

September 3, 2025

**LAKECREST HOMEOWNERS ASSOCIATION**

Attn: Sashy Carrillo, Community Portfolio Manager  
16150 Country Club Drive, Suite 201  
Montclair, VA 22025

**Subject:** Columbia Gas of Virginia, Inc. Gas Pipeline for Distribution and Service Lines  
Across **GPIN 8090-96-8241, Prince William County**

To Whom It May Concern,

Please consider this courtesy notification that Columbia Gas of Virginia, Inc. (Columbia), along with its successors, assigns, affiliates, agents, and contractors, will need to access the HOA property through the existing gas pipeline easement as part of an upcoming gas pipeline, service line and Point of Delivery (P.O.D.) station replacement project.

In preparation for this work, it is necessary to perform survey work and geotechnical investigations (soil bore testing) to collect important data related to:

- Property ownership and topography
- Cultural resources and subsurface assessments
- Wetland delineation and endangered species
- Stream buffer variance requirements and river crossing evaluation
- Access planning and archeological review
- Encroachments within Columbia's existing gas pipeline easement

These tasks are essential to ensure the gas pipeline and P.O.D. are safely and efficiently designed, minimizing long-term risks and ensuring the structural integrity of the project.

The survey and geotechnical testing work is scheduled to begin **in September 2025**, weather permitting, and will continue over the course of approximately a week as crews work their way along the easement and surrounding area. You will be notified if additional work is determined to be necessary.

**Entrust Solutions Group and Keystone Consultants, LLC** will be performing the survey and geotechnical work on behalf of Columbia. The geotechnical investigation will encompass an area approximately 10 feet wide to allow drill rig access. The bore holes will be 4–6 inches in diameter. While every effort will be made to minimize disturbance, they will restore the location on completion.

The work will involve one standard drill rig and up to two support vehicles. The drill rig mast may extend up to 20 feet during operation, and you may hear some metallic and mechanical construction noise, which will typically last about an hour before the crew moves to the next location.

All contractors will carry appropriate company identification while on-site. Columbia, its agents, and contractors will conduct all work in a professional and respectful manner. All reasonable efforts will be made to minimize and restore any impact on your property.

Should you have any questions about the survey or soil bore testing, please feel free to contact **Nicole Baltazar**, Project Manager, Entrust Solutions Group at (804) 239-4359 or **Min So**, Project Manager, Columbia Gas of Virginia, Inc. at (681) 839-8835.

Any questions regarding this letter, please contact **Nikki Vogler**, Land Agent II at ORC Real Estate Solutions for Infrastructure, LLC at (231) 218-2434 or email [nvogler@orcolan.com](mailto:nvogler@orcolan.com). Thank you in advance for your cooperation. We appreciate your understanding and support as we work to complete this important infrastructure project.

Sincerely,

**Nikki Vogler**  
ORC Land Agent II  
On behalf of Columbia Gas of Virginia, Inc.

**LANDOWNER ACKNOWLEDGEMENT:**

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To better keep you informed of upcoming activities related to this project, please provide your phone and/or email and the best time to reach you. Thank you for your cooperation.

\_\_\_\_\_ Mobile or Landline

\_\_\_\_\_ Email address