

Presentation to FERC at the Nelson County Scoping hearing March 18, 2015

Hello, my name is Richard Averitt. I first bought land in Nelson County in 2003 and I am here to advocate for a responsible pipeline route that considers the true economic impact of the project and the sanctity of personal property rights. To illustrate my points, I will share with you two personal examples.

On the Economics

In the fall of 2013, my father and I purchased two parcels of land across from Bold Rock Cidery. We bought this land with the explicit purpose of developing a stunning boutique eco-resort focused on the natural beauty of the Rockfish Valley and the delightful Virginia-Made craft beers, wines, ciders, foods and handmade goods. This project is a pure celebration of Virginia and designed to be a top destination on the East Coast.

We began developing the plan in April of last year and hired a world-class landscape design firm. Our preliminary site-plan and estimate predict a \$35M investment to achieve our vision and, when finished, would provide at least 50 full-time and 50 or more part-time jobs. This project would generate between \$15-\$30M in annual taxable revenue for Nelson County. The Appalachian South Alternate Route cuts right through the heart of this project and destroys any opportunity to develop this land in a meaningful way.

No matter how you calculate the economic benefits of the ACP to Nelson County, they pale in comparison with even a modest version of this development alone and I am only ONE entrepreneur in the area. There are a dozen more like me and other small business owners investing in their own ideas and opportunities to serve the exploding tourism market and our local economy.

Now, on Property Rights

Just across Hwy 151, my extended family and I have all built our homes. My sister Dawn, who is a global leader in the fight against HIV/AIDS, also has AIDS, and when she had the first of her two daughters, she knew she would never be able to get Life Insurance and she might not make it 40 years to contribute to a 401K. So we bought land here together in 2003 to do two things: spend more time together while we can and so she could invest in a desirable piece of land to leave as a legacy to her two daughters. The new South Alternate Route cuts across that very piece of land stealing the value and making it worthless.

And for what? Everything Dominion claims this pipeline will do for our country and our community – energy independence, job creation, all of it – can be accomplished by running this pipeline in existing right's-of-way. And the ONLY reason not to, is because getting the new right's-of-way is actually a big part of the goal for Dominion. This isn't just about the gas. It is about your land. These land grabs are a way to build the long-term value of Dominion and a new pipeline is just the guise to get it. Masquerading as a public utility, Dominion is trying to increase it's corporate

value by stealing that very same value from individual citizens too small to fight them and too poor to invest the tens of millions in our political system Dominion has invested; effectively buying the votes to get your land. Not ONE of Dominion's proposed routes is designed to consider a responsible solution with the least possible impact on individual rights. Shouldn't Dominion have to demonstrate that there is NO OTHER WAY to get this gas to market before they can even consider forcing us to lease our land against our will? Who should have the rights to Dawn's property – Dominion or her daughters?