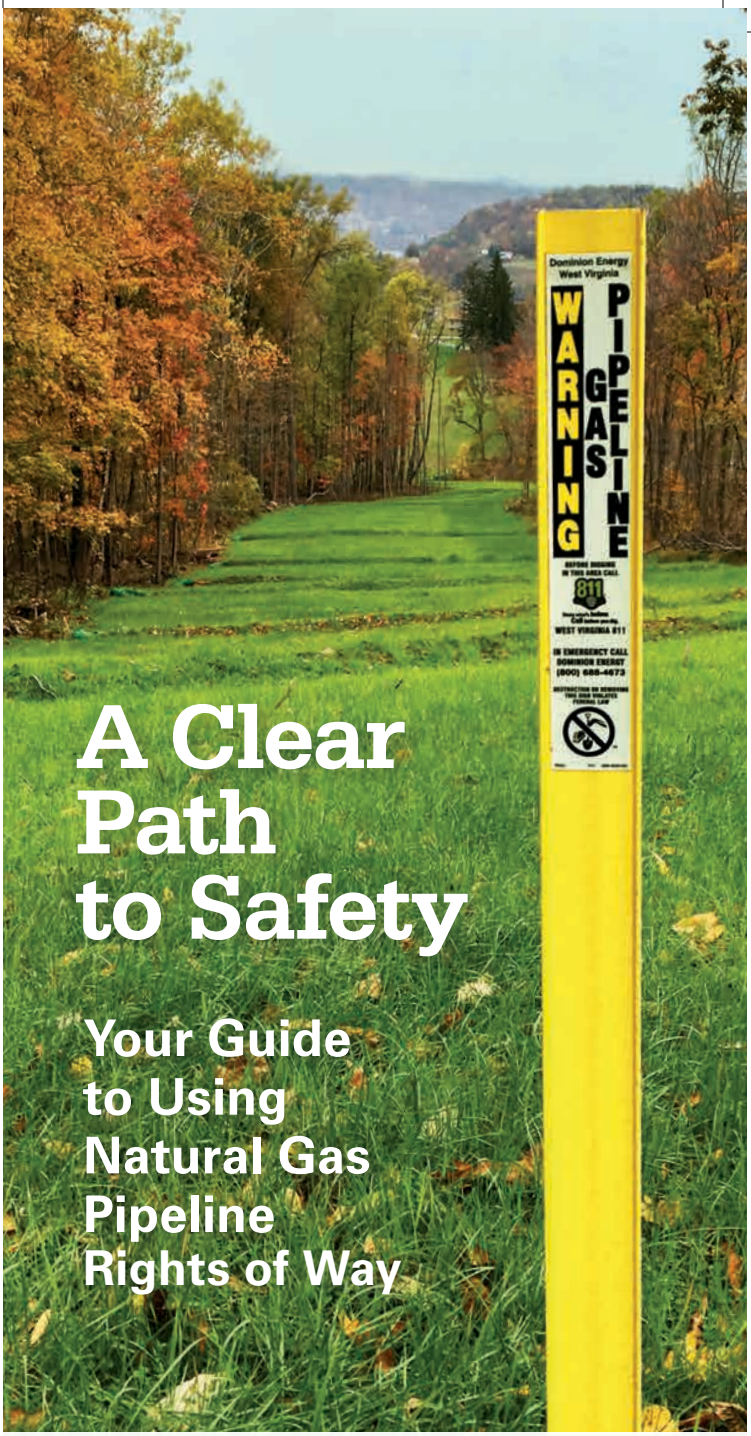

A Clear Path to Safety

Your Guide to Using Natural Gas Pipeline Rights of Way

Dominion Energy®

WEST VIRGINIA

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Introduction

Hope Gas, Inc., dba Dominion Energy West Virginia, is a public utility corporation organized and existing under the laws of the State of West Virginia and is a wholly-owned subsidiary of Dominion Energy, Inc. Subject to Commission regulation, Dominion Energy West Virginia provides natural gas utility service to approximately 111,000 customers in 35 West Virginia counties. This guide provides information about Dominion Energy West Virginia's pipeline rights of way and the types and conditions of uses permitted on them to ensure public safety. The guide also provides helpful information to landowners with existing rights of way on their property, as well as to realtors, planners, engineers, land surveyors, governmental agencies and others involved in land development.

Pipeline Rights of Way

Dominion Energy West Virginia acquires rights of way to provide natural gas service to its customers and to allow pipelines and related facilities to be located on public and private lands. A pipeline right of way is an interest in real property that is generally formalized by a written agreement and recorded in the county in which the land is located. Rights of way are to be kept clear of obstructions to enable Dominion Energy West Virginia to safely operate, patrol, inspect, maintain or repair its pipelines and related facilities. A right of way agreement between Dominion Energy West Virginia and the property owner is called an easement. Easements permit access to the land and may grant various widths in which pipelines or related facilities are installed and maintained. A change in property ownership does not alter or extinguish Dominion Energy

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West Virginia's rights; these interests remain with the land when property ownership changes.

- Right of way agreements are typically on file as public record at the county recorder's office. Keep in mind that Dominion Energy West Virginia was incorporated in 1898; your search needs to take that into consideration. Even with your name, property address and parcel number, searching for easements or oil and gas leases may require extensive research. You may wish to hire a title attorney or title company to locate existing encumbrances on your land.
- Some pipelines are installed within the boundaries of a road right of way. Dominion Energy West Virginia does not secure separate rights of way for these facilities.

Are Pipelines Present?

How do you know if there is a natural gas pipeline on a property? Indications include:

- Line markers, which indicate the approximate location of underground natural gas pipelines. Markers are general, not exact, locators, and may not be present on every parcel of land. Markers do not tell how deep a pipeline is buried. Nor do they necessarily indicate the number of underground lines. Pipelines do not always follow a straight course between two markers, so never rely solely on the presence or absence of pipeline markers. It is a federal crime to willfully deface, damage, remove or destroy a pipeline marker.
- Whether a line marker is present or not, state law requires the notification of WV811 by calling **811** (or **1-800-245-4848**) 48 hours before any digging or construction activities.

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Line markers indicate the approximate location of underground natural gas pipelines.

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Right of Way Information

The following list provides a few of the general guidelines to educate you on what Dominion Energy West Virginia considers when evaluating private right of way use:

STRUCTURES: Aboveground structures, such as buildings and storage sheds, are prohibited within the right of way. This includes, but is not limited to, brick, concrete or block fences and walls.

FENCES: Vinyl, wood and/or chain link fences are permitted to cross within the right of way if:

1. Dominion Energy West Virginia gives prior written consent;
2. they cross the right of way at an angle not less than 90 degrees to the pipeline;
3. an adequately sized gate (12'–14' width), with Dominion Energy West Virginia and property-owner locks, is installed in each fence crossing for periodic patrol and maintenance access; and
4. no fence post is installed closer than six feet to the pipeline.

LANDSCAPING: Deep-rooted plants and trees, and retaining walls, are not permitted within the right of way. Trees serve as obstacles above ground for first responders and company representatives during a natural gas emergency and interfere with maintenance work. Below ground, tree roots can damage pipes and their protective coating. Roots can restrict the flow of gas.

Grasses, low-growing plants and shrubs, and gardens may be planted within the right of way. If landscaping is disturbed during Dominion Energy West Virginia's maintenance activities, typical restoration is limited to grading and seeding.

ROADS/DRIVEWAYS: Concrete, asphalt, gravel and/or dirt roads, driveways and pathways may be permitted within the right of way, with Dominion Energy West Virginia's prior written consent.

OTHER IMPROVEMENTS: Sport courts (basketball, tennis, etc.), concrete patios or other hard-surface improvements are not permitted within the right of way.

COVER: A minimum of three feet, but not more than six feet of cover should be maintained over the pipeline. Any exceptions to this policy or changes to the ground contour on the right of way require Dominion Energy West Virginia's prior written consent.

QUESTIONS: Inquiries or questions pursuant to Distribution pipelines must be directed in writing to:

Dominion Energy West Virginia
Land Department
48 Columbia Boulevard
Clarksburg, WV 26301

Or via email to:
customer.care.WV@dominionenergy.com

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Right of Way Obligations

LANDOWNER OBLIGATION: It is important that each individual landowner consult Dominion Energy West Virginia before using the right of way for any purpose. Failure to do so may result in serious hazard or breach of the right of way agreement. Encroachment or other right of way agreement violations upon the right of way could inhibit Dominion Energy West Virginia's ability to inspect, maintain, operate and repair a facility. Keeping trees, shrubs, buildings, fences, structures and any other encroachment or other right of way agreement violation away from Dominion Energy West Virginia's pipeline facilities ensures that safety and pipeline facility integrity are maintained.

THIRD-PARTY OBLIGATIONS: Dominion Energy West Virginia requires landowners, or contractors hired by the landowner, utilities or others to:

1. obtain written consent from Dominion Energy West Virginia before starting any excavation or construction activities, including boring of any type within Dominion Energy West Virginia's right of way and blasting in the proximity of the right of way;
2. not operate heavy construction equipment on the right of way without Dominion Energy West Virginia's prior written approval; and
3. comply with state law requiring notification of WV811 by calling **811** (or **1-800-245-4848**) 48 hours before any digging prior to commencing construction activities.

PENALTIES FOR NON-COMPLANCE: If any of these requirements and/or obligations are violated, Dominion Energy West Virginia will pursue all available remedies under applicable local, state and federal laws.

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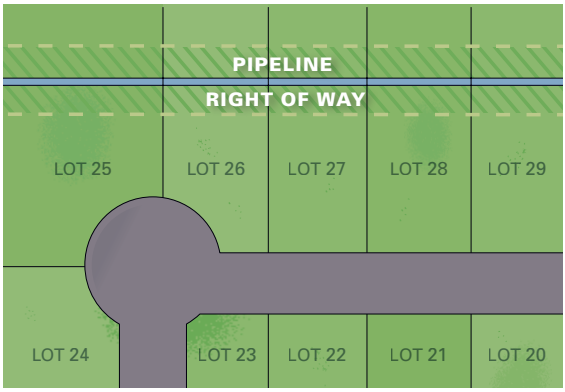
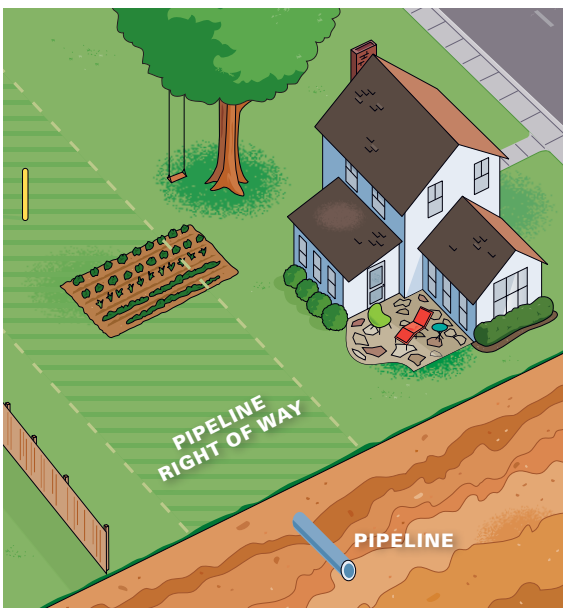


Development of property with an existing pipeline right of way requires that Dominion Energy West Virginia give written approval to the final design affecting the right of way.



When a pipeline right of way is located on your property, development of the right of way area must comply with Dominion Energy West Virginia's requirements as listed in this brochure and the right of way document. The depth of the pipeline and the width of the right of way may vary.

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Pipeline Safety

RIGHT OF WAY CARE AND CONTROL: As a natural gas operator, Dominion Energy West Virginia complies with Title 49 CFR, Part 192 of the Federal Code. Dominion Energy West Virginia performs the following routine activities to ensure the safety of the public and of its pipelines:

- pipeline patrols and inspections,
- leak surveys, and
- pipeline maintenance.

NOTIFICATION: State law requires the notification of the appropriate one-call operator prior to starting construction activities. Dominion Energy West Virginia works in cooperation with pipeline location programs throughout its service area. To have pipelines located contact:

- WV811 by calling **811** (or **1-800-245-4848**) 48 hours before any digging
- **www.WV811.com**

811®

Know what's **below.**
Call before you dig.

DID YOU KNOW that you can spot a natural gas leak by:

- **Smell:** A sulfur–based additive gives natural gas its rotten–egg smell?
- **Sight:** Dry spots, especially in wet fields, discolored soil, dead or dying vegetation near a pipeline may indicate a leak? Also, look for dirt blowing into the air or bubbles in standing or moving water.
- **Sound:** Leaks may make a loud, high–pitched whistle or roar?

Did you know that if you suspect a leak, you should leave the area immediately then call our emergency line?

In an emergency, call
Dominion Energy
West Virginia
1-800-688-4673

The information presented in this brochure is intended to provide general education and is non-binding for specific parcels and/or right of way easements.

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