

1 TITLE DESCRIPTION

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

ALL that contain 8.333 acre parcel as shown on a plat of survey entitled "Subdivision Plat of WHEATLAND RETIREMENT COMMUNITY Being the Resubdivision of 8.861 Ac. Remaining Property as Shown on P.B. 18 Pg 473, Property of L & B Partnership, Shawville Magisterial District, Montgomery County, Virginia" platted October 18, 1998 by Philip A. Martin, Land Surveyor of Baker and Associates, Inc., designated as B & A Job Number R88100, a copy of which plat is recorded in Plat Book 18, page 672.

BEING the same real estate conveyed to HLR Associates, a Virginia limited liability company, by deed from HLR Associates, a Virginia general partnership, dated May 13, 1997, recorded May 22, 1997, in the Clerk's Office, Circuit Court, Montgomery County, Virginia, in Deed Book 867, page 625.

2 TITLE INFORMATION

The Title Description and Subdivision B Error hereon are from Chicago Title Insurance Company, commitment #277300482 effective date of October 19, 2007.

3 SCHEDULE 'B' ITEMS

Section 11 (all items listed below apply and affect the subject property, unless otherwise noted):

- 1. Easement granted to Appalachian Electric Power Co., dated April 15, 1949, recorded August 5, 1949, in Deed Book 143, page 25. Does not apply or affect subject property.
2. Easement granted to Appalachian Electric Power Company, dated July 30, 1982, recorded August 24, 1982, in Deed Book 765, page 680. Does not apply or affect subject property.
3. Easement granted to Appalachian Electric Power Company, dated December 9, 1988, recorded January 9, 1987, in Deed Book 843, page 130. As shown hereon.
4. Easement granted to Bell Atlantic-Virginia, Inc., dated April 30, 1987, recorded October 21, 1987, in Deed Book 979, page 712. This is an underground utility, there are no bearings and distances to the easement to boundary lines and there is no surface evidence of cable.
5. Terms, duties, conditions, obligations, restrictions, easements, etc. created, imposed and/or assumed under that certain Deed of Lease by and between HLR Associates, L.L.C. (Lessor) and A. Lowell & Faye Allison dated December 19, 1987, and recorded December 30, 1987, in Deed Book 868, page 1. Blanket in nature, this is not a mapable item.
6. Terms, duties, conditions, obligations, restrictions, easements, etc. created, imposed and/or assumed under that certain Deed of Lease by and between HLR Associates, L.L.C. (Lessor) and Woodson S & Betty G. Spruill dated March 17, 1988, and recorded May 12, 1988, in Deed Book 1008, page 246. Blanket in nature, this is not a mapable item.
7. Terms, duties, conditions, obligations, restrictions, easements, etc. created, imposed and/or assumed under that certain Deed of Lease by and between HLR Associates, L.L.C. (Lessor) and M.D. Hovatter and Taina C. Hovatter dated June 8, 1989, and recorded August 12, 1989, in Deed Book 1085, page 678. Blanket in nature, this is not a mapable item.
8. Terms, duties, conditions, obligations, restrictions, easements, etc. created, imposed and/or assumed under that certain Deed of Lease by and between HLR Associates, L.L.C. (Lessor) and Merrill J. Polansky and Ovelia C. Polansky dated October 15, 1989, and recorded February 7, 2000, in Deed Book 1110, page 83. Blanket in nature, this is not a mapable item.
9. Terms, duties, conditions, obligations, restrictions, easements, etc. created, imposed and/or assumed under that certain Deed of Lease by and between HLR Associates, L.L.C. (Lessor) and Lestrie Hillegas dated November 12, 1988, and recorded May 18, 2000, in Deed Book 1122, page 628. Blanket in nature, this is not a mapable item.
10. Terms, duties, conditions, obligations, restrictions, easements, etc. created, imposed and/or assumed under that certain Deed of Lease by and between HLR Associates, L.L.C. (Lessor) and Joseph B. and Luote A. Hurley dated April 28, 2000, and recorded June 1, 2000, in Deed Book 1126, page 674. Blanket in nature, this is not a mapable item.
11. Terms, duties, conditions, obligations, restrictions, easements, etc. created, imposed and/or assumed under that certain Deed of Lease by and between HLR Associates, L.L.C. (Lessor) and Sylvia D. Webb dated August 2, 2000, and recorded August 3, 2000, in Deed Book 1138, page 173. Blanket in nature, this is not a mapable item.
12. Terms, duties, conditions, obligations, restrictions, easements, etc. created, imposed and/or assumed under that certain Deed of Lease by and between HLR Associates, L.L.C. (Lessor) and Howard M. and Ralph S. Chaffin dated March 13, 1989, and recorded December 1, 2000, in Deed Book 1162, page 685. Blanket in nature, this is not a mapable item.
13. Terms, duties, conditions, obligations, restrictions, easements, etc. created, imposed and/or assumed under that certain Deed of Lease by and between HLR Associates, L.L.C. (Lessor) and Robert W. and Bobbie C. Hill dated November 10, 1988, and recorded June 11, 2001, in Deed Book 1160, page 71. Blanket in nature, this is not a mapable item.
14. Terms, duties, conditions, obligations, restrictions, easements, etc. created, imposed and/or assumed under that certain Deed of Lease by and between HLR Associates, L.L.C. (Lessor) and Mary F. and G. Martin Mulendons dated September 9, 1989, and recorded March 8, 2002, in Deed Book 1294, page 632. Blanket in nature, this is not a mapable item.
15. Terms, duties, conditions, obligations, restrictions, easements, etc. created, imposed and/or assumed under that certain Deed of Lease by and between HLR Associates, L.L.C. (Lessor) and Joyce E. Chalmers dated May 15, 2000, and recorded August 30, 2002, as Instrument No. 02-12222. Blanket in nature, this is not a mapable item.
16. Twenty foot (20') sanitary sewer easement dedicated to Montgomery County as shown on plat recorded in Plat Book 18, page 672. As shown hereon.
17. New 20' Water Easement dedicated to the Town of Christiansburg, Virginia for public use by plat recorded in Plat Book 18, page 704. As shown hereon.

4 SURVEYOR CERTIFICATION

The undersigned, being a duly licensed and qualified surveyor in the Commonwealth of Virginia, do hereby certify to: Municipal Capital Appraisal Practices II, L.P. MCAP Christiansburg, LLC Wheatland Christiansburg, Inc. Retirement Housing Christiansburg, LLC and Chicago Title Insurance Company; That this survey print is a true and accurate survey based on a inspection of the following described real estate (the "Premises"): ALL that contain 8.333 acre parcel as shown on a plat of survey entitled "Subdivision Plat of WHEATLAND RETIREMENT COMMUNITY Being the Resubdivision of 8.861 Ac. Remaining Property as Shown on P.B. 18 Pg 473, Property of L & B Partnership, Shawville Magisterial District, Montgomery County, Virginia" platted October 18, 1998 by Philip A. Martin, Land Surveyor of Baker and Associates, Inc., designated as B & A Job Number R88100, a copy of which plat is recorded in Plat Book 18, page 672, more particularly described as follows: Beginning at a point of the intersection of the south line of Fernview Road and the east line of Sunset Drive, said point being the true point of beginning; Thence with the south line of Fernview Road 10.837 to a point; Thence N87°29'57" E 88.00' to a point; Thence N87°29'57" E 282.00' to a rod found; Thence N81°00'00" E 436.13' to a rod found; Thence leaving the south line of Fernview Road 894°29'57" E 426.01' to a rod found; Thence S84°32'27" W 660.00' to a rod found; Thence N22°23'27" E 83.00' to a point; Thence N71°00'14" W 31.26' to a point; Thence S86°32'47" W 80.00' to a point on the east line of Sunset Drive; Thence with the east line of Sunset Drive N87°27'19" W 888.00' to a point; Thence N18°18'04" W 8.73' to a point; Said point being the true point of beginning and containing 8.333 acres and 275,860 square feet.

- 1. I further certify that this map or plat and the survey on which it is based were made: (a) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2000, and include items 1 (except in states that require record numbering plating), 2, 3, 4, 5, 7(a), 7(b), 8, 9, 10, 11(a), 12, 14, 16(a), 18(a) and 19(a) of Table A hereof; (b) pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, and the undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Virginia, the Relative Positional Accuracy the survey do not exceed that which is specified herein; and (c) meets the current minimum standards requirements of the State of Virginia;
2. I further certify: (a) that this survey was prepared by me or under my supervision and was actually made on the ground on December 19, 2007 and that the instrumentation and field procedures utilized in the preparation of this survey were field run ALTA/ACSM Survey using a digital total station and that a minimum base closure of 1:10000 was obtained and that the survey reflects boundary lines of the described land which are a non-mapable closed figure; (b) that there are no discrepancies between the measured boundary lines of the subject property as shown on the survey map and as described in the legal description of record, except as specifically shown on this survey print; (c) that the information, accuracy and distances shown on this survey print accurately represent the boundaries and area of the Premises; (d) that the file base shown on this survey print and the base of actual possession are the same; (e) that I show a fixed and determinable position and location of the Premises (including the position of the point of beginning) with regards to the notes and bounds description located on the survey print; and (f) that the boundary lines of the parcels collectively constituting the Premises are contiguous with each other and contain no gaps, gaps or overlaps, as described in their most recent respective legal descriptions of record as provided to the undersigned.
3. I further certify: (a) that, in the extent knowable, the survey accurately reflects the location, with and recording date of all easements, rights-of-way, setback or building restriction lines and other survey-related matters shown in Chicago Title Insurance Company Pro Forma Policy No./Consolidated No. 277300482, dated October 19, 2007 (the "Title Report"); (b) that the property depicted on the survey is the same property described in the Title Report; (c) that there is no observable evidence of encroachments, servitudes, rights of way, paths or uses affecting the Premises that would be visible by a physical inspection of the Premises, or that are known by the undersigned, other than those shown hereon; and (d) that the survey accurately shows the location, width and recording date of all setback or building restriction lines per recorded documents provided to the surveyor or obtained by the surveyor from the applicable zoning authority.
4. I further certify that the survey accurately shows: (a) the exterior footprint, type, location and dimensions of all existing buildings situated on the Premises and the distance from each building to the nearest boundary corner property line and to adjacent buildings on the Premises; (b) the location and type of all other structures and improvements on the Premises or within the feet outside of the boundary line; (c) the location, dimensions and type of all driveways of other curb cuts along any abutting streets and the width of the abutting streets; (d) the location, dimensions and type of all parking areas and that the number of parking spaces have been accurately located and dated hereon; (e) the location and type of all storm drainage systems for the collection and disposal of all observable surface drainage; (f) evidence of all utility services for the Premises and whether they enter the Premises through existing public streets and easements (based on the Title Report or otherwise known to the undersigned), or the point of entry and location of such utilities which pass through or are located on adjoining private land; and (g) utility easements located on the Premises.
5. I further certify that, to the extent visible and located at or above grade, except as specifically shown: (a) there are no encroachments, encroachments or encroachments on adjoining premises, streets, alleys, easements or rights-of-way by any of said buildings, structures or other improvements situated on the Premises; (b) there are no encroachments, protrusions or encroachments on the Premises by buildings, structures or other improvements situated on adjoining premises; (c) there is no evidence of any easements, rights-of-way, servitudes, uses, roads, driveways, drainage ways, streams, rivers, waterways, ditches, springs, ponds, lakes or channels located on, running across or affecting the Premises that would be visible by an inspection of the Premises, or that are known by the undersigned, and (d) no part of the surveyed property serves any adjoining property, street or alley for drainage, ingress or egress.
6. I further certify that ingress and egress to the Premises is provided by Fernview Road, Sunset Road and Wheatland Court upon which the Premises abuts, the same being a paved and dedicated right of way maintained by Virginia Department of Transportation. By stated map location and graphic plating only, the subject property lies within a Non-printed Parcel on Flood Insurance Rate Map, Community Parcel No. 510101 0002 B.
7. I further certify that, except as specifically shown: (a) there was no observable evidence of earth moving work, building construction or building additions within recent months; (b) there was no observable evidence of recent street or sidewalk construction or repairs adjacent to the Premises; (c) there was no observable evidence of site use as a solid waste dump, camp or sanitary landfill; and (d) there have been no changes to the right of way lines immediately adjacent to the Premises, other than those shown on the survey print, since the information is available from the controlling jurisdiction;
8. The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.



William R. Knoop, L.S. #9879

5 FLOOD INFORMATION

This property falls in a Non-printed Parcel on Flood Insurance Rate Map, Community Parcel No. 510101 0002 B.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property.

7 ENCROACHMENTS

- 1. Subject well encroaches onto Adjacent property 6.7'.

8 ZONING INFORMATION

Site Restrictions: Town of Christiansburg, Montgomery County. Setbacks: Front - 30', Side - N/A, Rear - N/A, Height - 35', Bulk - N/A. Parking lots shall have a minimum setback of 10 feet from any street right-of-way. Zone - General Business District B-3. All site restrictions and setbacks were obtained per the county zoning ordinances of Town of Christiansburg, County of Montgomery (1-640-982-6126).

10 BASIS OF BEARING

The bearing S34°29'50"E being the eastern line of the subject parcel recorded in Plat Book 18, Page 473, records of the Circuit Court of Montgomery County, Virginia, was used as the basis of bearing for this survey, said northern line being shown on said plat as S34°29'50"E 425.01'.

11 SURVEYOR'S NOTES

- 1. No observable evidence of earth moving work, building construction additions within recent months.
2. No observable evidence of changes in street right of way lines complained, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. No observable evidence of site use as a solid waste dump, camp or sanitary landfill.
4. Property has physical access to Wheatland Court, Fernview Road and Sunset Road.
5. All structures within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitude, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
6. All streets shown are public.

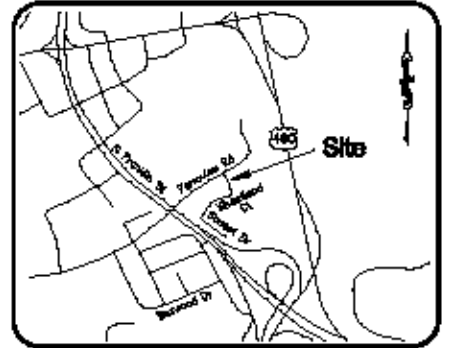
12 PARKING INFORMATION

35 Standard Parking, 6 Handicapped Spaces, 60 Total Spaces

13 LAND AREA

8.333 Acres, 275,860 Square Feet

16 VICINITY MAP



14 BUILDING AREA

- (A) 25,630 sf, (B) 6,670 sf, (C) 3,260 sf, (D) 3,130 sf, (E) 6,670 sf, (F) 7,220 sf, (G) 5,820 sf, (H) 1,220 sf

15 BUILDING HEIGHT

- (A) 2 Story Brick/Vinyl; 35' Height, (B) 1 Story Frame; 20' Height, (C) 1 Story Frame; 20' Height, (D) 1 Story Frame; 20' Height, (E) 1 Story Frame; 20' Height, (F) 1 Story Frame; 20' Height, (G) 1 Story Frame; 20' Height, (H) 1 Story Brick; 14' Height

ALTA/ACSM Land Title Survey

18 Client Information Box

Client information box containing contact details for International Land Services, Inc., project address (201 Wheatland Court), project location (Town of Christiansburg, County of Montgomery, Virginia), project name (Wheatland Hills), and job number (07-12-084-001).

KEY TO ALTA-SURVEY

- 1 TITLE DESCRIPTION, 2 TITLE INFORMATION, 3 SCHEDULE 'B' ITEMS, 4 SURVEYOR CERTIFICATION, 5 FLOOD INFORMATION, 6 CEMETERY, 7 POSSIBLE ENCROACHMENTS, 8 ZONING INFORMATION, 9 LEGEND, 10 BASIS OF BEARING, 11 SURVEYOR'S NOTES, 12 PARKING INFORMATION, 13 LAND AREA, 14 BUILT-UP AREA, 15 BUILDING HEIGHT, 16 VICINITY MAP, 17 SCALE, 18 CLIENT INFORMATION BOX, 19 SURVEY AREA, 20 LAND AREA

