

# **TITLE COMMITMENT**

First American Title Insurance Company

Commitment Number: 06-1885

SCHEDULE A

1. Commitment Date: November 20, 2006 at 09:00 AM

2. Policy (or Policies) to be issued:

Policy Amount

(a) Owner's Policy ( ALTA Own. Policy (10/17/92) )

Proposed Insured:

(b) Loan Policy ( ALTA Loan Policy (10/17/92) )

Proposed Insured:

TBD, its successors and/or assigns as their respective interests may appear.

(c) ( )

Proposed Insured:

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by: Hughes Memorial Home

property being, in fact, part of the property conveyed to Hughes Memorial Home (formerly John E. Hughes Orphanage and Hughes Memorial School) by Deed dated June 27, 1925, from the First National Bank of Richmond, Virginia, et al., Executors under the Will of John E. Hughes, deceased, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Deed Book 188, at page 338, and by Deed dated March 1, 1927, from the First National Bank of Danville, Virginia, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Deed Book 196, at page 483. Hughes Memorial Home is the successor in name and, in fact, of Hughes Memorial School and of the John E. Hughes Orphanage by virtue of Orders of the Virginia State Corporation Commission dated June 17, 1966, and December 31, 1925, recorded in said Clerk's Office in Charter Book 5, at page 83, and Charter Book 3, at page 7, respectively.

4. The land referred to in the Commitment is described as follows:

SEE SCHEDULE C ATTACHED HERETO

SOUTHERN VIRGINIA TITLE COMPANY

By:

SOUTHERN VIRGINIA TITLE COMPANY

First American Title Insurance Company

Commitment Number: 06-1885

**SCHEDULE B - SECTION I  
REQUIREMENTS**

The following requirements must be met:

- a. Pay us the premiums, fees and charges for the policy.
- b. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
  - 1. Deed from Hughes Memorial Home vesting fee simple title in TBD.
  - 2. Deed of Trust from TBD, securing your loan.
- c. This Company must be provided with an Owner's Affidavit which shall be furnished with the Attorney's Final Certificate of Title.

## First American Title Insurance Company

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**SCHEDULE B - SECTION II  
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof. NOTE: Upon receipt of requirements listed in Schedule B - Section 1, this exception shall be deleted as to the lender's policy only.
2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements. NOTE: Upon receipt of requirements listed in Schedule B - Section 1, this exception shall be deleted as to the lender's policy only.
3. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished. NOTE: Upon receipt of requirements listed in Schedule B - Section 1, this exception shall be deleted as to the lender's policy only.
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
5. Taxes for the year 2006, and subsequent years, a lien, which are not yet due and payable.
6. Possible easement granted to Chesapeake and Potomac Telephone Company from Hughes Memorial School, by instrument dated November 15, 1941, recorded in Deed Book 253, page 527.
7. Easement granted to the Chesapeake and Potomac Telephone Company, from Hughes Memorial School, by instrument dated April 11, 1966, recorded in Deed Book 469, page 229.
8. Easement granted to the Chesapeake and Potomac Telephone Company from Hughes Memorial Home, by instrument dated November 24, 1970, recorded in Deed Book 544, page 549.
9. Easement granted to the Chesapeake and Potomac Telephone Company of Virginia from Hughes Memorial Home, by instrument dated October 19, 1978, recorded in Deed Book 659, page 191.
10. Easement granted to the City of Danville from Hughes Memorial Home, by instrument dated February 5, 1980, recorded in Deed Book 681, page 717.
11. Easement granted to Pittsylvania County Service Authority, from The Hughes Memorial Home for Children, Inc., by instrument dated July 24, 1981, recorded in Deed Book 702, page 170.
12. Easement granted to the City of Danville from Hughes Memorial Home for Children, by instrument dated June 15, 1987, recorded in Deed Book 808, page 385.
13. Easement granted to Verizon Virginia, Inc., from Hughes Memorial Home Trust, Hughes Memorial Home, etc., by instrument dated May 23, 2003, recorded in Deed Book 1389, page 730.
14. Easement granted to Pittsylvania County Service Authority from Hughes Memorial Home, by instrument dated November 16, 2004, recorded in Deed Book 1475, page 232.

**SCHEDULE B - SECTION II**  
**EXCEPTIONS**  
(Continued)

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15. Plat of Survey recorded as Tax Map 151(A)8, shows:
- a) Water Vault Vents on New Parcel 1
  - b) Existing utility easement on New Parcel 1
  - c) Existing storm drainage easement on New Parcel 8
  - d) Existing SSMH Pittsylvania County Public Service Authority on New Parcel 4
  - e) Existing 15 foot right of way and public utility easement on New Parcel 5
  - f) Two foot concrete ditch and sewer lagoon and sewer pump on New Parcel 6

This title commitment issued by First American Title Insurance Company may be revised prior to the auction. Please review the title commitment in the Bidder Packet on sale day for any changes.

## First American Title Insurance Company

Commitment Number: 06-1885

**SCHEDULE C  
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

PARCEL NO. 1: TRACT fronting 334.88 feet on the southwestern margin of Franklin Turnpike and containing 2.812 acres and designated as "New Parcel 1" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 2: TRACT fronting 364.89 feet on the southwestern margin of Franklin Turnpike and containing 3.280 acres and designated as "New Parcel 2" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 3: TRACT fronting 360.68 feet on the southwestern margin of Franklin Turnpike and containing 3.334 acres and designated as "New Parcel 3" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 4: TRACT fronting 419.08 feet on the northern margin of Orphanage Road and containing 7.570 acres and designated as "New Parcel 4" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 5: TRACT fronting 285.27 feet on the northern margin of Orphanage Road and containing 6.056 acres and designated as "New Parcel 5" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 6: TRACT fronting 53.79 feet on the northern margin of Orphanage Road and containing 21.914 acres and designated as "New Parcel 6" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 7: TRACT fronting 74.36 feet on the southwestern margin of Franklin Turnpike and containing 4.989 acres and designated as "New Parcel 7" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 8: TRACT fronting 574.13 feet on the southwestern margin of Franklin Turnpike and containing 2.878 acres and designated as "New Parcel 8" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 9: TRACT fronting 506.38 feet on the southwestern margin of Franklin Turnpike and containing 3.264 acres and designated as "New Parcel 9" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 10: TRACT fronting 50.03 feet on the southwestern margin of Franklin Turnpike and containing 1.908 acres and designated as "New Parcel 10" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 11: TRACT fronting 124.89 feet on the southwestern margin of Franklin Turnpike and containing 3.883 acres and designated as "New Parcel 11" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 12: TRACT fronting 184.95 feet on the southwestern margin of Franklin Turnpike and containing

**SCHEDULE C**  
(Continued)

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8.512 acres and designated as "New Parcel 12" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

From:SOUTHERN VIRGINIA TITLE

434 791 2821

11/30/2006 15:38 #891 P.001/002

**Re: Hughes Memorial Home**

**ENDORSEMENT**

Attached to Case No. 06-1885  
Issued by  
First American Title Insurance Company

By virtue of this endorsement, Schedule C, is hereby amended as follows:

PARCEL NO. 1: TRACT fronting 334.86 feet, more or less, on the southwestern margin of Franklin Turnpike and containing 2.812 acres, more or less, and designated as "New Parcel 1" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 2: TRACT fronting 364.89 feet, more or less, on the southwestern margin of Franklin Turnpike and containing 3.280 acres, more or less, and designated as "New Parcel 2" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 3: TRACT fronting 360.68 feet, more or less, on the southwestern margin of Franklin Turnpike and containing 3.334 acres, more or less, and designated as "New Parcel 3" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 4: TRACT fronting 476.89 feet, more or less, on the northern margin of Orphanage Road and containing 7.570 acres, more or less, and designated as "New Parcel 4" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 5: TRACT fronting 384.54 feet, more or less, on the northern margin of Orphanage Road and containing 6.056 acres, more or less, and designated as "New Parcel 5" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 6: TRACT fronting 53.79 feet, more or less, on the northern margin of Orphanage Road and containing 21.914 acres, more or less, and designated as "New Parcel 6" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 7: TRACT fronting 74.36 feet, more or less, on the southwestern margin of Franklin Turnpike and containing 4.989 acres, more or less, and designated as "New Parcel 7" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

From: SOUTHERN VIRGINIA TITLE

434 791 2821

11/30/2006 15:39 #891 P.002/002

PARCEL NO. 8: TRACT fronting 434.30 feet, more or less, on the southwestern margin of Franklin Turnpike and containing 2.678 acres, more or less, and designated as "New Parcel 8" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 9: TRACT fronting 506.38 feet, more or less, on the southwestern margin of Franklin Turnpike and containing 3.264 acres, more or less, and designated as "New Parcel 9" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 10: TRACT fronting 50.03 feet, more or less, on the southwestern margin of Franklin Turnpike and containing 1.908 acres, more or less, and designated as "New Parcel 10" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 11: TRACT fronting 124.89 feet, more or less, on the southwestern margin of Franklin Turnpike and containing 3.683 acres, more or less, and designated as "New Parcel 11" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

PARCEL NO. 12: TRACT fronting 164.95 feet, more or less, on the southwestern margin of Franklin Turnpike and containing 8.512 acres, more or less, and designated as "New Parcel 12" on Subdivision Plat of Tax Map 151(A)8 for Hughes Memorial Home dated November 1, 2006, made by Thompson & Litton, to be recorded contemporaneously herewith.

ALL OTHER TERMS AND CONDITIONS SHALL REMAIN AS WRITTEN.

This endorsement is made a part of the commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and prior endorsements, if any, nor does it extend the effective date of the policy and prior endorsements or increase the face amount thereof.

First American Title Insurance Company

By

AUTHORIZED SIGNATURE