



**FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

File No. PRO-17-2970W

1. Effective Date:

2. Policy or policies to be issued: Amount

To Be Determined

- (a) ALTA Owner's Policy: (6-17-06)
- ALTA Homeowner's Policy

Proposed Insured: To Be Determined

- (b) ALTA Loan Policy: (6-17-06)
- ALTA Short Form Residential Loan Policy: (6-17-06)
- Advantage Residential Loan Policy
- Advantage Express Loan Policy

Proposed Insured:

- (c) Other

Proposed Insured:

3. Title to the Fee Simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

PATH Allegheny Virginia Transmission Corporation

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

See Schedule A attached hereto and made a part hereof.

Property Address:

Lot 2, Rivers Edge
Lovettsville, Virginia

Countersigned:

PROFESSIONAL TITLE ASSOCIATES
3130 Chaparral Drive, Suite B-100
Roanoke, VA 24018
(540) 725-1558

Authorized Officer or Agent

FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B
Requirements

File No. PRO-17-2970W

The following are the requirements to be complied with:

Item(a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item(b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. Duly authorized deed from PATH Allegheny Virginia Transmission Corporation vesting fee simple title in To Be Determined.

NOTE: Corporate resolutions authorizing above referenced corporate transaction and conveyance must be furnished or certified as proper by approved attorney.

2. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.

3. Receipt of satisfactory executed "Owners (sellers) Affidavit as to Mechanics' Liens and Possession."

Note: This Company may take other requirements and/or exceptions upon receipt and review of the above-listed documents.

Commitment – Schedule B Section 1

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached

FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B – SECTION 2
Exceptions

File No. PRO-17-2970W

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

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.

1. Those taxes becoming due and payable subsequent to the date of the policy.
2. Terms, provisions, covenants, conditions, restrictions, reservations, easements, liens for assessments, developer rights, options, rights of first refusal and reservations and other matters, if any, and any amendments thereto, appearing of record in Declaration recorded August 9, 1948, in Deed Book 12-W, Page 180, Deed Containing reservation recorded on August 9, 1951 in Deed Book 13-Q, Folio 141, Declaration of Protective Covenants recorded October 10, 2000 in Deed Book 1828, Page 122 Incorporated by reference at Deed Book 2191, Page 1265, Amended at Deed Book 1951, Page 1679 and Deed Book 2191, Page 1282; in the related bylaws; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
3. Deed of Subdivision and Easement recorded June 10, 2002 in Deed Book 2191, Page 1265.
4. Easement granted to Loudoun County Board of Supervisors recorded on June 10, 2002 in Deed Book 2191, Page 1265.
5. Terms and Provision of Open Space Easement recorded in Deed Book 2191 at Page 1271.
6. Easements reserved in deeds recorded in Deed Book 12-W at Page 180 and in Deed Book 13-Q at Page 141.
7. Easements to Virginia Electric & Power Company by instruments recorded in Deed Book 13-C at Page 278, in Deed Book 13-F at page 405, in Deed Book 434 at Page 98, in Deed Book 435 at Page 689, in Deed Book 935 at Page 1472, and in Deed Book 1434 at Page 348.
8. Easements to Northern Virginia Power by instrument recorded in Deed Book 388 at Page 456 and Order in Deed Book 389 at Page 138.
9. Right of Way granted in Deed Book 421 at Page 579 and modified in Deed Book 441 at Page 286.
10. Easements created by instrument recorded in Deed Book 1828 at Page 115.
11. Easement to Chesapeake & Potomac Telephone Company by instrument recorded in Deed Book 464 at Page 45.
12. Easement to Commonwealth of Virginia by instrument recorded in Deed Book 1089 at Page 601.
13. Easement to Potomac Edison Co. by instrument recorded in Deed Book 1998 at Page 2359.
14. Open Space Easement by instrument recorded in Deed Book 2191 at Page 127.

Commitment – Schedule B Section 2

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached

FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B – SECTION 2
Exceptions - (continued)

15. The following matters as set out on the recorded plat of subdivision:
- a. Low Density waiver is for the creation of subject lot (among others).
 - b. Existing 150' VEPCO easement at Deed Book 435, Page 689 and Deed Book 434, Page 98;.
 - c. Existing Northern Virginia Power Co Easement at Deed Book 389, Page 138 and Deed Book 388, Page 456.
 - d. Dry hydrant tax easement.
 - e. Existing Catocin View Ln at Deed Book 1828, Page 115.
 - f. Approved drainfield site.
 - g. 200' and 100' SL.
 - h. 35' YL.
 - i. Existing Rivers Edge Ln at Deed Book 1828, Page 115.
16. Building Restriction Lines (in Feet) as set out on the recorded plat of subdivision:
- a. Front 35.
 - b. Back 35 - Plat Notes 200' from a state ROW, 100' from any private access easement.
 - c. Side 35.
17. Rights of tenants or parties in possession.
18. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

Commitment – Schedule B Section 2-continued

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached

FIDELITY NATIONAL TITLE INSURANCE COMPANY
Schedule A
Legal Description

File No. PRO-17-2970W

Located in the County of Loudon, State of Virginia:

Lot 2, Rivers Edge, as the same is shown on the plat attached to the Deed of Subdivision and Easement recorded in Deed Book 2191, at Page 1265, among the land records of Loudoun County, Virginia.

Commitment – Schedule A

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached