

Commitment for Title Insurance

Schedule A

Issued by **Fidelity National Title Insurance Company**



Fidelity National Title Insurance Company

Woltz & Associates
23 Franklin Road
Roanoke, VA 24011
Phone: 540-342-3560
Fax: 540-342-3741

Order No.: 6141085

1. Effective Date: 12/20/2016 at 8:00 AM
2. Policy or Policies to be issued:

ALTA Owner's Policy (6/17/2006)
Proposed Insured: TBD
Amount of Insurance: TBD
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at Effective Date vested in:

Endocrine Care Office, LLC, a Virginia limited liability company
5. The land referred to in this Commitment is described as follows:

See attached Exhibit "A".

Countersigned:

BY: *Ei Sprady*
Authorized Officer or Agent

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ALTA Commitment (6-17-06) Schedule A

Form 1004-321L (Rev. 6/06)

Valid only if Schedule B and Cover are attached

**Schedule B Section 1
Requirements**

The following are requirements to be complied with:

1. The Company requires receipt in writing of the name of anyone not referenced in this commitment who will acquire an interest in the land or who will execute a deed of trust encumbering the land herein. Additional requirements and/or exceptions may then be added.
2. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record.
 - a) Warranty Deed from Endocrine Care Office, LLC, vesting fee simple title in _____ (to be determined)
3. Receipt and review of all corporate/entity/trust documents for subject parties as may be required under Virginia underwriting guidelines.
4. Cancellation and release of record of CREDIT LINE deed of trust from Endocrine Care Office, LLC, to Edwin P. Hunter, Trustee(s), dated October 16, 2009, filed for record in October 16, 2009 in Instrument No. 200914251. As stated in deed of trust: Original Principal \$360,000.00; Original Note Holder First Citizens Bank & Trust Co and Assignment of Rents recorded in Instrument No. 200914252.

NOTE: Agent must require credit line account to be closed and that the checks and/or credit card(s) issued in connection with the account be surrendered.

5. The Company must be provided with an approved form of executed Owner's Affidavit and Agreement relating to, among other items, mechanics' liens and parties in possession.
6. Payment of full consideration to or for the account of the grantor(s) or mortgagor(s).
7. Payment of the premiums, fees and charges for the policy/policies.
8. Payment of all real estate taxes, charges and assessments which are due and payable.
9. Payment of all outstanding water, sewer and public utility charges to date of settlement.
10. Certification from settlement agent that they have made independent verification through the PACER system that the seller and/or borrowers are not in bankruptcy.
11. Settlement agent must ascertain identity of all parties executing instruments required for this transaction in compliance with Virginia statutes (eg. Section 47.1-14).

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ALTA Commitment (6-17-06)
Form 1004-265

Schedule B Section 1

Valid only if Insuring Provisions and Schedules A and B are attached



NJRB 3-07
Revised 9/10/07

**Schedule B Section 2
Exceptions**

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

General Exceptions:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created or first appearing in the public records or attaching to the title subsequent to the date of this commitment.
2. Taxes or special assessments, which are not shown as existing liens by the public records.
3. Easements or claims of easements not shown by the public records.
4. Any liens, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. 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.
6. Rights or claims of parties in possession not shown by the public records.

Special Exceptions:

7. Those taxes and special assessments which become due and payable subsequent to Date of Policy.
8. Easement dated January 24, 1946, from Hugh H. Trout and Alice G. Trout, his wife, to Appalachian Electric Power Company, recorded in Deed Book 354, page 550.
9. Terms, provisions, covenants, conditions, restrictions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations and other matters, if any, appearing of record in instrument dated June 5, 1962, recorded in Deed Book 691, page 175, and any amendments thereto 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.
10. Easement reserved in deed dated June 5, 1962, from Roy L. Crouch to Hollins Corporation, recorded in Deed Book 691, page 175.
11. Deed of Easement dated March 8, 1994, between Daniel P. Hoback and the City of Roanoke, Virginia, recorded in Deed Book 1446, page 696.
12. Survey dated November 5, 1992, revised December 17, 1992 and February 5, 1993, and recorded in Deed Book 1446, page 696 shows the following: Temporary construction easements for the City of Roanoke and overhead electrical.

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**Schedule B Section 2
Exceptions continued**

13. Survey dated December 15, 1997, prepared by T. P. Parker & Son, recorded in Deed Book 1562, page 1580 shows the following: utility pole and overhead wires.

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.

Exhibit "A"

All of that certain lot or parcel of land lying and being in the County of Roanoke, Virginia, and being more particularly described as follows, to-wit:

Starting at a point on the southerly side of Lee Highway, U. S. Route No. 11 (80 feet wide) 320.0 feet easterly from the point of intersection of the southerly side of Lee Highway produced and the easterly side of Virginia Highway Route No. 601 produced; thence leaving Lee Highway and with the westerly line of the Roy L. Crouch and wife property, S. 20 deg 36' E. 242.0 feet to the ACTUAL PLACE OF Beginning; thence with a new line across the Crouch property, N. 69 deg 24' E. 73.0 feet to a point; thence with the westerly line of the 0.92 acre tract, S. 20 deg 36' E. 148.0 feet to a point; thence leaving the 0.92 acre tract and with a new line across the Crouch property being the northerly side of a 10 foot width strip to be dedicated for street purposes N. 69 deg 24' W. 73.0 feet to a point thence with the westerly line of the Crouch property, N. 20 deg 36' W. 148.0 feet to the actual place of Beginning, containing 0.248 acre, more or less and being a southwesterly portion of Lot A-1, a division of Tract A, Block 1, Map No. 1, Summerdean of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, in Plat Book 3, page 84; and as more particularly shown on current survey dated December 15, 1997, made by T. P. Parker and Son, Engineers, Surveyors and Planners and recorded in the aforesaid Clerk's Office in Plat Book 1562, page 1582.

Together with an easement over the property adjoining to the northwest of caption property as conveyed by deed from Roy L. Crouch to Hollins Corporation dated June 5, 1962, recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 691, page 175.

Being the same property conveyed to Endocrine Care Office, LLC, a Virginia limited liability company by Deed from PAV Properties, LLC, a Virginia limited liability company dated October 8, 2009, recorded October 16, 2009 in Instrument No. 200914250 in the Clerk's Office of the Circuit Court of Roanoke, Virginia.

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