

M & M Soil Consultants, Inc.

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Mineral, VA 23117
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May 31, 2016

Jamey Lewchanin
Caroline Pines Property Owners Association
26036 Shannon Mill Dr.
Ruther Glen, VA 22546

Dear Mr. Lewchanin:

On May 24, 2016 our firm conducted site evaluations of Lots 179, 194, 240, 241, 1062, 1063, 1110R and 1157 of Caroline Pines Subdivision, Caroline County, Virginia. The purpose of this investigation was to determine the soil and landscape potential for the installation of a conventional or alternative subsurface septic tank and drainfield system to service a single family dwelling on each of the lots.

A summary of the results for each lot is as follows. Note that no property lines were marked in the field. Evaluations are based off of the plats provided by the Caroline Pines Property Owners Association. The results may vary if the assumed property lines are incorrect.

Lot 179

On the basis of the field investigation, there does appear to be an area of soil that meets the Virginia State Health Department's minimum criteria for the installation of an alternative drainfield system on lot 179. The area should support a three bedroom alternative system. No property lines were clearly marked at the time of evaluation, property lines would have to be marked to delineate the drainfield area. Also the 15' utility easements along the sides and rear of the property would probably have to be abandoned to establish a drainfield site.

Lot 194

On the basis of the field investigation, there does appear to be an area of soil that meets the Virginia State Health Department's minimum criteria for the installation of an alternative drainfield system or potentially a conventional system. No property lines were evident at the time of the evaluation. The type of system is highly dependent on the exact location of the property lines. The area should support a three bedroom alternative system and maybe a two bedroom conventional system depending on the exact location of the property lines. Regardless of the type of system the 15' utility easements along the sides and rear of the property would probably have to be abandoned. The property lines would have to be marked to establish a drainfield site.

Lot 240/241

On the basis of the field investigation, there does not appear to be any area of soil that meets the Virginia State Health Department's minimum criteria for the installation of a conventional or alternative drainfield system on lots 240/241. The major problem associated with this lot is the presence of unsuitable soils over the majority of these lots.

Lot 1062/1063

On the basis of the field investigation, there does appear to be an area of soil that meets the Virginia State Health Department's minimum criteria for the installation of an alternative drainfield system by combining lots 1062/1063. The area should support a three bedroom alternative system. The lots will have to be combined and the front 15' utility easements may have to be abandoned. The property lines would need to be marked before our firm could establish the drainfield site.

Lot 1157

On the basis of the field investigation, there does appear to be an area of soil that meets the Virginia State Health Department's minimum criteria for the installation of a conventional drainfield system on lot 1157. The area should support a two or possibly three bedroom conventional system, depending on the exact location of the property lines. The side and rear 15' utility easements will need to be abandoned to establish the drainfield site. The property lines would need to be marked before our firm could establish the drainfield site.

Lot 1110R

On the basis of the field investigation, there does appear to be an area of soil that meets the Virginia State Health Department's minimum criteria for the installation of an alternative drainfield system on lot 1110R. The area should support a three bedroom alternative system. The 15' utility easements along the rear and side lines would have to be abandoned to establish a drainfield site. The property lines would need to be marked before our firm could establish the drainfield site.

.If you have any questioning concerning this property, please contact us at the above address or phone number.

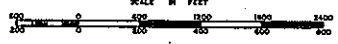
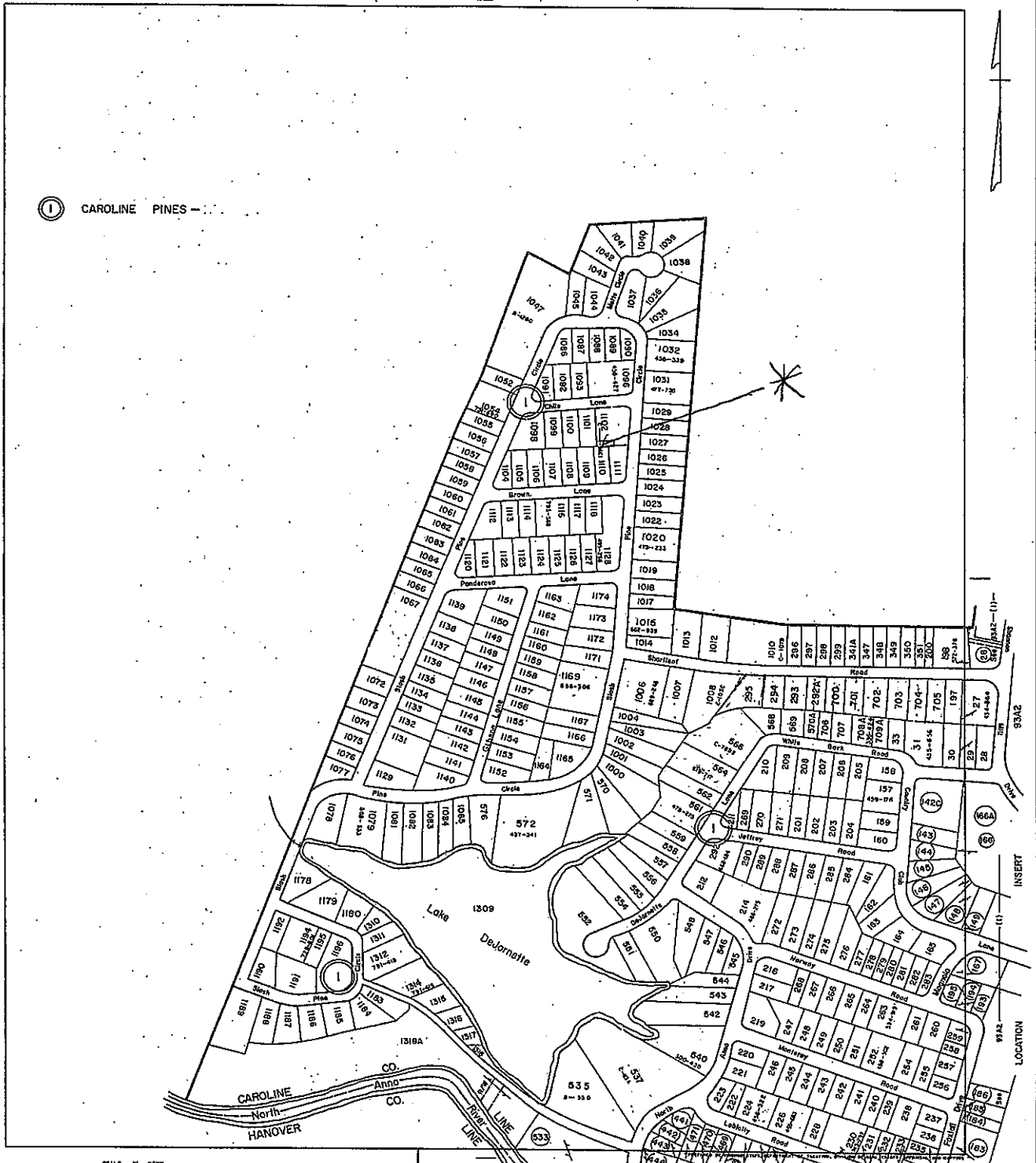
Sincerely,

A handwritten signature in black ink, appearing to read "G. Lindon Allen". The signature is written in a cursive style with a large, sweeping initial "G".

G. Lindon Allen OSE: 1940001234

CAROLINE COUNTY

① CAROLINE PINES



REVISED: 12-84, 89 95 96 97 98 02 04 05

REEDY CHURCH DISTRICT

SECTION 93A1

93A3

