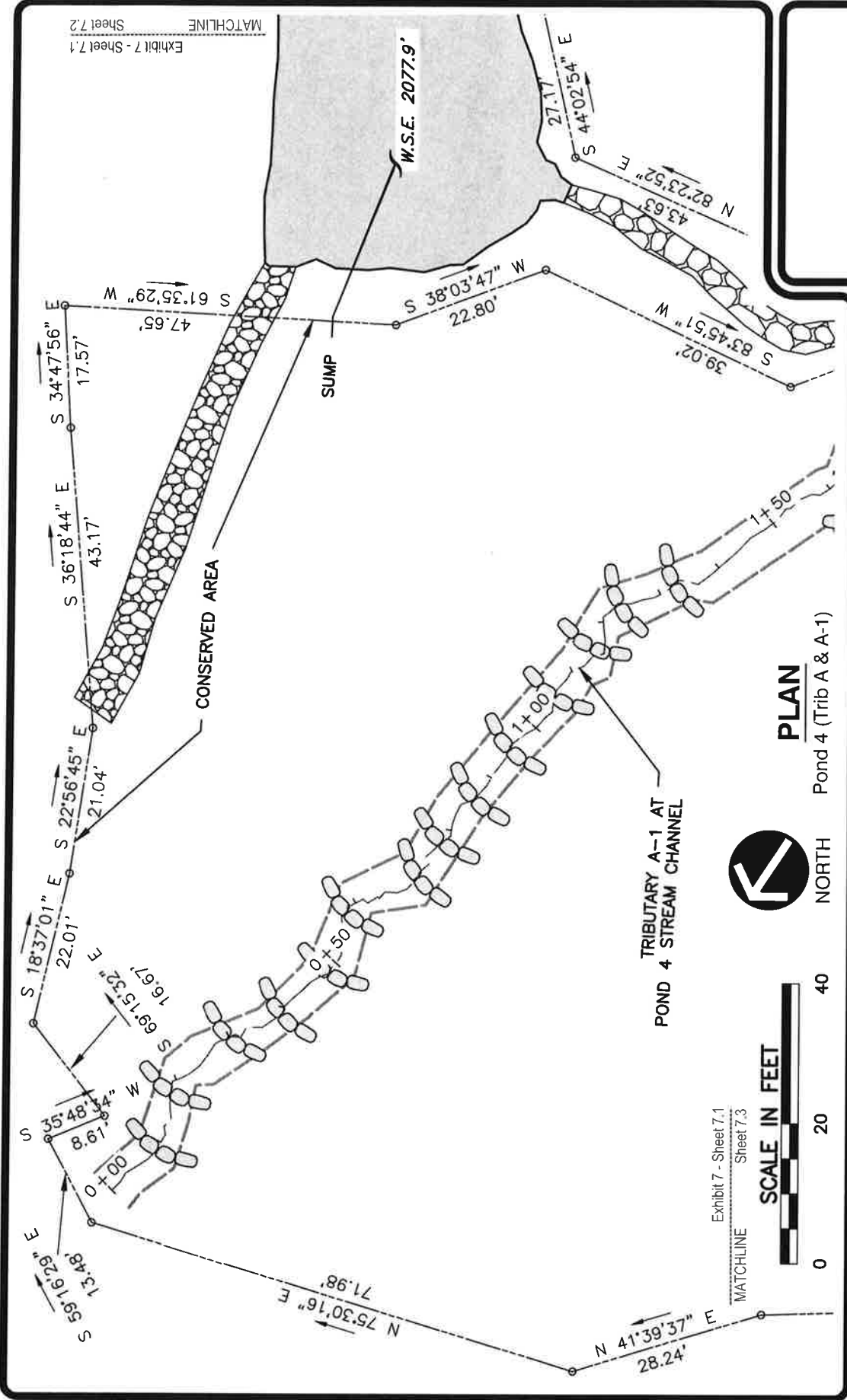
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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps

PLAN NAME: Exhibit 7 - Overall

PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: No Scale DRW:dms CHK:cms



CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 Exhibit 7 - Sheet 7.1

PLAN NAME: 3055 Kingwood Pike - Morgantown - WV - 26508

PROJECT LOC: Monongalia County - West Virginia

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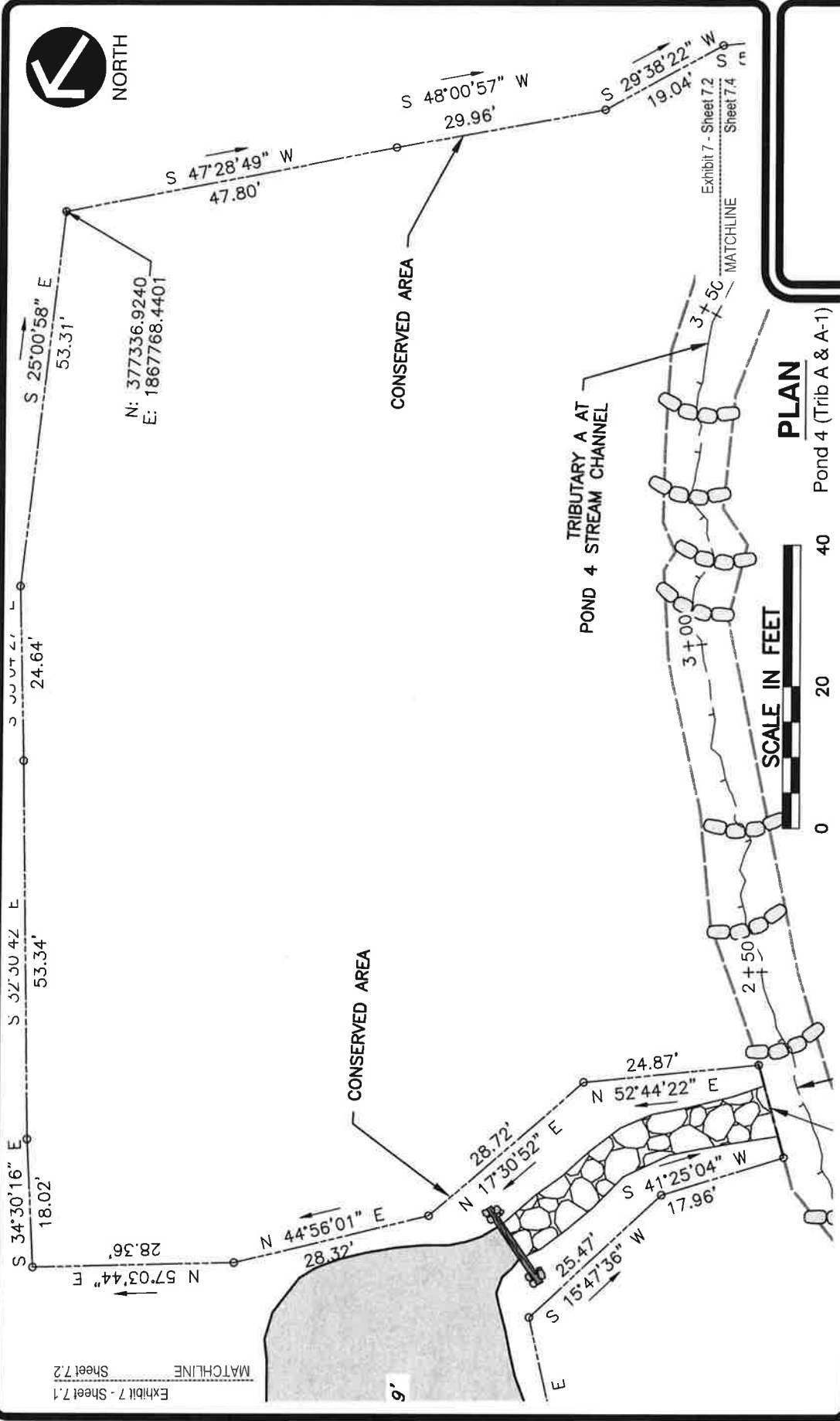
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PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 20' DRW:dms CHK: cms





NORTH



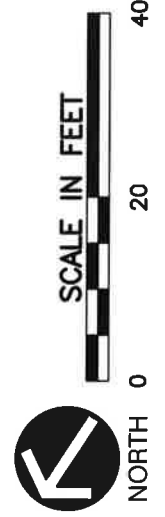
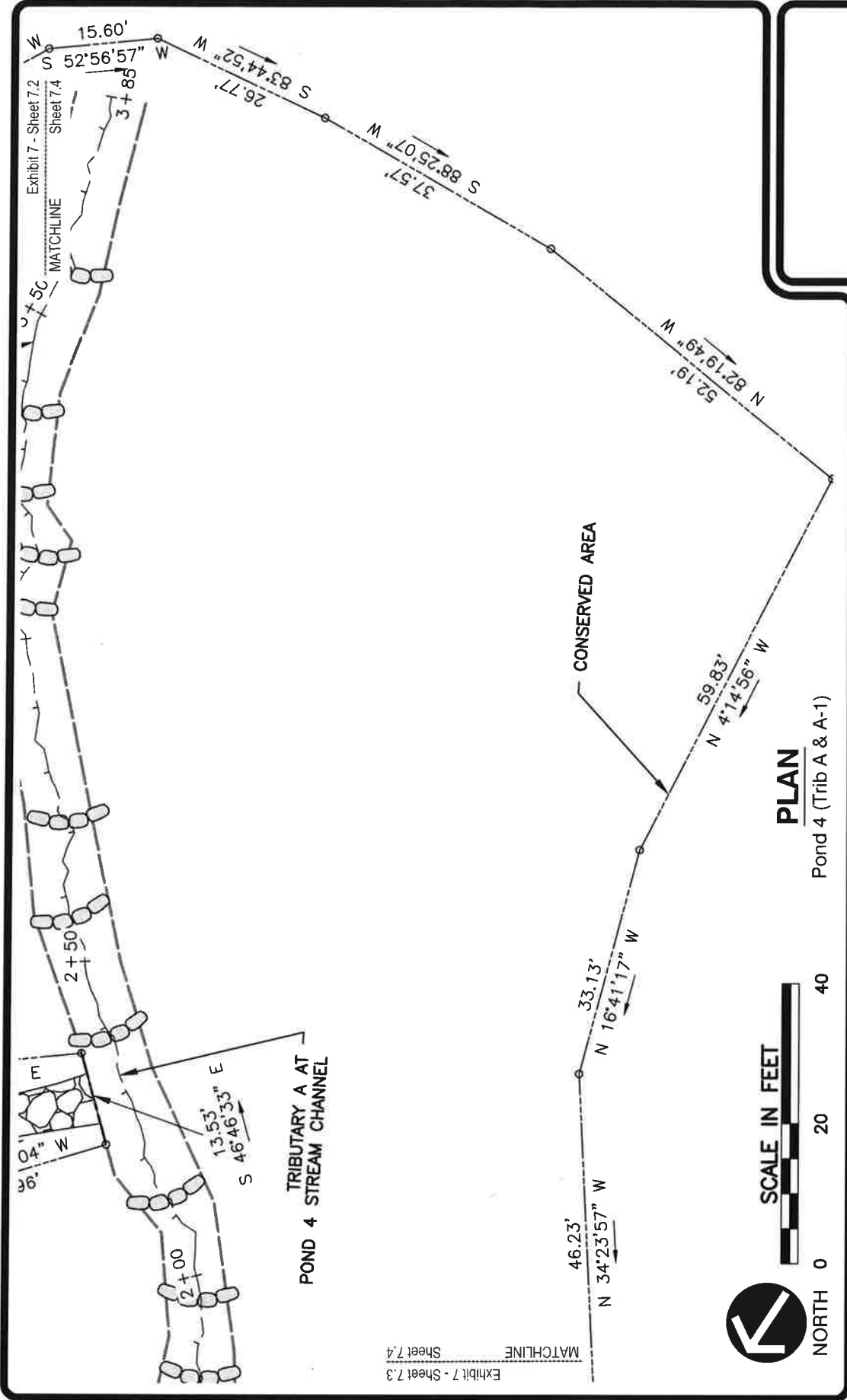
CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 7 - Sheet 7.2
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
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PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1' = 20' DRW: dms CHK: cms



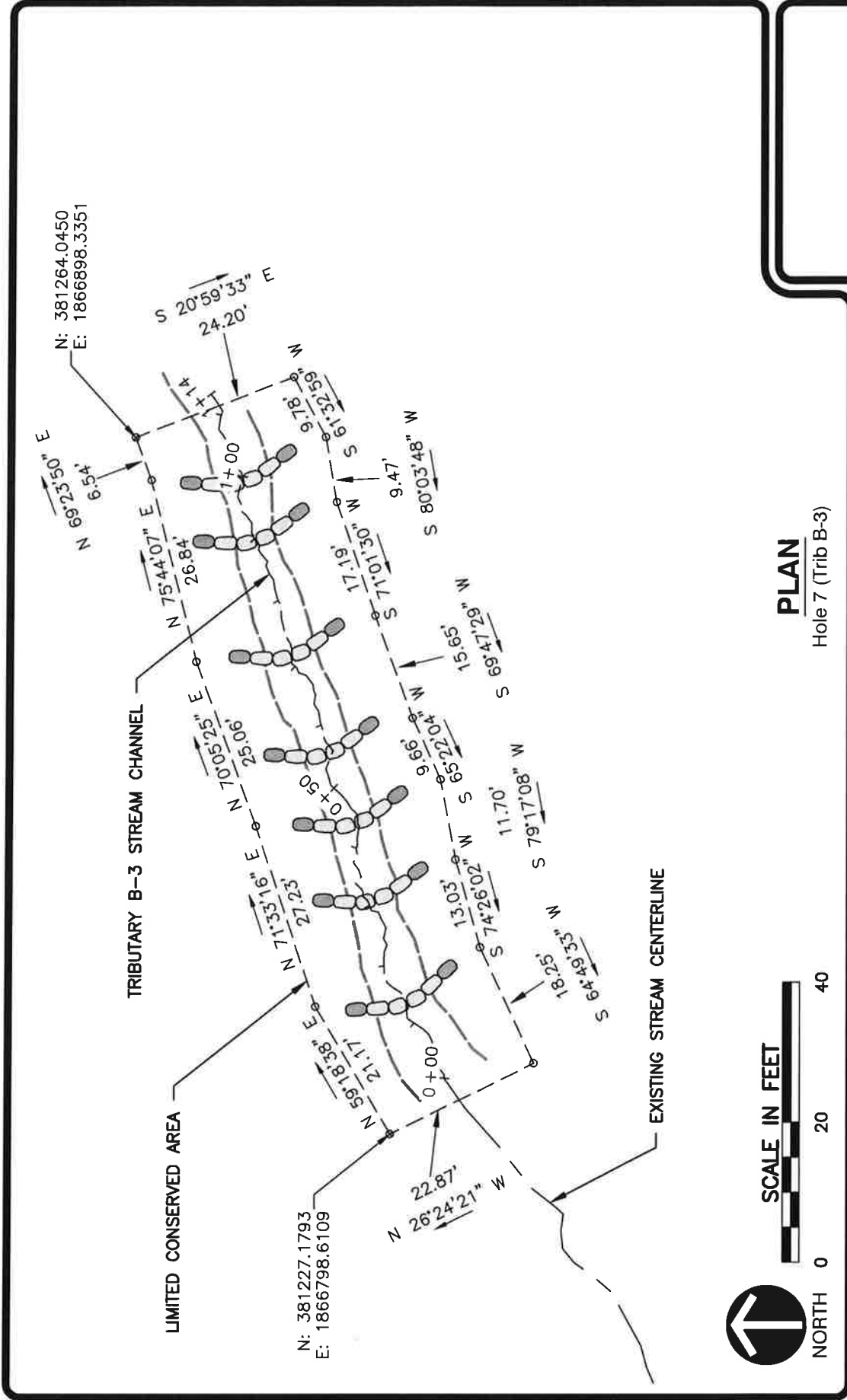
PLAN
 Pond 4 (Trib A & A-1)

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PLAN NAME: Exhibit 7 - Sheet 7.4
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
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PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	1' = 20'	DRW:	dms	CHK:	cms
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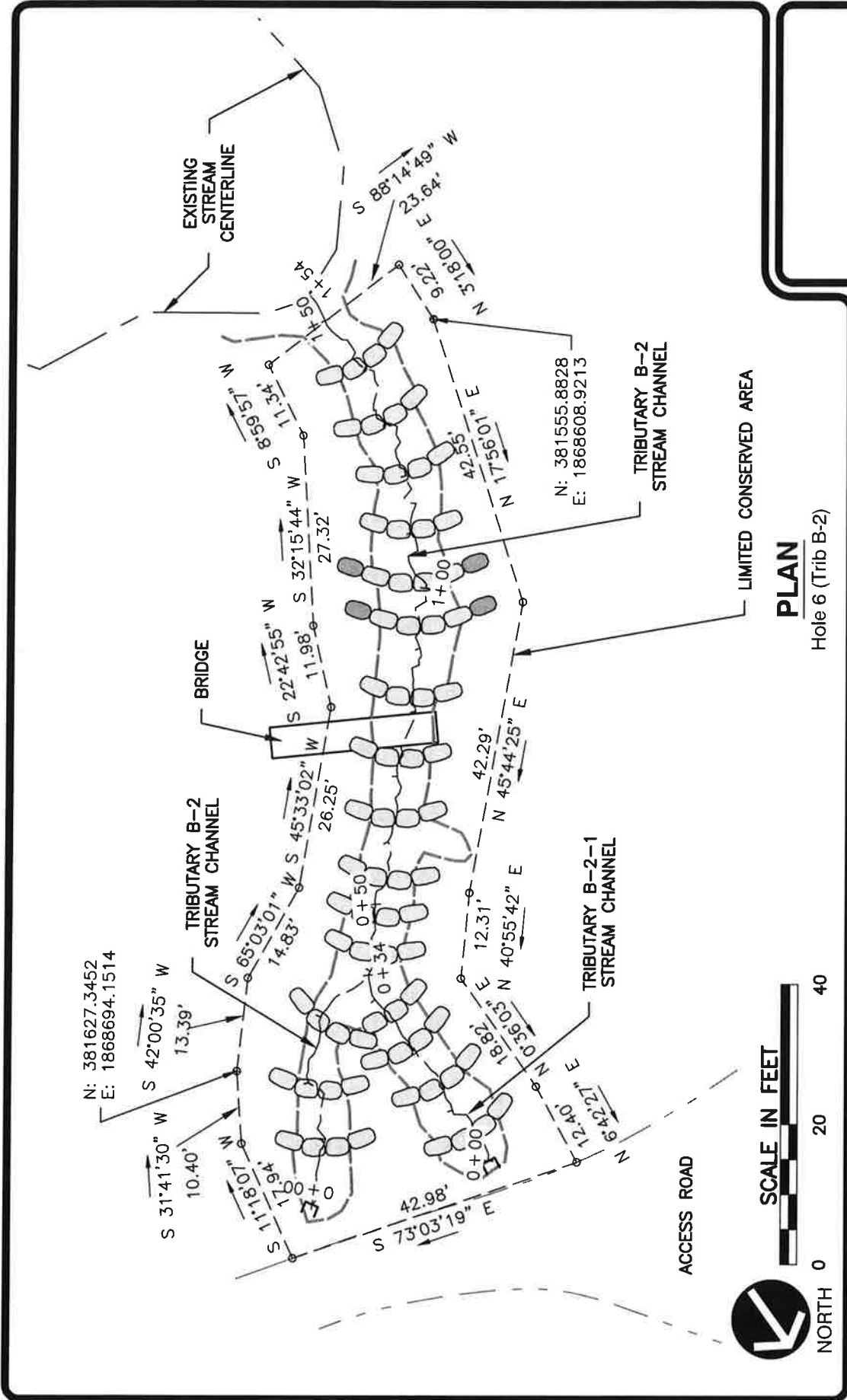


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PLAN NAME: Exhibit 8 - Overall
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	1' = 20'	DRW:	dms	CHK:	cms
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PLAN
Hole 6 (Trib B-2)

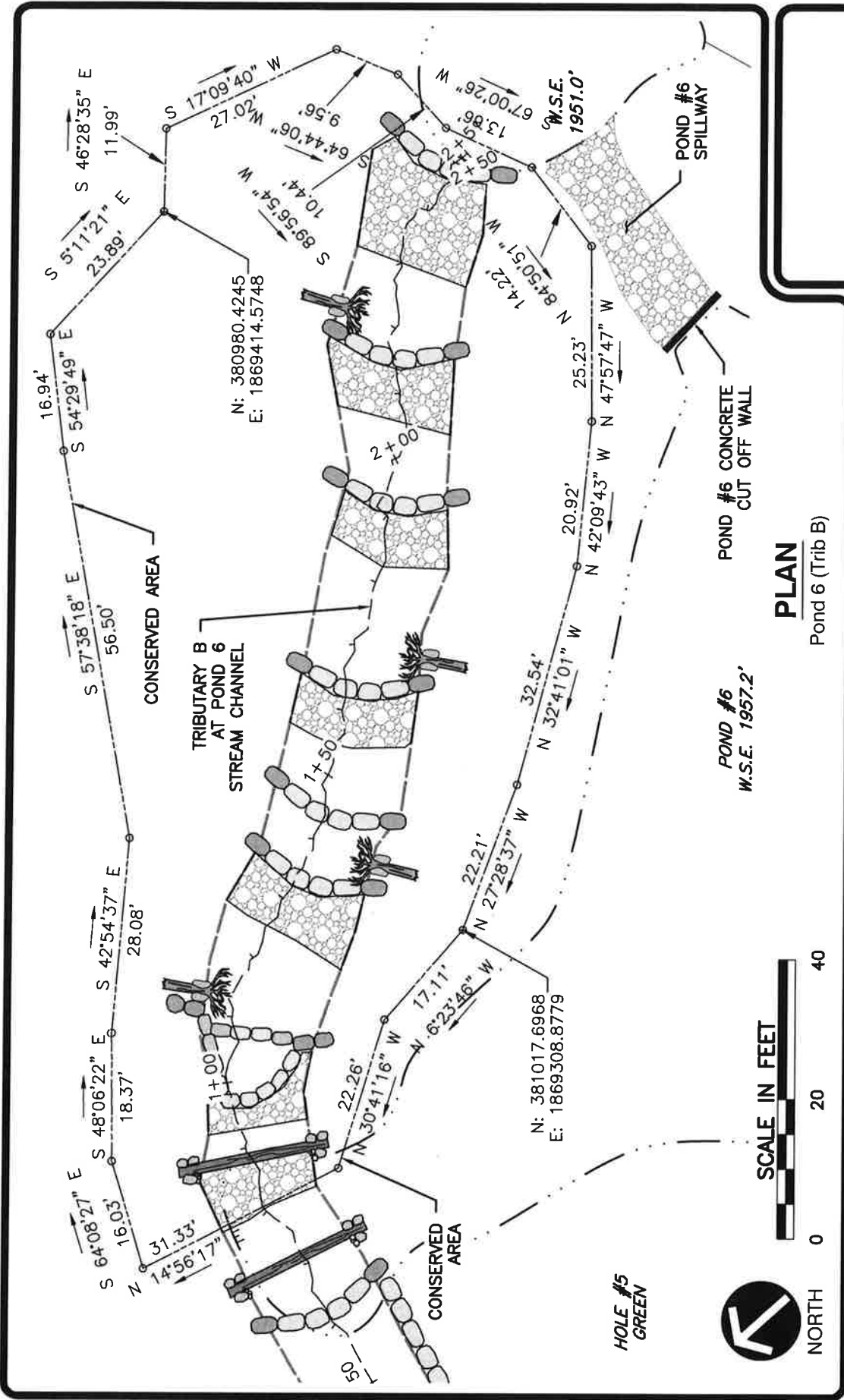
CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 Exhibit 9 - Overall
 PLAN NAME: 3055 Kingwood Pike - Morgantown - WV - 26508
 PROJECT LOC: Monongalia County - West Virginia

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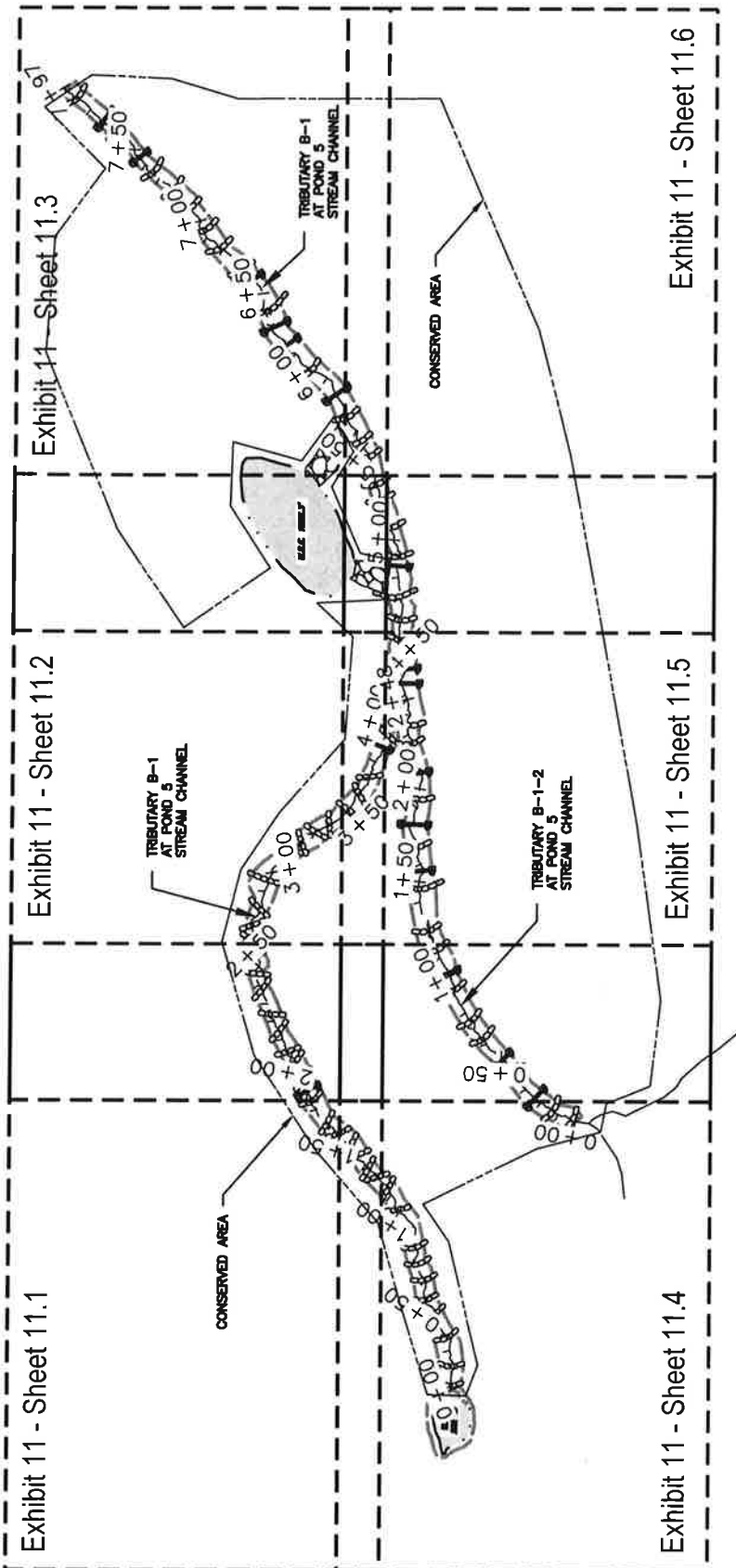
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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
PLAN NAME: Exhibit 10 - Overall
PROJECT LOC: Monongalia County - West Virginia
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PROJ#: 13396 **DATE:** 06-09-2020 **FILE:** 13396-Exhibits-xxx.DWG **SCALE:** 1" = 20' **DRW:dms** **CHK: cms**



PLAN

Pond 5 (Trib B-1 & B-1-2)

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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps

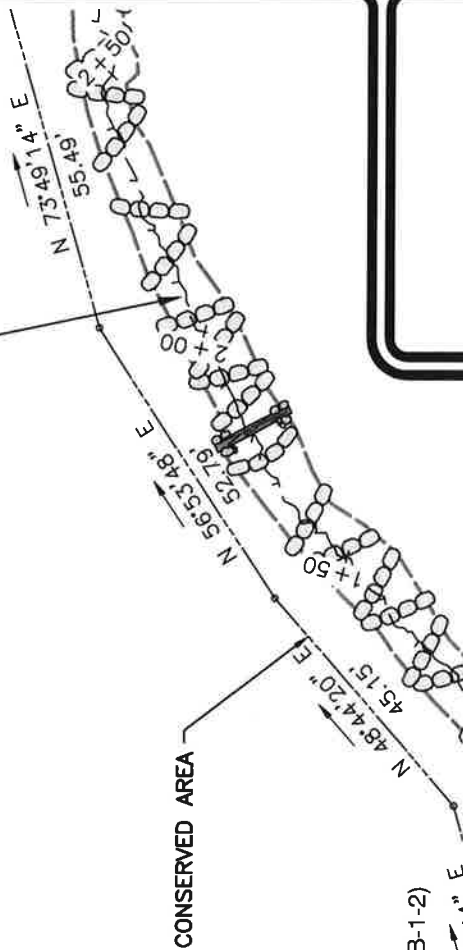
PLAN NAME: Exhibit 11 - Overall

PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	No Scale	DRW:	dms	CHK:	cms
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Exhibit 11 - Sheet 11.1
 MATCHLINE
 Sheet 11.2

TRIBUTARY B-1 AT
 POND 5 STREAM CHANNEL



PLAN

Pond 5 (Trib B-1 & B-1-2)

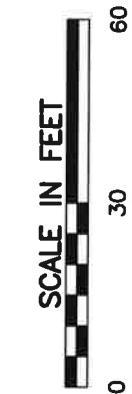


Exhibit 11 - Sheet 11.1
 MATCHLINE
 Sheet 11.4

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CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps

PLAN NAME: Exhibit 11 - Sheet 11.1

PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 30' DRW:dms CHK: cms

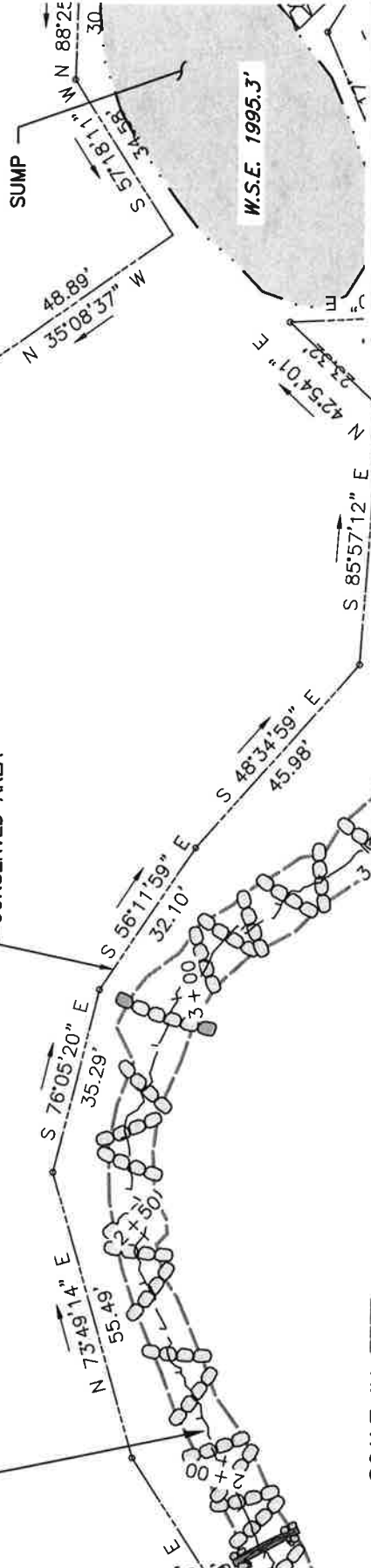
Exhibit 11 - Sheet 11.1
MATCHLINE
Sheet 11.2

Exhibit 11 - Sheet 11.2
MATCHLINE
Sheet 11.3



TRIBUTARY B-1 AT
POND 5 STREAM CHANNEL

CONSERVED AREA



SCALE IN FEET



PLAN

Pond 5 (Trib B-1 & B-1-2)

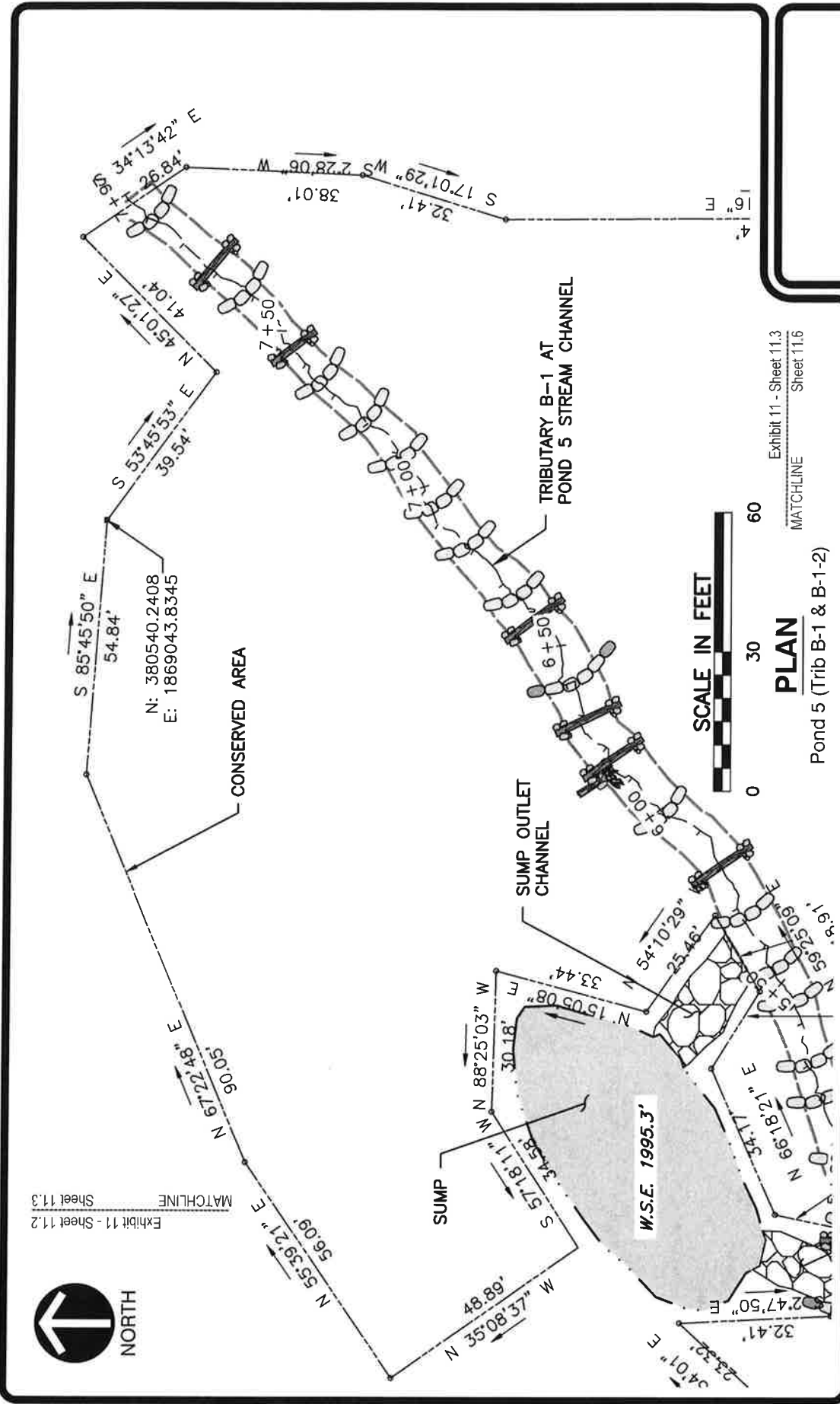


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PLAN NAME: Exhibit 11 - Sheet 11.2
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
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PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1' = 30' DRW: dms CHK: cms



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CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 11 - Sheet 11.3
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
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PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 30' DRW: dms CHK: cms

Exhibit 11 - Sheet 11.1
 MATCHLINE
 Sheet 11.4

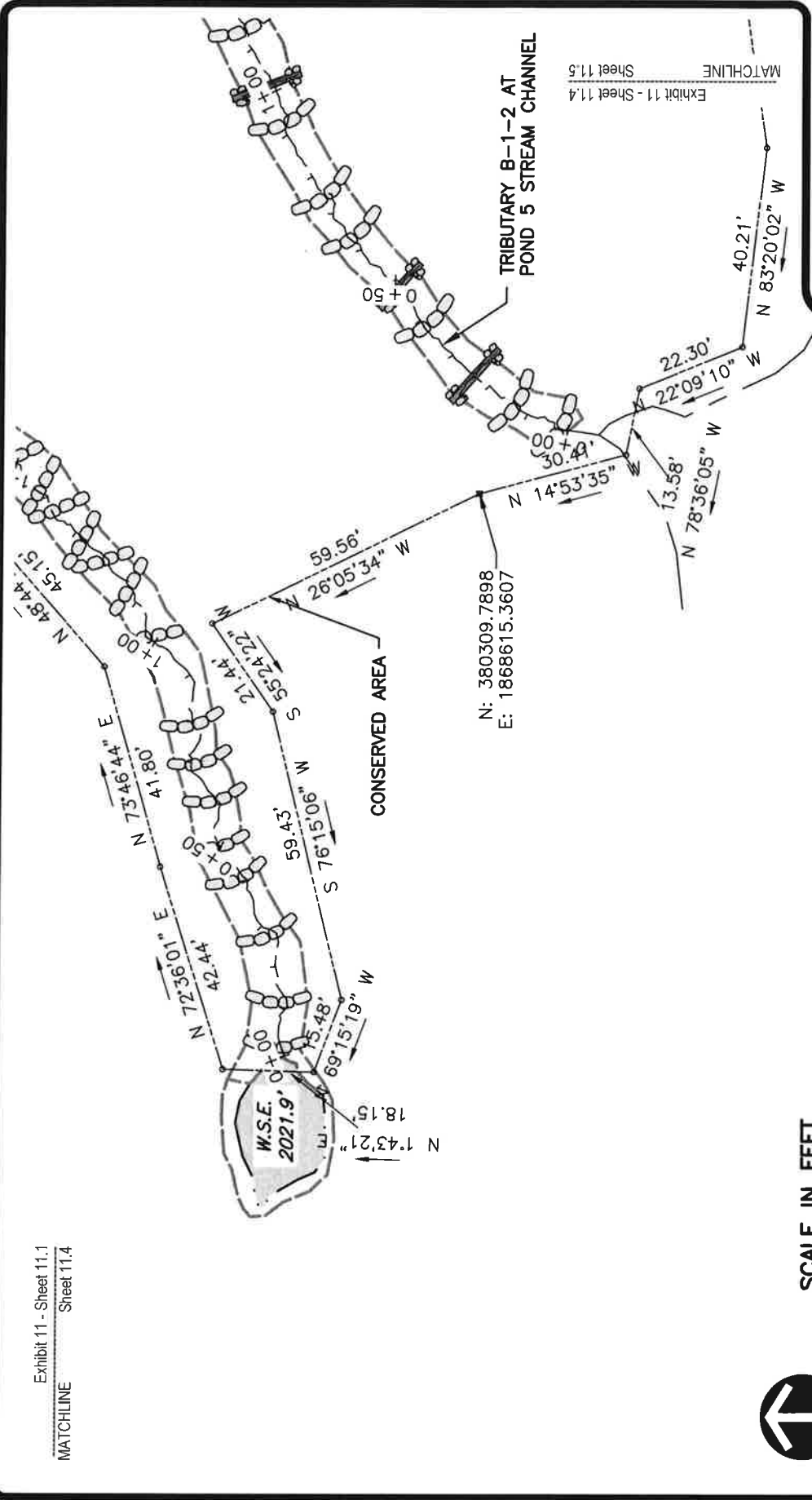


Exhibit 11 - Sheet 11.4
 MATCHLINE
 Sheet 11.5

PLAN

Pond 5 (Trib B-1 & B-1-2)

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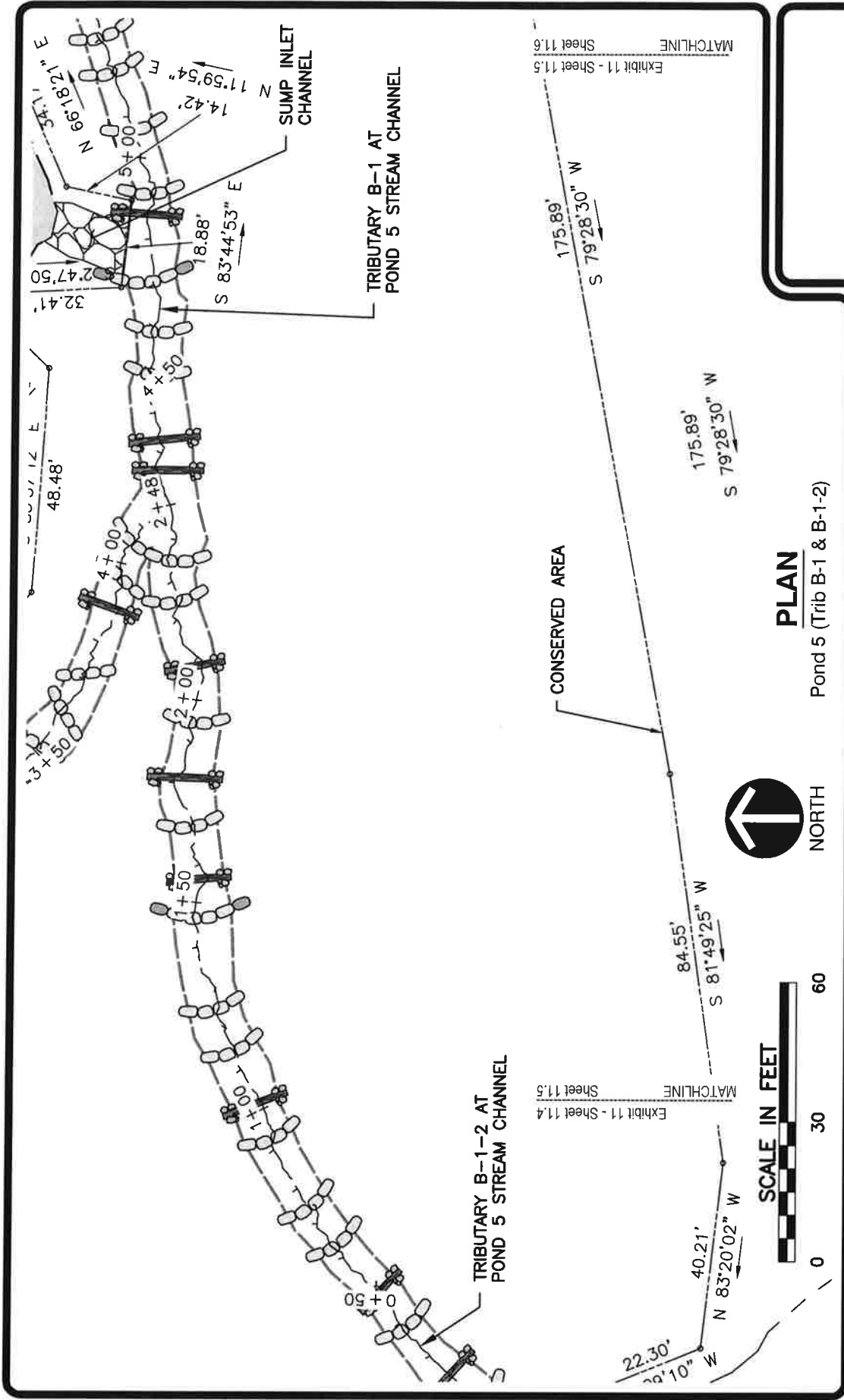


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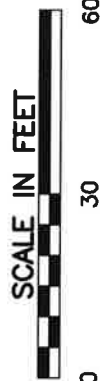
Corporate Office
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 Pittsburgh, PA 15223
 PHONE: (412) 781-9660
 FAX: (412) 781-5904

CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 11 - Sheet 11.4
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	1' = 30'	DRW:dms	CHK: cms
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PLAN
Pond 5 (Trib B-1 & B-1-2)



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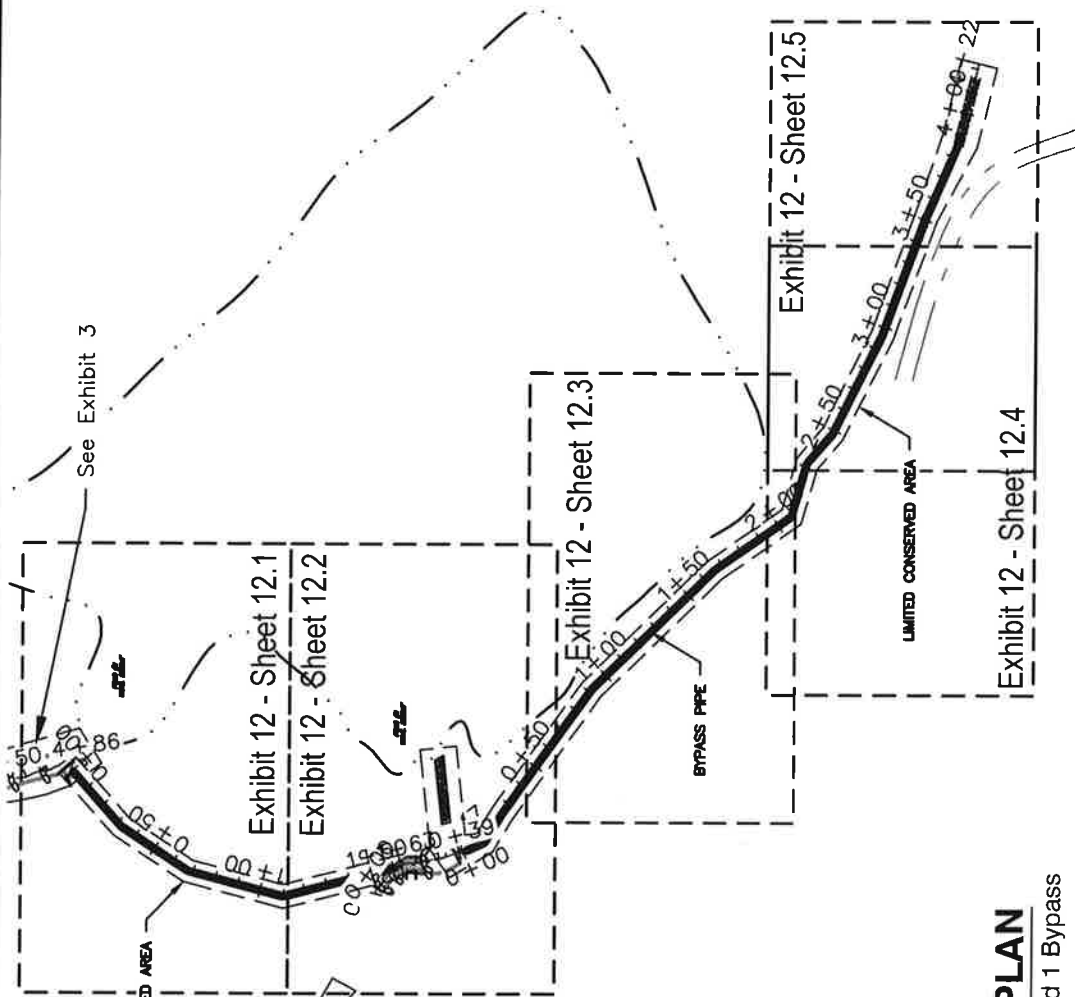
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CLIENT NAME: **Pikewood National Golf Club**
Deed Restriction Maps
PLAN NAME: **Exhibit 11 - Sheet 11.5**
PROJECT LOC: **3055 Kingwood Pike - Morgantown - WV - 26508**
Monongalia County - West Virginia

PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	1' = 30'	DRW:	dms	CHK:	cms
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Exhibit 11 - Sheet 11.5
MATCHLINE
Sheet 11.6

Exhibit 11 - Sheet 11.4
MATCHLINE
Sheet 11.5



PLAN
Pond 1 Bypass



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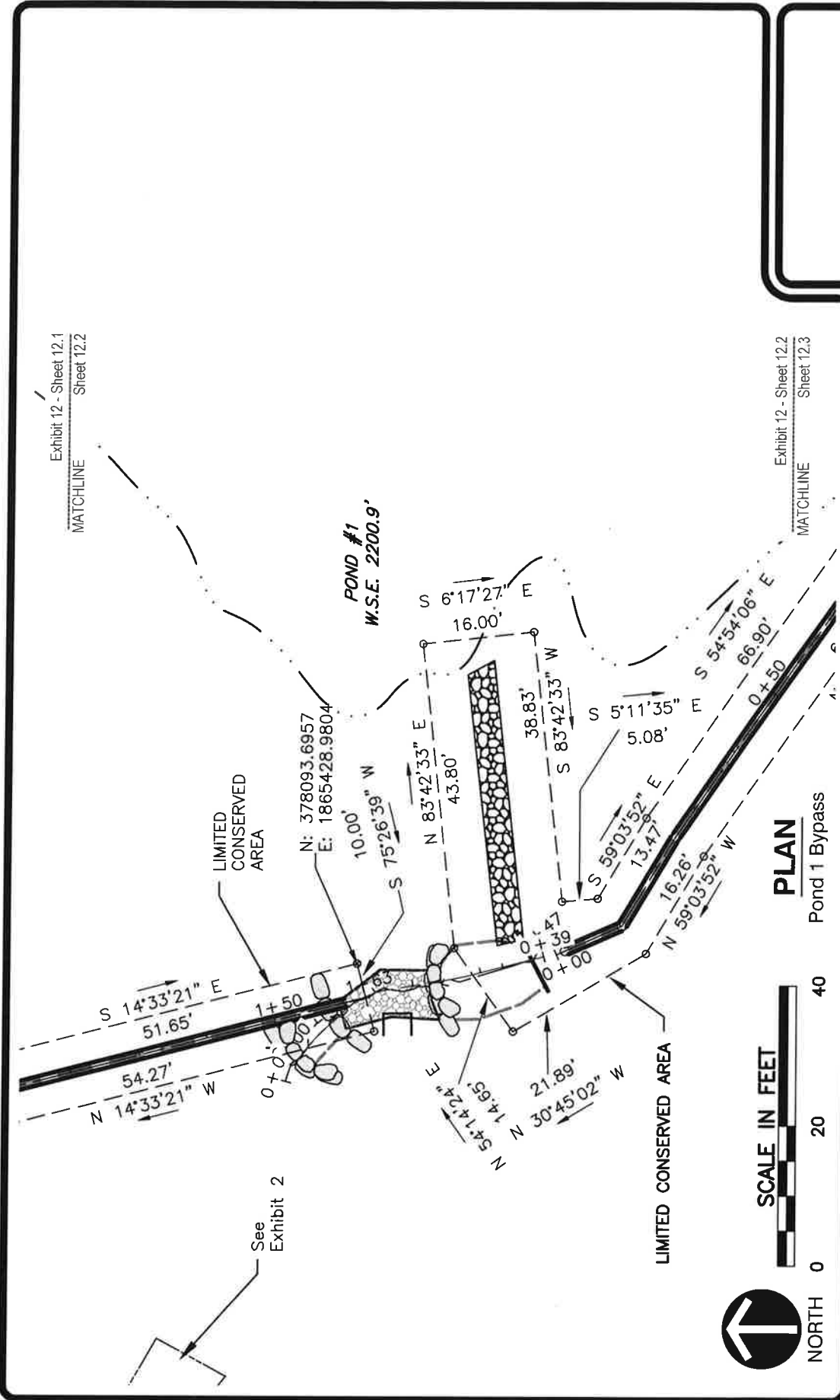
CLIENT NAME: **Pikewood National Golf Club**
 Deed Restriction Maps
 PLAN NAME: **Exhibit 12 - Overall**
 PROJECT LOC: **3055 Kingwood Pike - Morgantown - WV - 26508**
 Monongalia County - West Virginia


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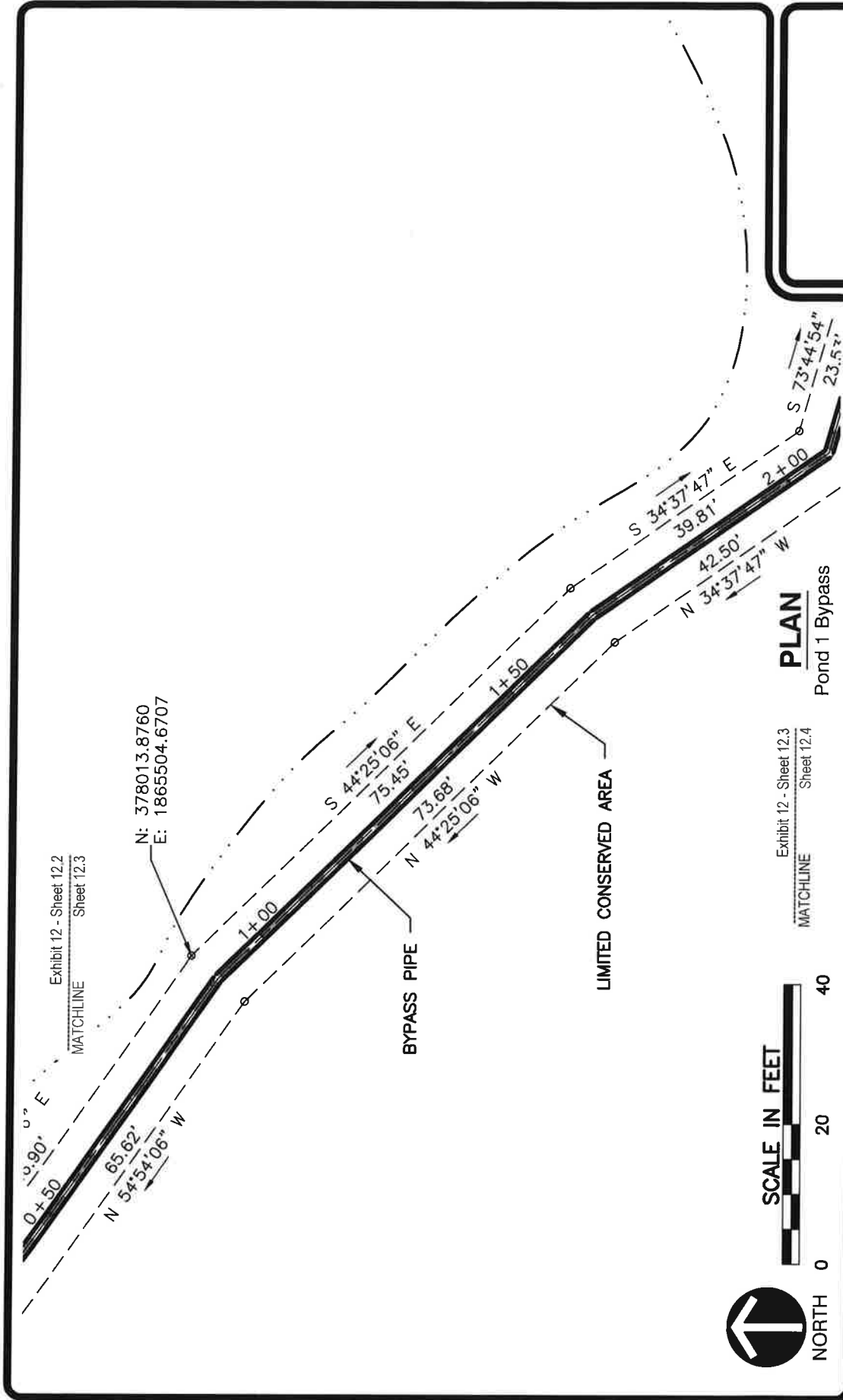
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PROJ#: **13396** DATE: **06-09-2020** FILE: **13396-Exhibits-xxx.DWG** SCALE: **No Scale** DRW:dms CHK: cms



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	PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 20' DRW:dms CHK: cms



SCALE IN FEET



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CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 12 - Sheet 12.3
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 20' DRW:dms CHK: cms

Exhibit 12 - Sheet 12.3
 MATCHLINE Sheet 12.4

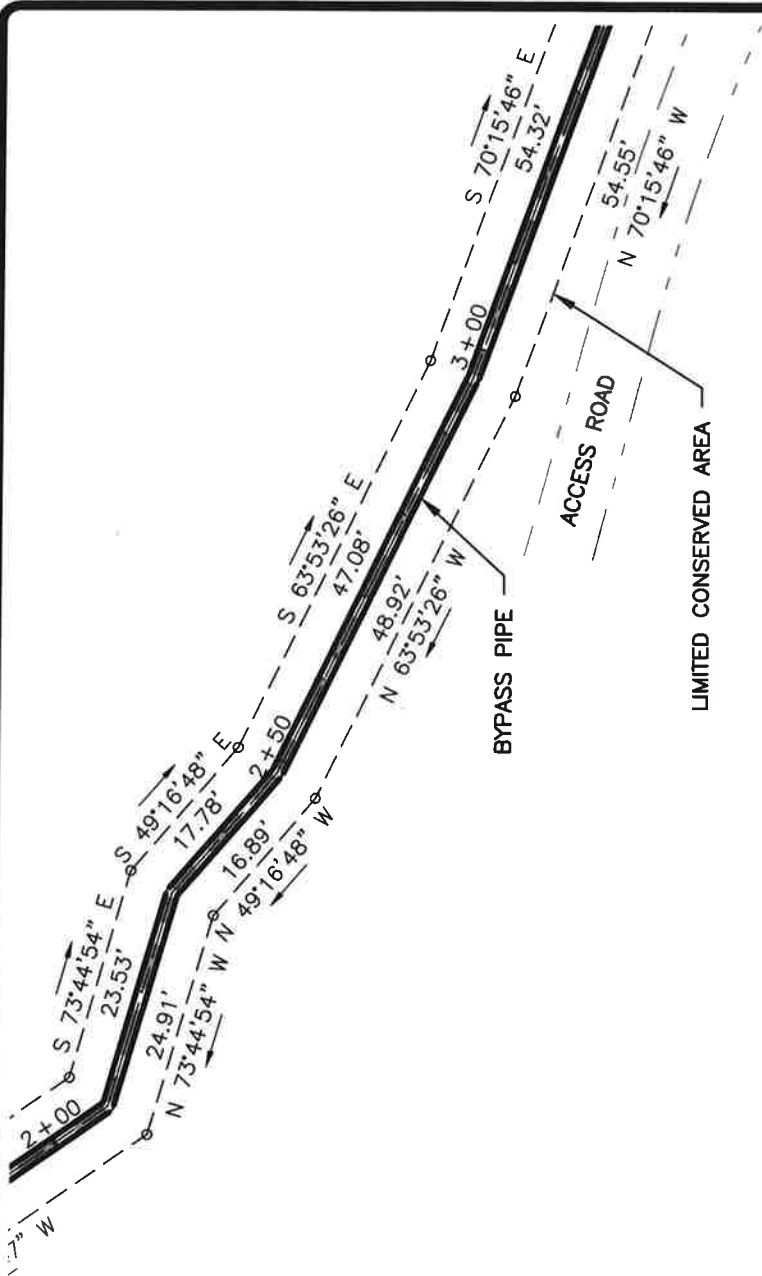


Exhibit 12 - Sheet 12.4
 MATCHLINE Sheet 12.5



NORTH

SCALE IN FEET



PLAN

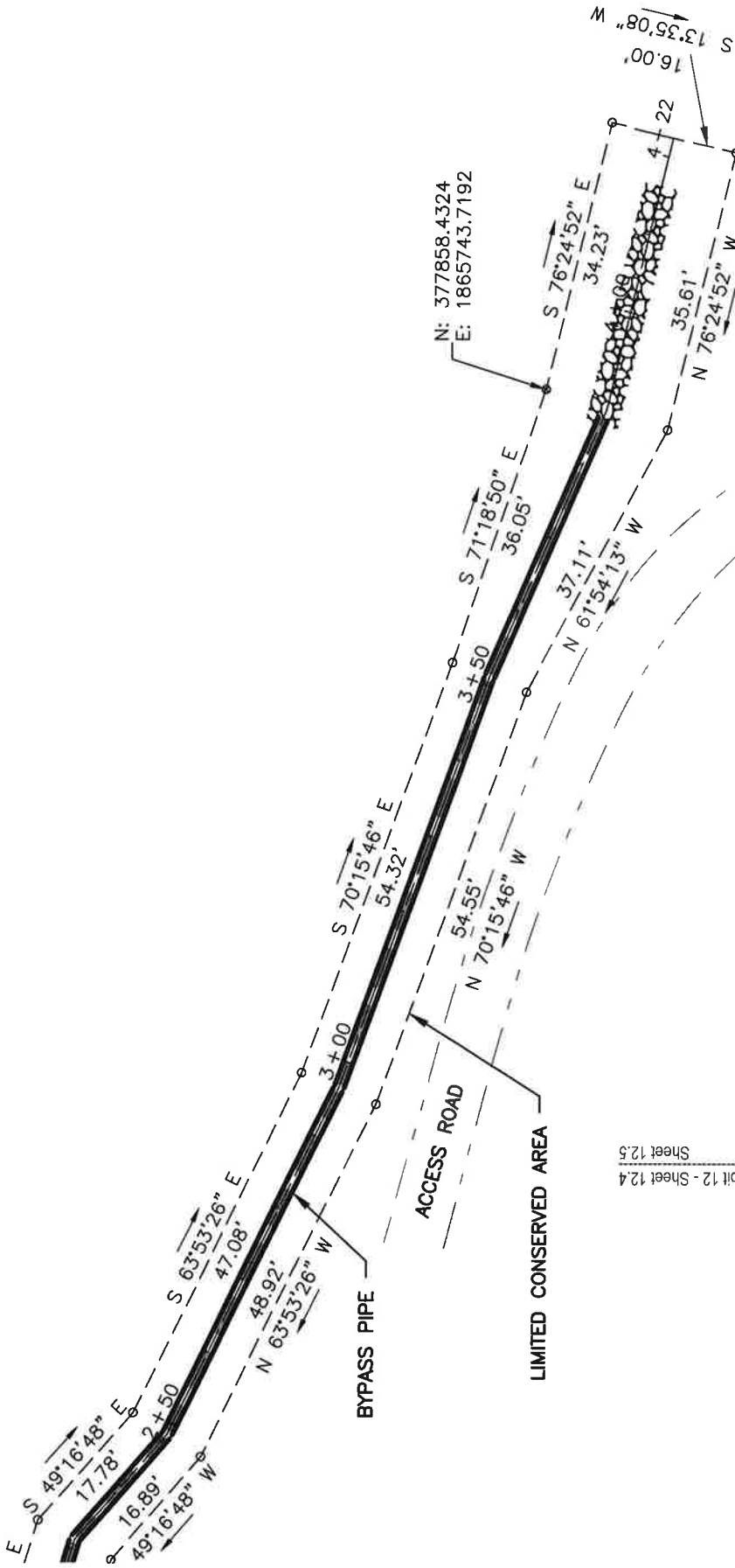
Pond 1 Bypass



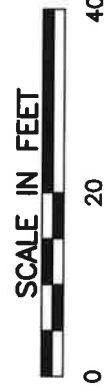
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CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 12 - Sheet 12.4
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1' = 20' DRW: dms CHK: cms



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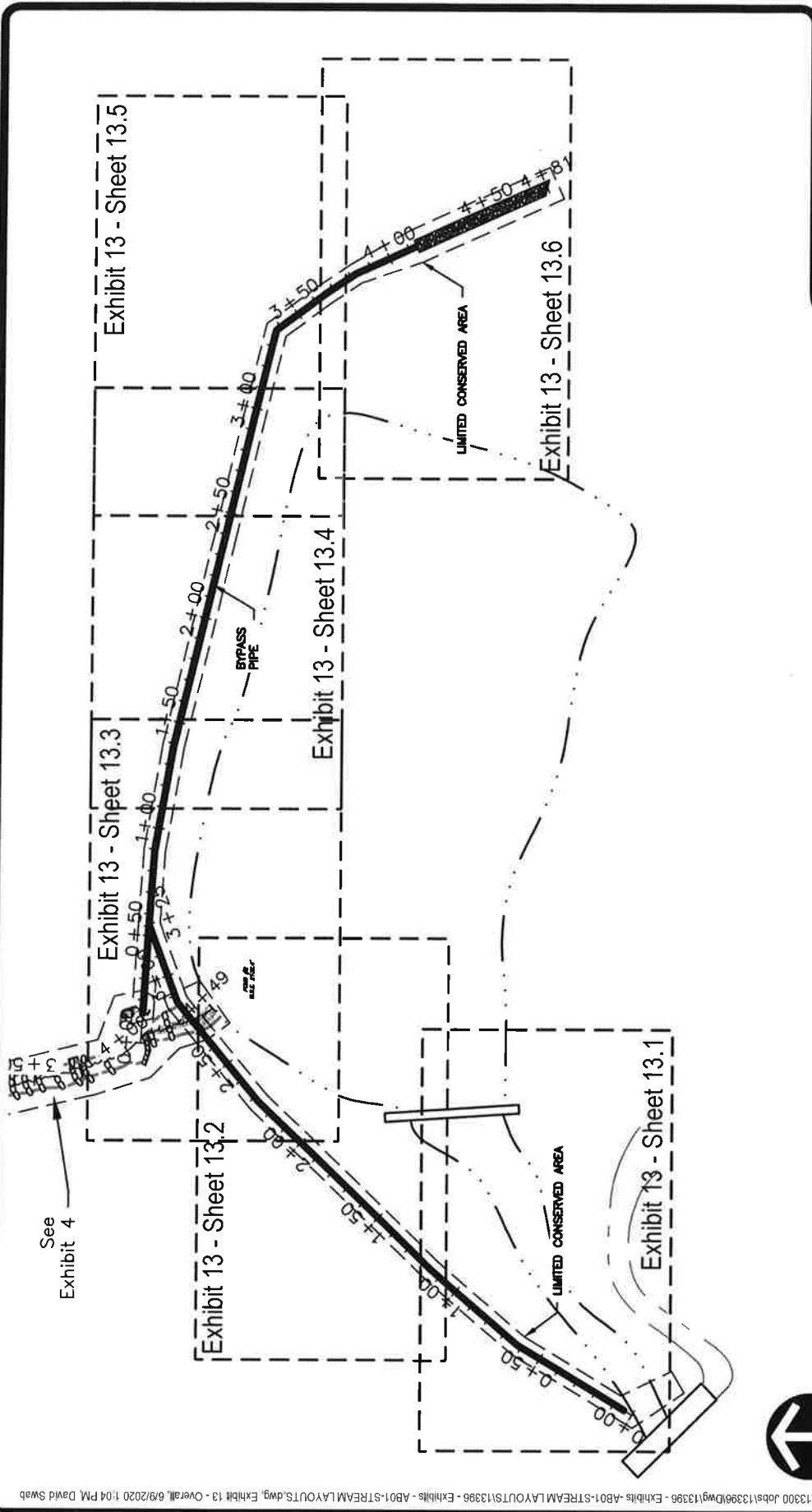
PLAN
 Pond 1 Bypass

Exhibit 12 - Sheet 12.4
 Exhibit 12 - Sheet 12.5
 MATCHLINE

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CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 12 - Sheet 12.5
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396	DATE: 06-09-2020	FILE: 13396-Exhibits-xxx.DWG	SCALE: 1" = 20'	DRW: dms	CHK: cms
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PLAN

Pond 2 Bypass

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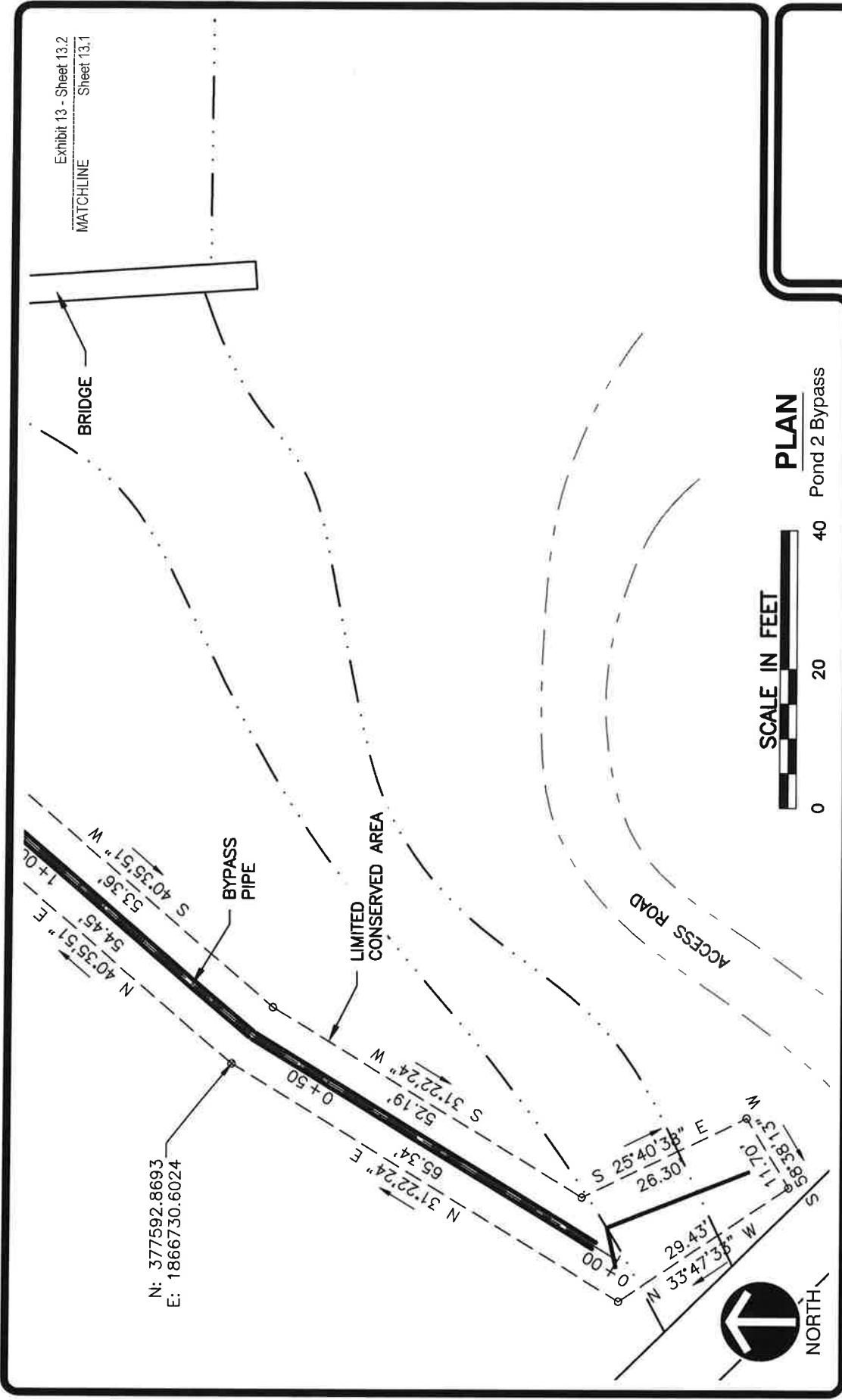
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CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps


PLAN NAME: Exhibit 13 - Overall
 3055 Kingwood Pike - Morgantown - WV - 26508

PROJECT LOC: Monongalia County - West Virginia

PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	No Scale	DRW:	dms	CHK:	cms
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	<p>PROJ#: 13396</p>	<p>DATE: 06-09-2020</p>	<p>FILE: 13396-Exhibits-xxx.DWG</p>	<p>SCALE: 1" = 20'</p>	<p>DRW: dms</p>	<p>CHK: cms</p>

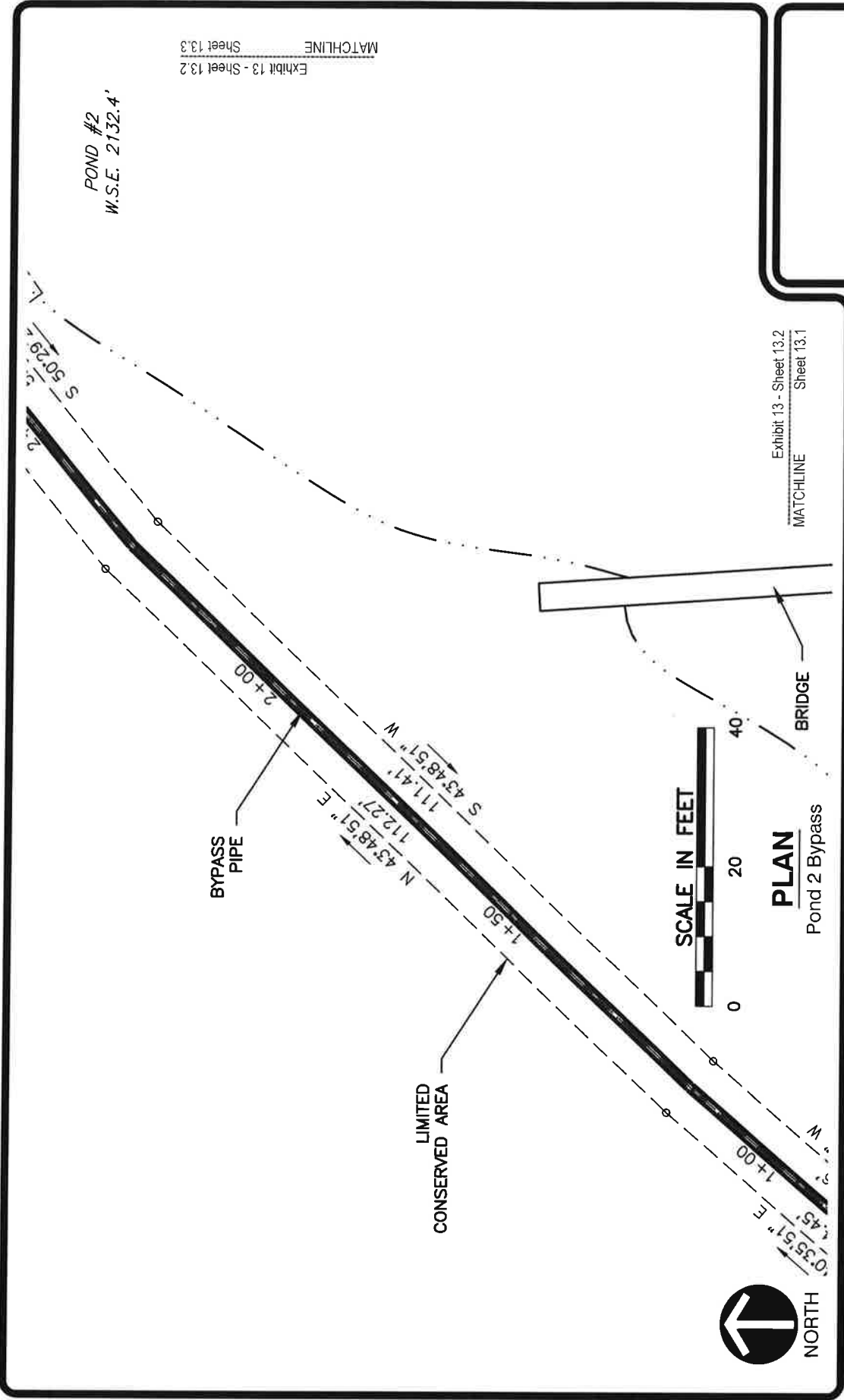


Exhibit 13 - Sheet 13.2
 MATCHLINE
 Sheet 13.3

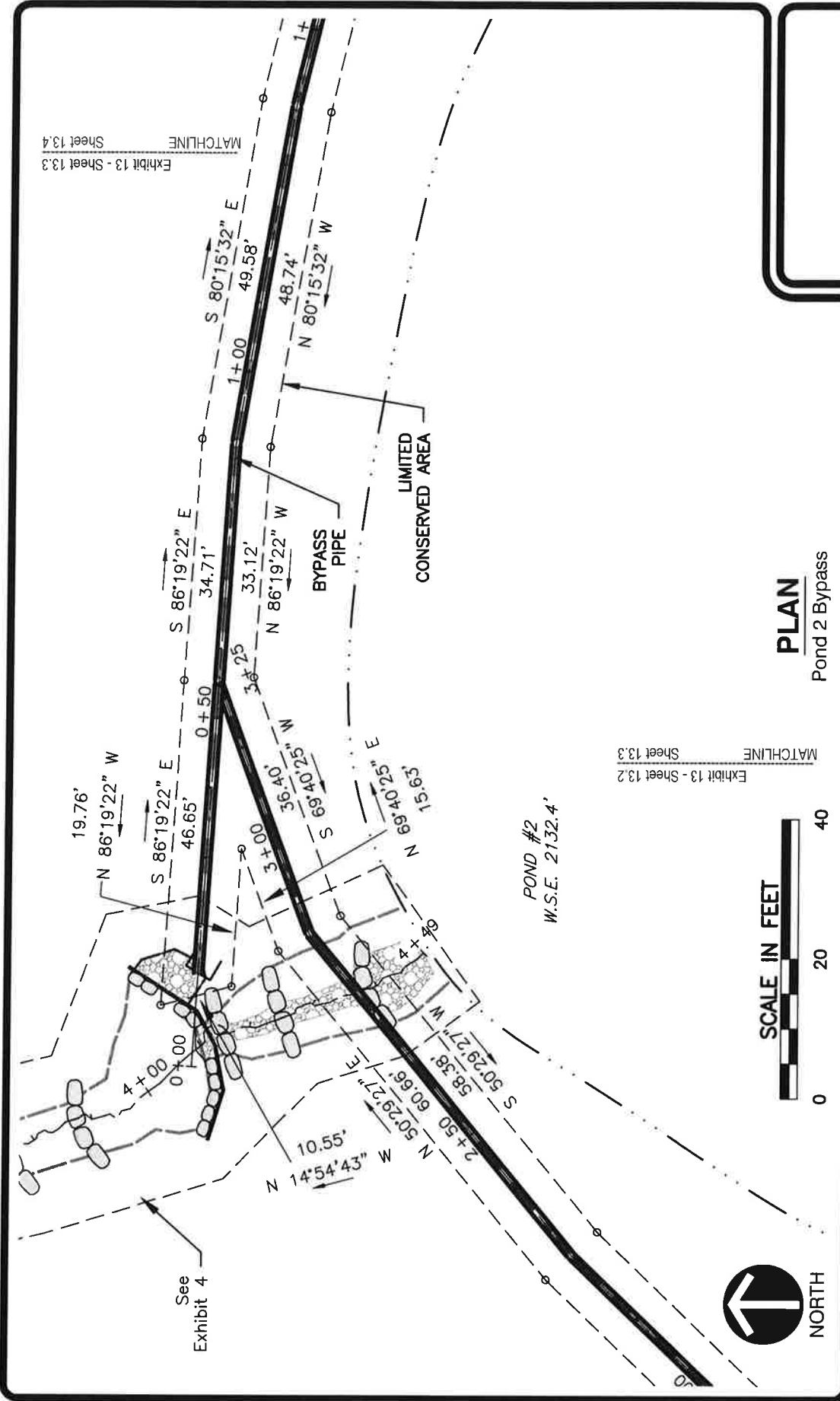
CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 13 - Sheet 13.2
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
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PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 20' DRW: dms CHK: cms





PLAN

Pond 2 Bypass



NORTH

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 Deed Restriction Maps
 PLAN NAME: Exhibit 13 - Sheet 13.3
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 20' DRW:dms CHK:cms

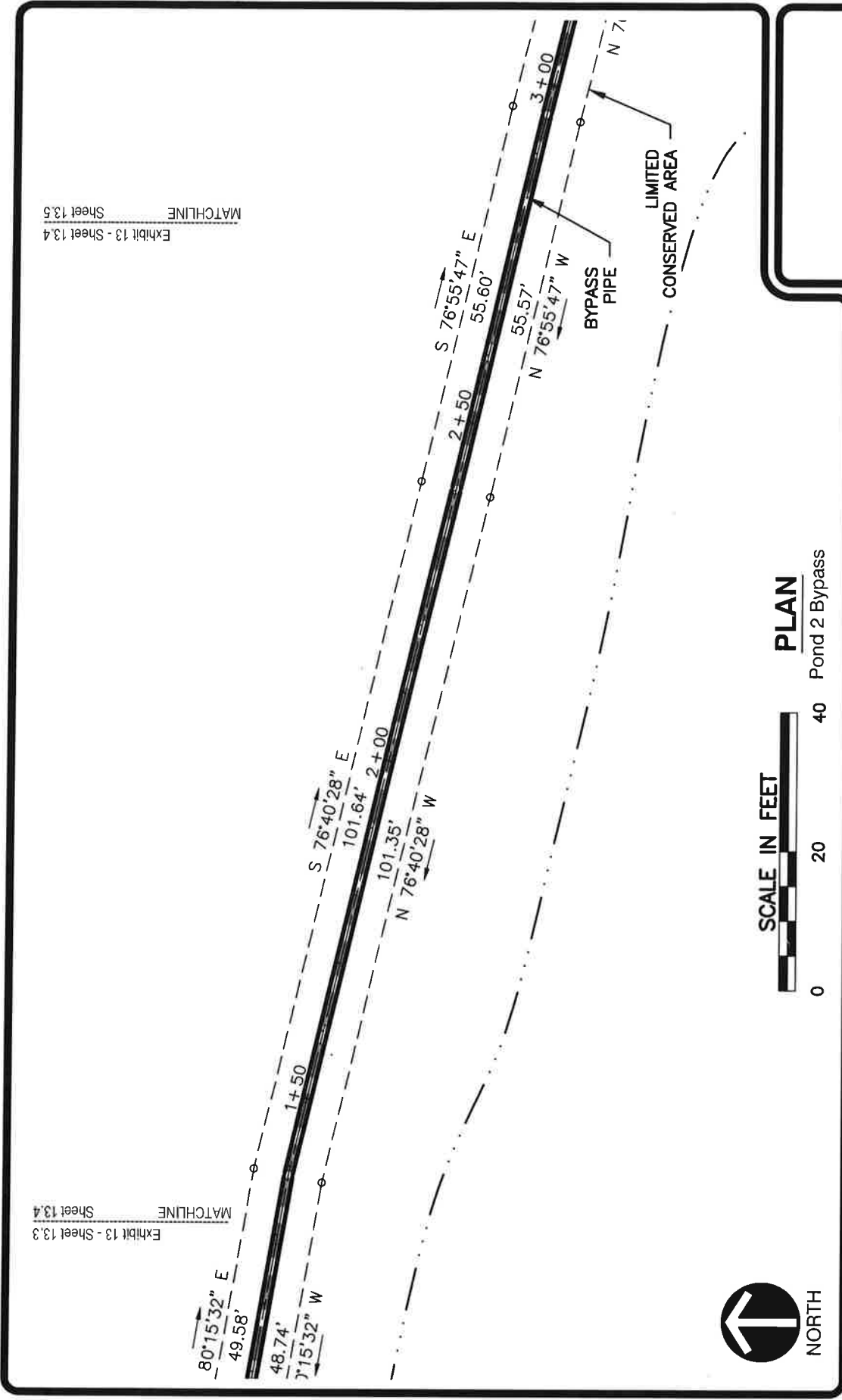


Exhibit 13 - Sheet 13.4
MATCHLINE
Sheet 13.5

Exhibit 13 - Sheet 13.3
MATCHLINE
Sheet 13.4



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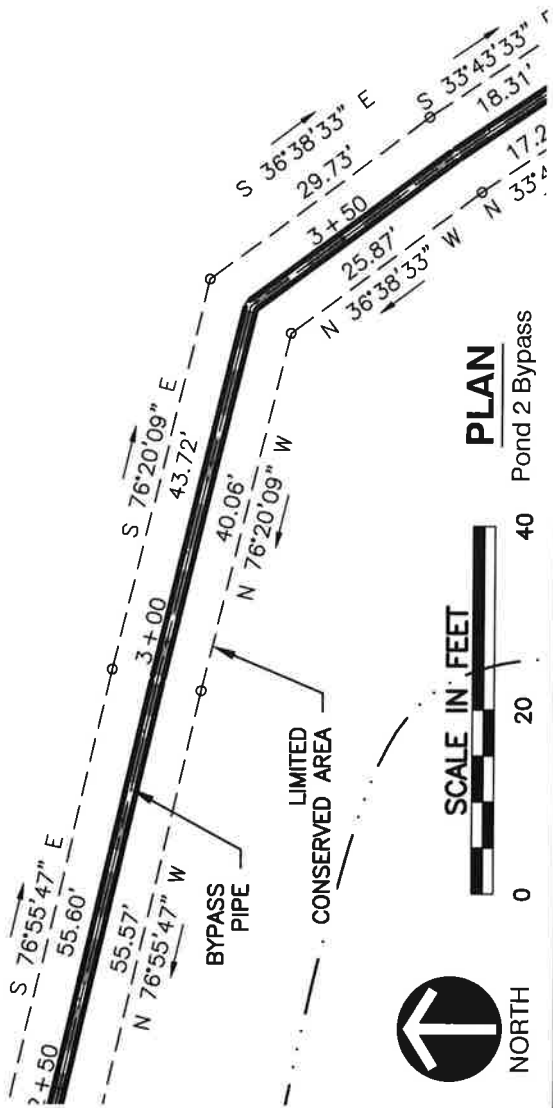
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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
PLAN NAME: Exhibit 13 - Sheet 13.4
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	1' = 20'	DRW:	dms	CHK:	cms
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Exhibit 13 - Sheet 13.4
MATCHLINE
Sheet 13.5



PLAN

Pond 2 Bypass



NORTH

SCALE IN FEET



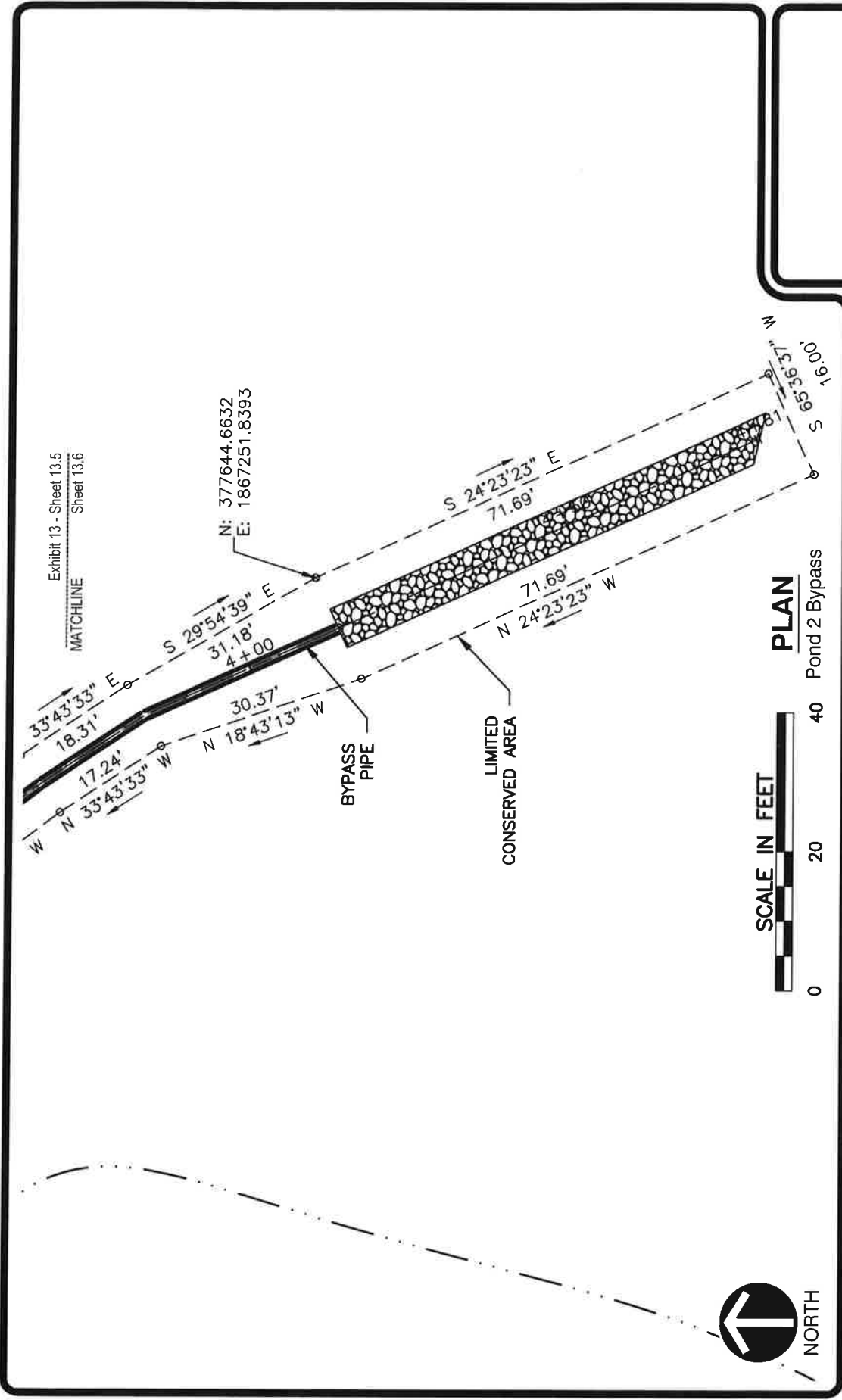
Exhibit 13 - Sheet 13.5
MATCHLINE
Sheet 13.6

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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
PLAN NAME: Exhibit 13 - Sheet 13.5
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 20' DRW:dms CHK:cms



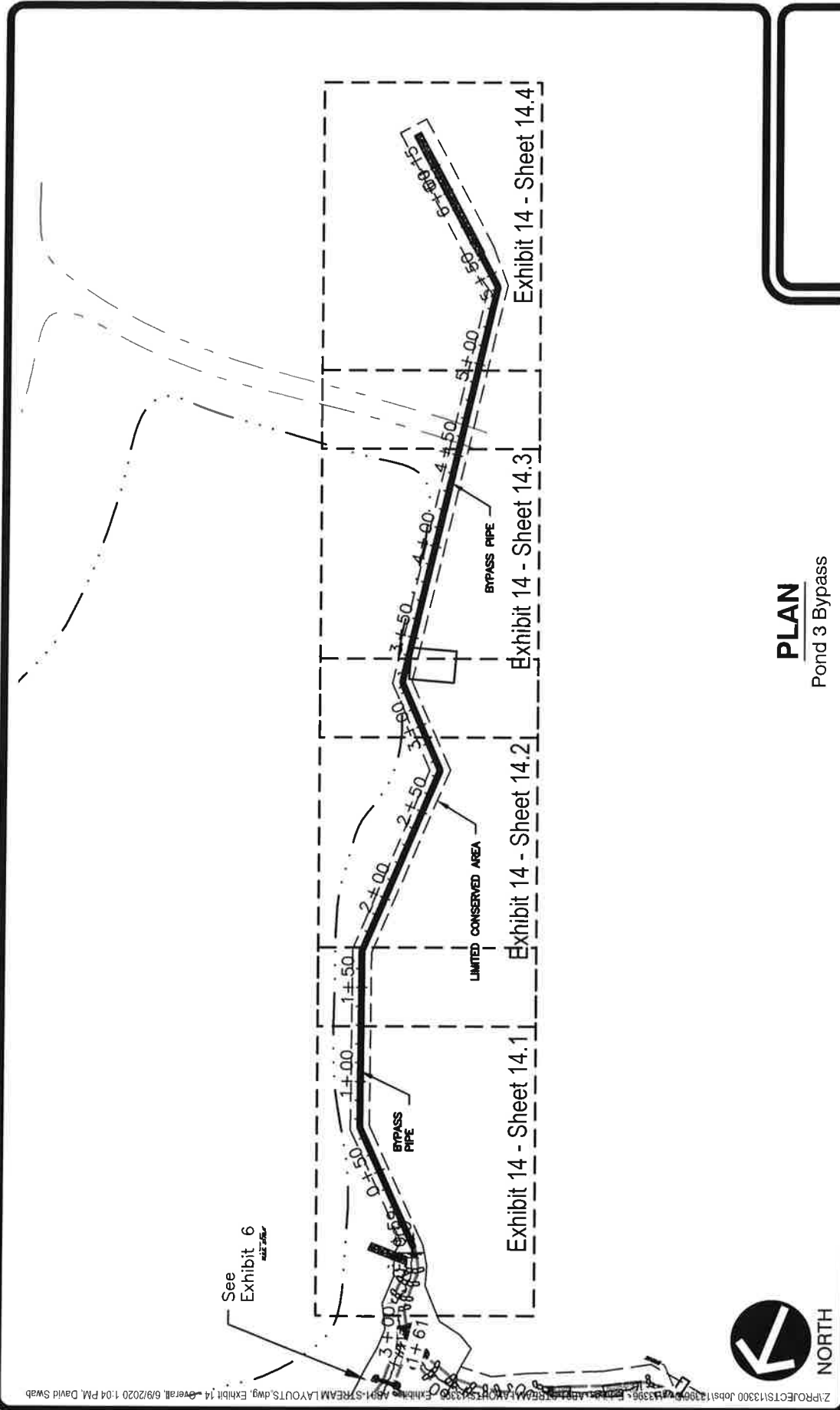
CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
 PLAN NAME: Exhibit 13 - Sheet 13.6
 PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

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PLAN

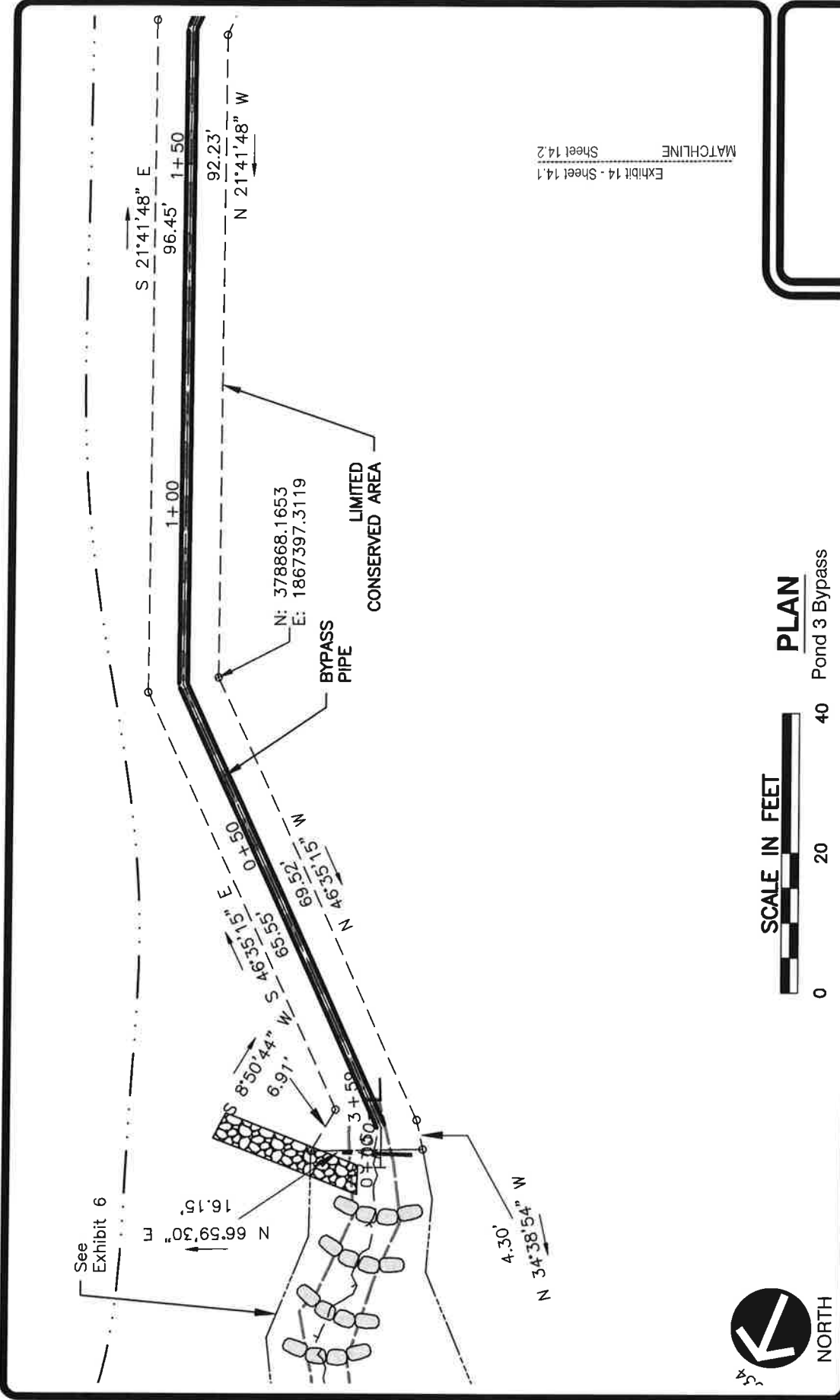
Pond 3 Bypass

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Deed Restriction Maps
PLAN NAME: Exhibit 14 - Overall
3055 Kingwood Pike - Morgantown - WV - 26508
PROJECT LOC: Monongalia County - West Virginia

PROJ#:	13396	DATE:	06-09-2020	FILE:	13396-Exhibits-xxx.DWG	SCALE:	No Scale	DRW:dms	CHK:cms
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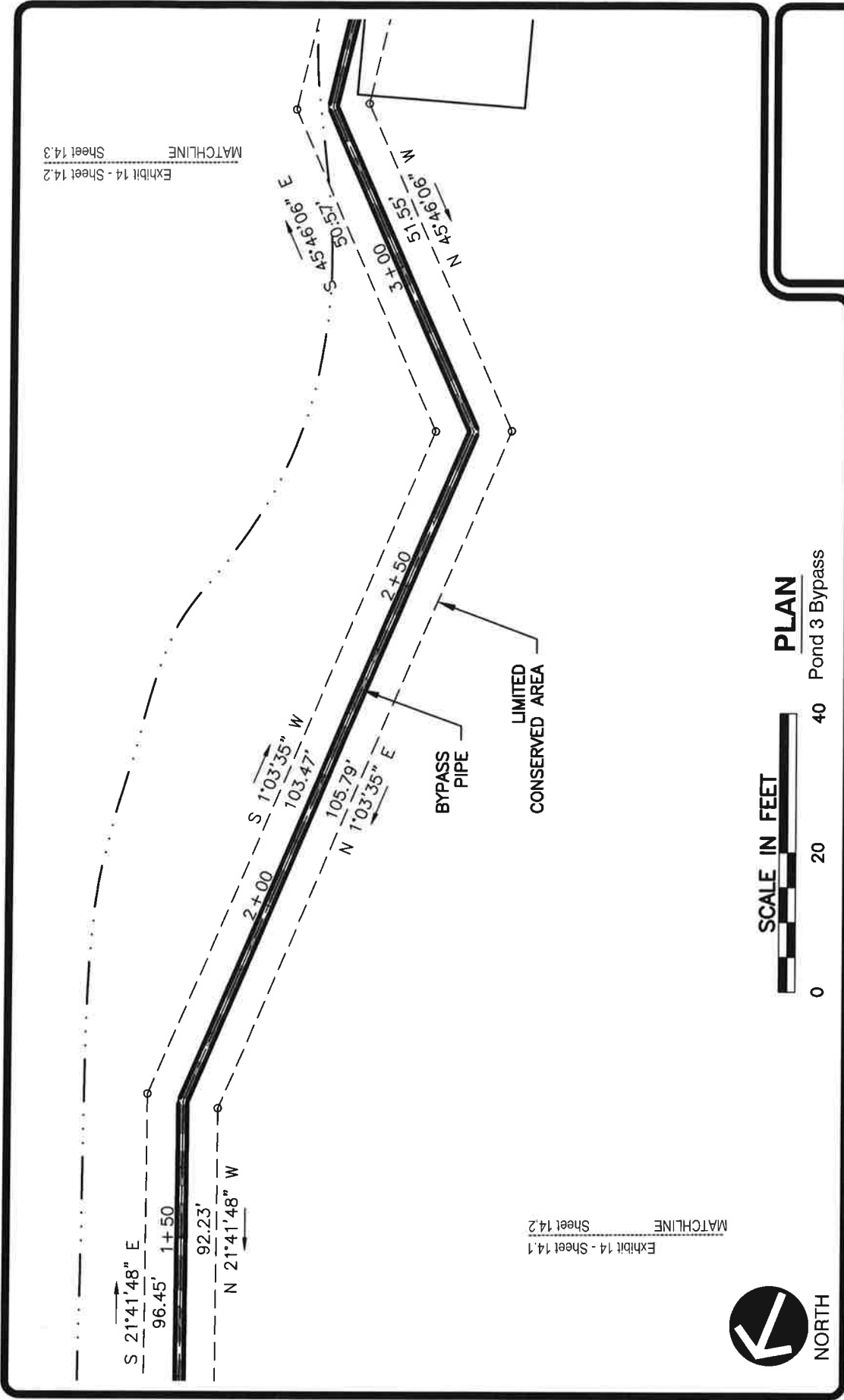


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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
PLAN NAME: Exhibit 14 - Sheet 14.1
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 20' DRW:dms CHK: cms



NORTH

SCALE IN FEET



PLAN

0 20 40 Pond 3 Bypass

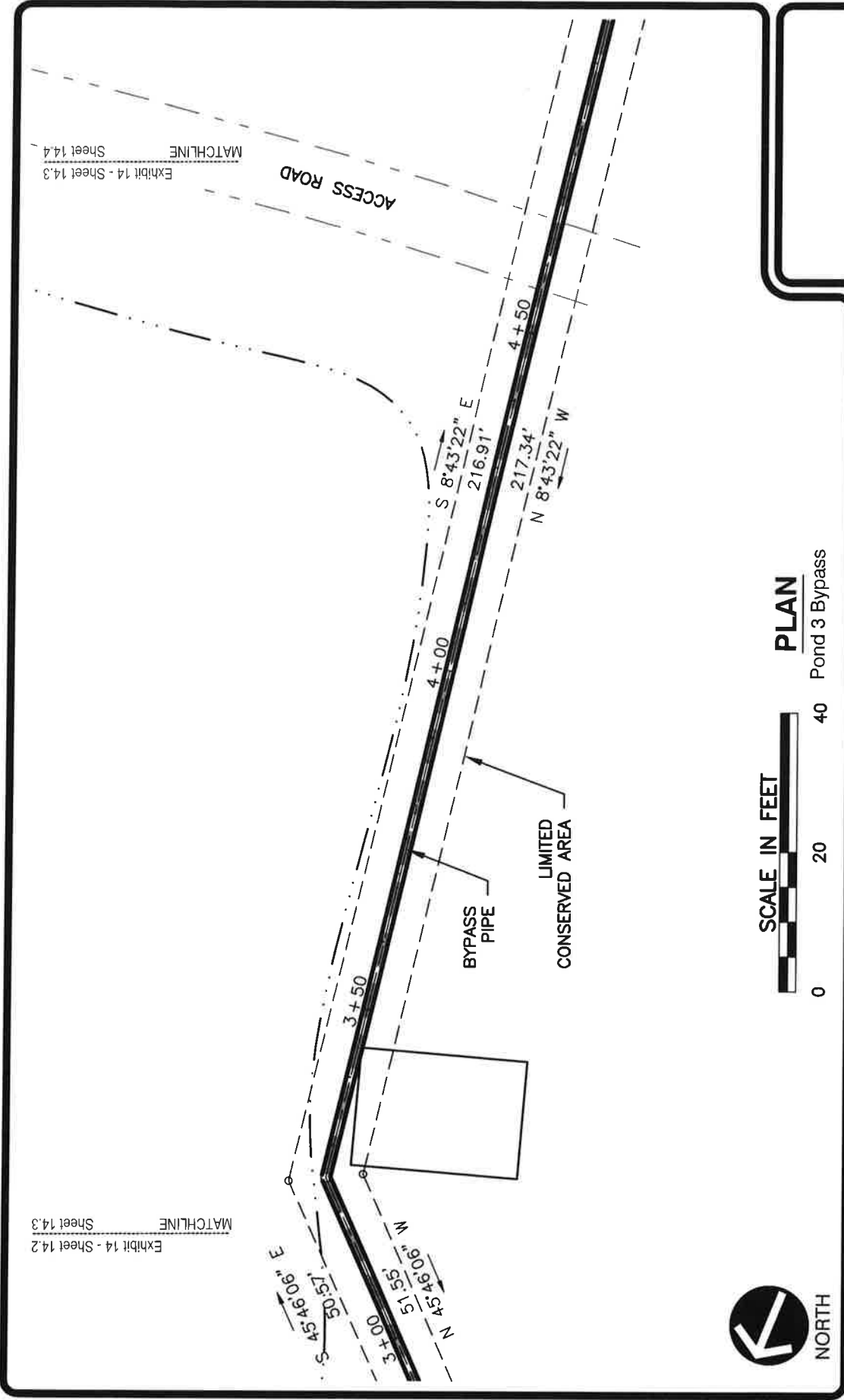


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CLIENT NAME: Pikewood National Golf Club
 Deed Restriction Maps
 PLAN NAME: Exhibit 14 - Sheet 14.2
 3055 Kingwood Pike - Morgantown - WV - 26508
 PROJECT LOC: Monongalia County - West Virginia

PROJ#: **13396** DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1" = 20' DRW: dms CHK: cms



SCALE IN FEET



PLAN

40 Pond 3 Bypass



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CLIENT NAME: Pikewood National Golf Club
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PLAN NAME: Exhibit 14 - Sheet 14.3
PROJECT LOC: 3055 Kingwood Pike - Morgantown - WV - 26508
Monongalia County - West Virginia

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1' = 20' DRW:dms CHK:cms

Exhibit 14 - Sheet 14.2
MATCHLINE
Sheet 14.3

Exhibit 14 - Sheet 14.3
MATCHLINE
Sheet 14.4

Preston County
Linda Hopkins, Clerk
Instrument 2160708

07/15/2020 W 03:45:42 PM
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Book 828 @ Page 635
Pages Recorded 66
Recording Cost \$ 76.00

Exhibit 14 - Sheet 14.3
MATCHLINE
Sheet 14.4

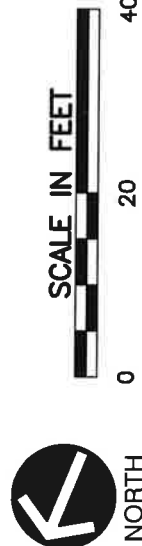
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CONSERVED AREA

BYPASS PIPE

PLAN

Pond 3 Bypass



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CLIENT NAME: Pikewood National Golf Club
Deed Restriction Maps
PLAN NAME: Exhibit 14 - Sheet 14.4
PROJECT LOC: Monongalia County - West Virginia
3055 Kingwood Pike - Morgantown - WV - 26508

PROJ#: 13396 DATE: 06-09-2020 FILE: 13396-Exhibits-xxx.DWG SCALE: 1' = 20' DRW:dms CHK: cms