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## TITLE REPORT

File Number: 1602104

Date Issued: November 18, 2016

The information contained in this report is issued to and for the benefit of ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY - PO127731

We have searched and examined the land records and tax records which impart constructive notice, of the City of Alexandria, Virginia for the period beginning December 18, 1953 and ending October 31, 2016 for the property described as:

All that certain parcel of land with all improvements thereon and all appurtenances thereunto belonging, situate in the City of Alexandria, Virginia, at the northwest corner of Pendleton Street and North Fairfax Street described as Remaining Lands "B" on a plat of survey by Holland Engineering, dated January 18, 1982, recertified correct on June 29, 1982, and entitled, "Plat Showing The Land of Alexandria Redevelopment and Housing Authority - City of Alexandria, Va.", attached to a Contract recorded in [Deed Book 1059 at Page 70](#) among the land records of the City of Alexandria, Virginia.

According to Quitclaim Deed dated 12/18/1953, recorded 12/28/1953 in [Deed Book 369 at Page 307](#), Title is vested in:

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY, ALEXANDRIA, VIRGINIA

### TAX STATUS:

Taxes are EXEMPT. Tax Parcel [#065.01-01-04](#). Tax Assessment \$4,370,350.00.

Property Address: 600 N Fairfax Street  
Alexandria, VA

Note: Tax information is provided as a courtesy only from available tax records. No liability is assumed for its accuracy.

The property is subject to the following matters:

1. Exceptions, Reservations and Covenants as set forth in [Deed Book 369 at Page 307](#).
2. Contract between City of Alexandria and Rosenberg & Freeman, Inc. and Alexandria Redevelopment and Housing Authority dated May 17, 1982, recorded July 1, 1982 in [Deed Book 1059 at Page 70](#).
3. Declaration of Trust recorded in [Deed Book 372 at Page 237](#).
4. Easement to City of Alexandria recorded in [Deed Book 841 at Page 259](#).
5. Easement to Virginia Electric and Power Company recorded in [Deed Book 1080 at Page 542](#).

NOTE: No Open Deed of Trust found of record indexed in the record owners name.

This Report may not be used or relied upon by any other person or entity. Reliance on the information set forth herein is subject to the issuance of a Policy of Title Insurance by Stewart Title Guaranty Company within six (6) months from the effective date hereof. If a Title Insurance Policy is not issued insuring the property within such time, this title report shall be null and void as of its effective date and shall be deemed to have been furnished for informational purposes only.

**THIS IS NOT TITLE INSURANCE:** This report only provides title information contained in the above stated records and does NOT reflect unindexed or misindexed matters or off record matters that may affect said land. This Company, in issuing this report assumes no liability on account of any instrument or proceedings in the chain of title to the property which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is not a commitment to insure and therefore does not contain the requirements which would appear in a title policy.

The Company's liability for this report is limited to the amount paid for this report and extends only to the party

to which it is issued. No other party may rely on this report. This report contains no express or implied opinion warranty, guarantee, insurance or other similar assurances as to the status of title to the land.

**Stewart Title and Escrow, Inc.**

BY:

*Lydia Weber*

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