

EXCEPTIONS:

FILE NO.: 01262-6073
EFFECTIVE DATE: OCTOBER 27, 2016 AT 8:00A.M.
Schedule B - Section II

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. *NOT SURVEY RELATED*
- Rights or claims of parties in possession not shown by the Public Records. *NOT SURVEY RELATED*
- Easements, or claims of easements, not shown by the Public Records. *NOT SURVEY RELATED*
- Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the land.
- Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and shown by the Public Records. *NOT SURVEY RELATED*
- Taxes or special assessments which are not shown as existing liens by the Public Records. *NOT SURVEY RELATED*
- Taxes and storm water fees for the fiscal year 2017, and subsequent years, a liens not yet due and payable. *NOT SURVEY RELATED*
- Such state of facts as would be disclosed by a current survey and inspection of the property.
- Rights of tenants in possession, as tenants only, under unrecorded leases. *NOT SURVEY RELATED*
- Amended And Restated Credit Line Deed of Trust by and among Willis realty Corporation and Thomas V. Rueger and Rufus Parks, III, Trustees for the benefit of SunTrust Bank, dated October 13, 2006, recorded October 16, 2006 as Instrument No. 20061016001567450 securing the principal sum of \$3,082,000.00; as modified by Modification dated September 24, 2007, recorded October 2, 2007 as instrument NO. 20071002001341970, increasing the amount secured to \$3,560,000.00 and further modified by Modification dated March 27, 2009, recorded April 2, 2009 as instrument No. 2009040200347370 increasing the amount secured to \$3,683,000.00. Assignment of Rents and Profits and Leases by Willis Realty Corporation to SunTrust Bank, dated October 13, 2006, recorded October 16, 2006 as instrument No. 20061016001567450; which amends and restates the Credit benefit of Crestar Bank, securing a loan in the amount of \$817,000.00, dated October 23, 1997, recorded June 3, 1999 in Deed Book 4091, Page 329. Modification of Deed of Trust by and among Willis Realty Corporation and SunTrust Bank, formerly Crestar Bank, dated January 8, 2001, recorded January 29, 2001, in Deed Book 4350, Page 443 increases the amount secured by deed of trust to \$1,007,000.00 securing two notes: \$1,007,000.00 and \$300,000.00. *NOT SURVEY RELATED*
- Easement granted to Virginia Electric and Power Company identified as Veppo Easement #39113 as shown on the plat of recorded in Deed Book 2451, Page 872. *SEE 11 ON SURVEY.*
- Easement recorded in Deed Book 286, page 183, shown on the plat recorded in map Book 28, page 56. *SEE 12 ON SURVEY.*
- Easement granted to Virginia Electric and Power Company by instrument dated October 26, 1965 recorded in Deed Book 934, Page 438. *SEE 13 ON SURVEY.*
- Sewer Agreement with the City of Virginia Beach, dated July 10, 1973, recorded in Deed book 1363, Page 187. *NOT SURVEY RELATED*
- Easement granted to Virginia Electric and Power Company by instrument dated May 1, 1985, recorded in Deed Book 2421, Page 1759. *SEE 15 ON SURVEY.*
- Easement granted to Virginia Electric and Power Company by instrument dated August 26, 1985, recorded in Deed Book 2451, Page 871. *SEE 11 ON SURVEY.*
- Terms and provisions of the easements, covenants and Restrictions and party Wall Agreement dated April 27, 1999, recorded in Deed Book 4086, page 1167 as amended by First Amendment to Declaration of Easements, Covenants and Restrictions and Party Wall Agreement recorded as Instrument No. 20060516000742890. *NOT SURVEY RELATED*
- Rights of others thereto entitled in and the Party Walls in common. *NOT SURVEY RELATED*
- Stormwater Management Facilities Maintenance Agreement, dated April 25, 2006, recorded as Instrument NO. 20060615000903800.
- Sidewalk Easement granted to the City of Virginia Beach by Instrument dated August 28, 2007, recorded as Instrument No. 20071002001341650. *SEE 20 ON SURVEY.*
- In addition to the above matters Map Book 277, Page 17 shows a 15 foot private sanitary sewer easement crossing the property. *SEE 21 ON SURVEY.*

GENERAL SURVEY NOTES

- THIS SURVEY WAS PRODUCED BASED ON A TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE
FILE NO.: 01262-6073
EFFECTIVE DATE: OCTOBER 27, 2016 AT 8:00A.M.
- THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONES X AND X-SHADED ACCORDING TO FEMA-F.I.R.M. COMMUNITY PANEL 5155310103G, EFFECTIVE ON 1/16/2015. FLOOD DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. FLOOD ZONE DATA SHOWN HEREON SHOULD NOT BE CONSTRUED AS A DETERMINATION OF FLOOD INSURANCE REQUIREMENTS ON ANY PROPERTIES SHOWN HEREON OR ON ADJACENT PROPERTIES.
- BEARINGS SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83). DISTANCES ARE US SURVEY FOOT.
- ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF VIRGINIA BEACH CONTROL MONUMENT 691902 ELEV. 15.34' NAVD83. CONTOUR INTERVAL = 1 FOOT.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, OF CURRENT BUILDING CONSTRUCTION OR OF CURRENT BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF THE SURVEY.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF THE SURVEY.
- NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLURRY OR SANITARY LANDFILL WAS OBSERVED AT THE TIME OF THIS SURVEY.
- UNDERGROUND UTILITIES WERE MARKED BY ACCORDANCE WITH MARCH 29, 2016. EXACT HORIZONTAL LOCATION IS NOT GUARANTEED. ALL UTILITIES WERE NOT SHOWN ON THIS SURVEY.
- NO WETLAND DELINEATION MARKERS WERE OBSERVED DURING THE FIELD SURVEY.

PROJECT INFORMATION

MAS-LD PROJECT #: 16017.0
SITE ADDRESS: CORNER OF VIRGINIA BEACH BLVD. AND THALIA ROAD
CURRENT ZONING AS PROVIDED VIA THE CITY OF VIRGINIA BEACH GIS ON 11-15-16: B2

ALTA CERTIFICATION

TO ALDI (N.C.) L.L.C., A NORTH CAROLINA LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THE MAP, PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AS PROMULGATED AND ADOPTED BY ALTA AND NSPS IN 1986, AND INCLUDE ITEMS 2, 3, 4, 5, 6(b), 7(a)(b1), 8, 9, 11, 13, 14, 16, 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03-29-16 AND UPDATED 11-21-16.

DATE: 11-21-2016
BETH ANNE G. CAMPBELL, VA L.S. #3316

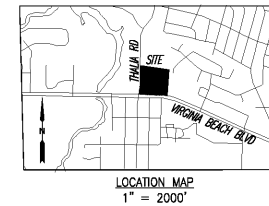
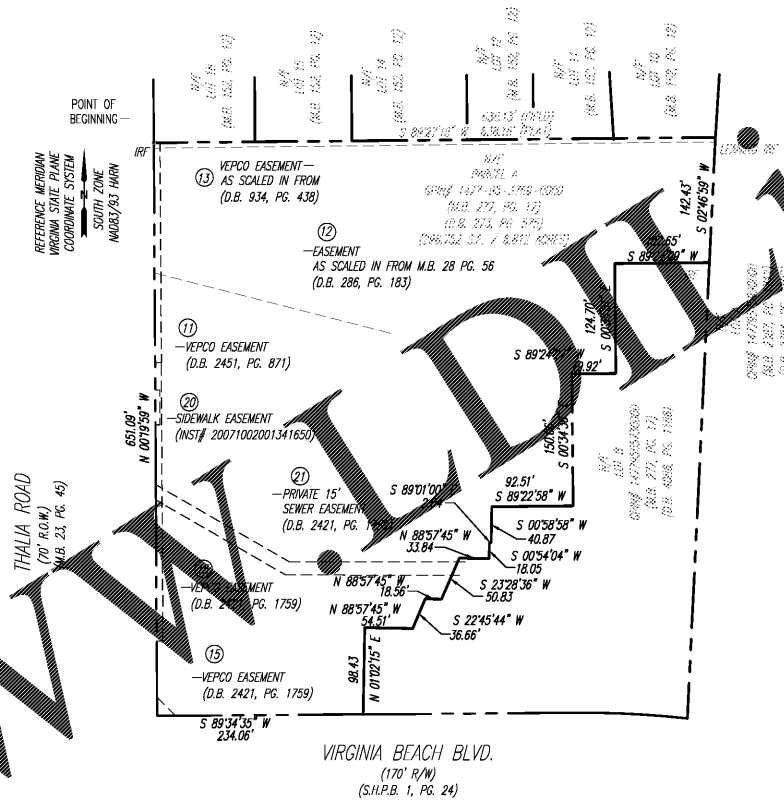
TOPOGRAPHIC SURVEY CERTIFICATION

THIS SURVEY "ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF PARCEL "A" SUBDIVISION PLAT OF WILLIS WAYSIDE " WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF: BETH ANNE G. CAMPBELL, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 02/29/2016 - 03/29/16 AND UPDATED ON 11-21-16; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

DATE: 11-21-2016
BETH ANNE G. CAMPBELL, VA L.S. #3316

PARCEL BOUNDARY
SEE SECOND SHEET FOR TOPOGRAPHIC AREA

SCALE: 1" = 100'



Issued:	Date:
A	
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	



Seal	
PROJECT SURVEYOR	DATE
BAC	11-21-16
PROJECT FIELD CREW	DATE
JJL/BWS/OSL	02-29-16 - 03-29-16 update: 11-21-16
PROJECT CAD	DATE
ANM/BAC	02-19-16 - 04-11-16 update: 11-21-2016

Kimley»Horn
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ALDI Inc.
804 Moorefield Park Drive, Suite 302
Richmond, VA 23236
(804) 594-5278

ALDI Inc.
THALIA VIRGINIA BEACH

VIRGINIA BEACH BLVD.
VIRGINIA BEACH, VA
Project Name & Location:

EXISTING CONDITIONS AND ALTA/ACSM LAND TITLE SURVEY PORTION OF PARCEL "A"

Drawing Name:	Project No.
Date: 11/21/16	
Type:	
Drawn By: BAC	CV-100
Scale: As Noted	Drawing No.

BEFORE DIGGING CALL "MISS UTILITY"
OF VIRGINIA AT 1 - 800 - 552 - 7001OR 811