



LANSDOWNE

August 8, 2023

David J. Depippo, Esq.
Virginia Dominion Power
120 Tredegar Street
Richmond, Virginia 23219

**Re: Dominion Aspen to Golden Project – Route 7 North Corridor 500/230
Kilovolts (KV) Overhead Transmission Lines**

Dear Mr. Depippo:

Lansdowne Resort & Spa (the “Resort”) is owner of the golf course that lies directly under or within Dominion’s proposed path for 500/230 Kilovolt transmission lines (“Transmission Lines”) along the North side of Route 7, in Lansdowne, Virginia. Lansdowne Resort is a coveted wellness destination with environments created to promote the synergy of Mind, Body and Spirit. Nestled into 500 bucolic acres on the north side of Rt. 7 overlooking the picturesque Potomac River, guests are invited to disconnect from the world and reconnect with themselves through experiences that encourage self-discovery. Players find their haven on 45 holes of challenging championship golf designed by Greg Norman and Robert Trent Jones Jr. Travelers enjoy an idyllic escape in the AAA Four Diamond award-winning resort’s myriad outdoor activities and state-of-the-art spa. Groups discover an oasis for productive meetings with innovative conference facilities and world class dining and amenities. There are 4 holes that are immediately adjacent to Rt. 7. The open space that comprises the golf course is an integral component of the scenic easement that is owned by the Loudoun County Board of Supervisors that traverses the north side of Rt. 7 in Lansdowne. Moreover, the land is subject to a legally binding restrictive covenant that runs to benefit of all owners within the Lansdowne Conservancy (“Conservancy”). The resort is a member of the Conservancy and is subject to the restrictive covenant that would be violated if the above ground transmission lines were placed on its property.

It is widely published that overhead power lines, particularly high voltage power lines like those proposed in this case, present health hazards to those working or playing under the power lines or nearby areas because of Electric and Magnetic Fields (“EMF”) created by such power lines. Under certain circumstances, people could be exposed to the risk of death by electrocution or serious and disabling injuries. From our point of view, mere fear of such hazards and risks would create a discouraging environment to our guests and staff members. In returns, it would seriously damage our business and devalue our property. Redesigning the golf course would require multi-million-dollar investment and longtime suspension of our business operations. For

these reasons, the Resort is adamantly opposed to the imposition of Electrical Transmission Lines over our golf course property. These Transmission Lines would directly and irreparably harm the aesthetic and natural value upon which the Resort was founded and predicated upon and seriously damage our business.

We therefore are prepared to protect our interest and will have to admonish Dominion to find a route that is less impactful and will not violate our property interest under the scenic easement and the restrictive covenants of which our resort is a beneficiary.

Very truly yours,



Kevin Carter
Managing Director

cc: Tom Jeavons, President, Lansdowne Conservancy & Lansdowne Village Greens
Bryan S. Turner, Esq. General Counsel – Lansdowne Conservancy
Molly Peacock, General Counsel – Lansdowne on the Potomac
Bettina Guevara, General Counsel – B. F. Saul Company & Affiliates
All members of the Resort and Golf Club
Loudoun County Board of Supervisors