

The following are exceptions as listed under Section E of Schedule B- Section 2
Commitment No. NCS-96783-DC72:

Exception # (text) indicates Surveyor's comments

1. Taxes for the year 2004, and subsequent years, a lien but not yet due and payable and possible supplemental assessment and taxes for improvements constructed on the premises.
2. Rights of tenants in possession, as tenants only, under unrecorded leases.
3. Declaration of Covenants, Easements and Restrictions attached to Deed recorded in Deed Book 870, page 247, as finalized by Declaration of Covenants, Easements and Restrictions attached to Deed recorded in Deed Book 875, page 196, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restriction violate 42 USC 3605(c).
(The use and improvements on the property appear to comply. Easements shown on Exhibit D in D.B. 875 P. 196 are the same as P.B. 22 P. 300 and are located as shown in Item #11.)
4. Exclusive Use Covenant recorded in Deed Book 870, page 276.
(The use complies. There is no restaurant on Parcel C.)
5. Easements granted to the State Highway and Transportation Commissioner of Virginia, dated September 12, 1980, recorded September 22, 1980, in Deed Book 446, page 303.
(The right-of-way described is superceded by right-of-way dedicated by plat in P.B. 22 P. 300.)
6. Water and Sewer Easement granted to the Town of South Boston, Virginia, dated December 5, 2003, recorded December 12, 2003, in Deed Book 873, page 464.
(Easement is shown.)
7. Easement granted to Virginia Electric and Power Company dated September 2, 2003, recorded November 25, 2003, in Deed Book 871, page 552; Amendment recorded in Deed Book 878, page 528.
(Easement is shown.)
8. Terms, conditions and provisions, including, but limited to, those certain use restrictions set forth in paragraph 1(b) as contained in Access Easement by and between Wal-Mart Real Estate Business Trust and J. T. South Boston, LLC, dated December 11, 2003, recorded December 31, 2003, in Deed Book 875, page 185.
(Easement is shown.)
9. Easement granted to South Boston Power Company, recorded in Deed Book 128, page 500.
(Easement cannot be located based on recorded description.)
10. Unrecorded Lease by and between J. T. South Boston, LLC, landlord, and Blockbuster, Inc., Tenant, dated September 30, 2003, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded December 2, 2003, in Deed Book 872, page 187.
(Description of Lease area not furnished.)
11. Plat of survey recorded in Plat Book 22, page 300, shows:
 - a) 20' building setback line along the southern portion of insured land;
 - b) 10' P.U.E. along the southern portion of insured land;
 - c) existing 15' X 63' VDOT drainage easement along the southern portion of insured land;
 - d) proposed 15' water easement along the western portion of insured land;
 - e) portion of a proposed 25' P.U.E. along the northern portion of insured land.*(All easements are shown.)*

Legal Description for Parcel C

All of those lots or parcels of land located in Halifax County, Virginia and more particularly described as follows:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWN OF SOUTH BOSTON, VIRGINIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CORNER ON THE NORTH SIDE OF STATE ROUTE 129 (OLD HALIFAX ROAD) AND WEST SIDE OF ACCESS ROAD AREA INTO WAL-MART AT A 3/4" PIPE IN CONCRETE FOUND APPROXIMATELY 1800' FROM THE INTERSECTION OF STATE ROUTE 501; THENCE WITH THE NORTH SIDE OF STATE ROUTE 129 AND 10 FOOT WIDE PUBLIC UTILITY EASEMENT NORTH 72 DEGREES 45 MINUTES 22 SECONDS WEST 335.23 FEET PASSING A 15 FEET BY 75 FEET VDOT DRAINAGE EASEMENT TO AN IRON PIN SET; THENCE WITH A LINE NORTH 47 DEGREES 06 MINUTES 56 SECONDS WEST 67.72 FEET TO A PIPE FOUND IN CONCRETE; THENCE LEAVING SAID ROAD WITH A LINE ALONG OR NEAR 15 FOOT WATER EASEMENT NORTH 17 DEGREES 59 MINUTES 29 SECONDS EAST 203.98 FEET TO A PIPE FOUND IN CONCRETE; THENCE WITH AN ARC TO THE RIGHT WITH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, RADIUS OF 47.00 FEET, LENGTH OF 73.83 FEET, CHORD BEARING NORTH 92 DEGREES 59 MINUTES 29 SECONDS EAST AND CHORD DISTANCE OF 66.47 FEET TO A PIPE FOUND IN CONCRETE; THENCE WITH A LINE SOUTH 72 DEGREES 00 MINUTES 31 SECONDS EAST 352.77 FEET ALONG OR NEAR A 25 FOOT WIDE UTILITY RIGHT OF WAY AND PASSING TERMINATION POINT OF SAID RIGHT OF WAY TO A PIPE FOUND IN CONCRETE ON THE WEST SIDE OF THE AFOREMENTIONED ACCESS ROAD AREA; THENCE SOUTH 18 DEGREES 39 MINUTES 41 SECONDS WEST 275.11 FEET BACK TO THE POINT OF BEGINNING, AND BEING KNOWN AS OUTPARCEL "C" AND CONTAINING 2.507 ACRES, AS SHOWN ON A PLAT MADE BY HURT & PROFFITT, INC., FOR LOWE'S HOME CENTERS, INC. WHICH SAID PLAT IS RECORDED IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF HALIFAX COUNTY, VIRGINIA, IN PLAT BOOK 22 AT PAGE 299.

NOTE:

The Property described on this Survey, Parcel C, Does Not lie within a Special Flood Hazard Area (SFHA) as defined by the Federal Emergency Management Agency; the Property lies within Zone C of the Flood Insurance Rate Map identified as Community Panel No. 510195-0175A, bearing an effective date of 8-1-1978.

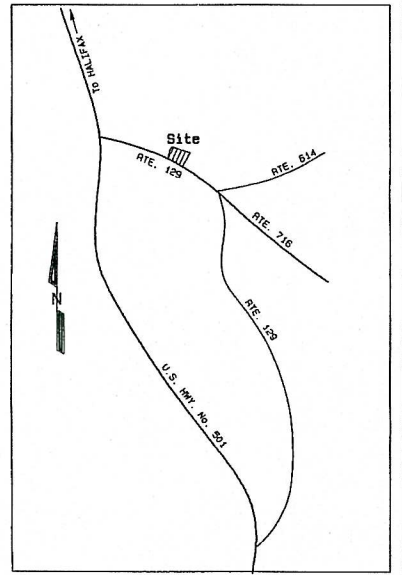
To Archon Financial, L.P., its successors and assigns, South Boston Properties, LLC, First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes items 1, 2, 8, 9, 10, and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

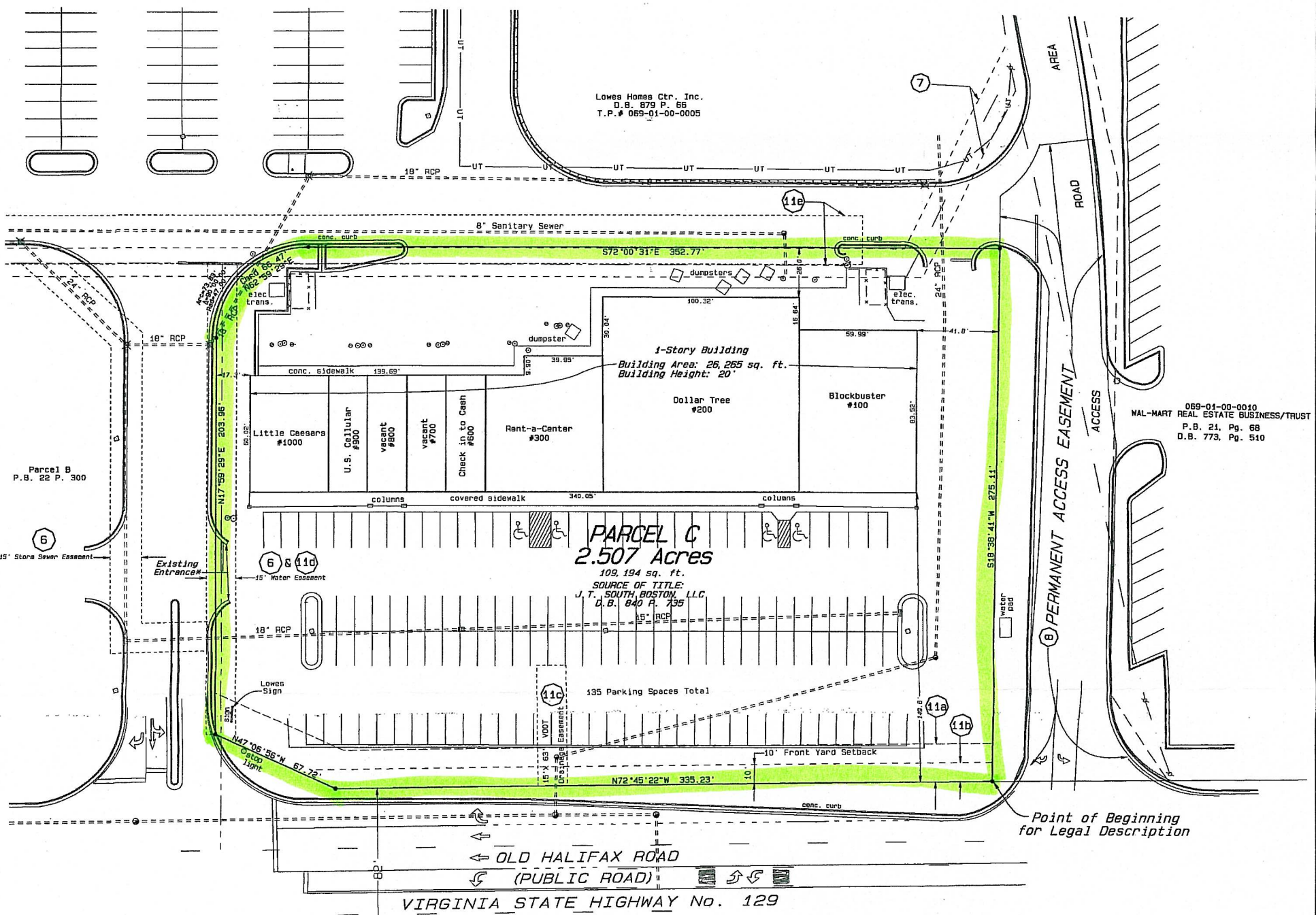
William H. Reeves Jr., L.S.

8-17-04
Date

VICINITY MAP



(Not To Scale)



069-01-00-0010
WAL-MART REAL ESTATE BUSINESS/TRUST
P.B. 21, Pg. 68
D.B. 773, Pg. 510

Point of Beginning for Legal Description

JONES & ASSOCIATES
SURVEYORS ENGINEERS PLANNERS
SECURITY BUILDING, P.O. BOX 803
SOUTH BOSTON, VIRGINIA 24592
(434) 572-2993 Fax (434) 572-1215

ALTA/ACSM LAND TITLE SURVEY
For Archon Financial, L.P.

Scale	1" = 30'	Date	August 2, 2004
Job No.	GE cn04080	Revised	8/17/04
Drawn By	JDC/EAR		
Checked	MFR	Project Title	Parcel C
Sheet No.	1 OF 1		In P.B. 22 Pg. 299
			Town of South Boston
			Halifax Co., VA

ZONING & BUILDING INFORMATION:
PROPERTY IS ZONED B2, GENERAL BUSINESS DISTRICT
ZONING AUTHORITY-TOWN OF SOUTH BOSTON
BUILDING SETBACKS: FRONT 10'
SIDE 0'
REAR 0'

NOTE: PARCEL C HAS DIRECT VEHICULAR ACCESS TO HALIFAX ROAD. SEE D.B. 875 P. 193, SECTION 2.

Legend

○ Exception	⊕ Handicap parking
⊕ Power Pole	⊕ Fire Hydrant
⊕ Man Hole	⊕ Catch Basin
⊕ Water Meter/Valve	⊕ Cap
⊕ Over-head Light	⊕ Drain
⊕ Electric Service	
⊕ Water Line	
⊕ UT - Underground Telephone	
⊕ Store-Sanitary Sewer Lines	
⊕ Fence Line	
⊕ Guard Rail	

NOTE: All corners are iron pipe found in concrete unless noted otherwise.