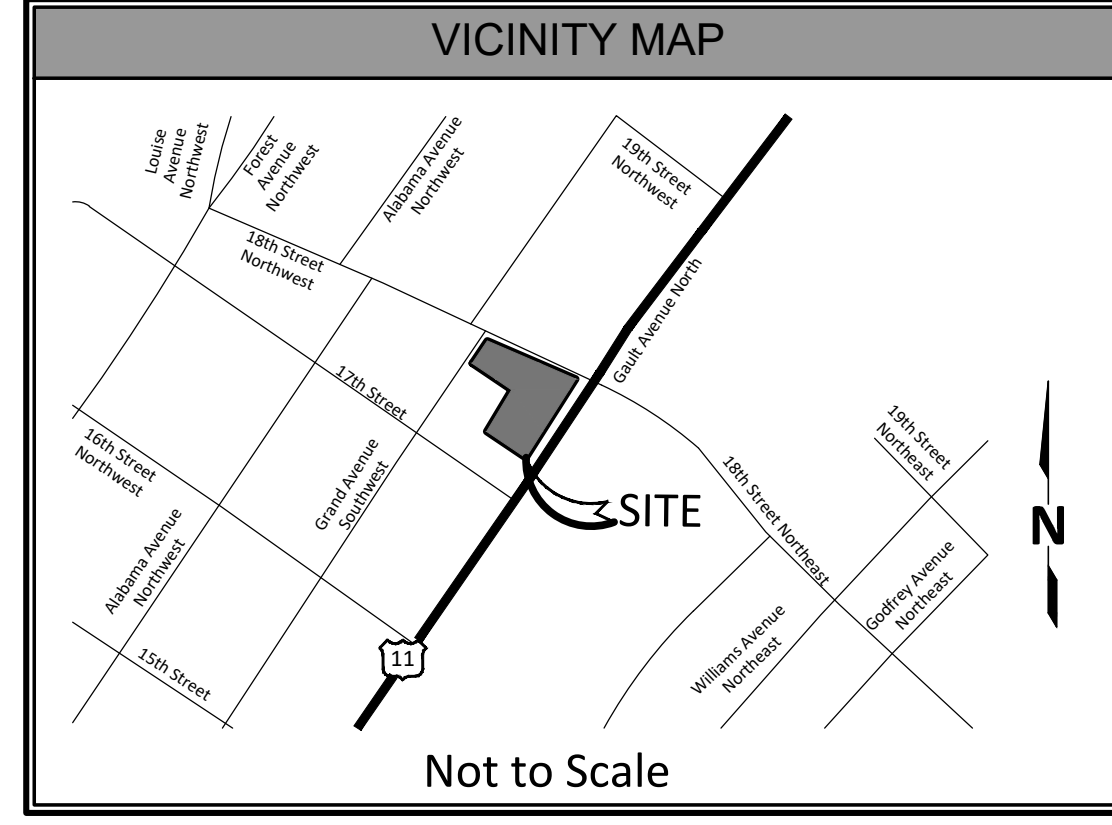


ITEMS CORRESPONDING TO SCHEDULE B-II

- Such state of facts as shown on record subdivision plat Deed Book 376, Page 27 & 28, De Kalb County Records. (Plat encumbers the subject property but does not have any plottable items.)
- Restrictions appearing of record in Book 263, page 728, in the Probate Office of De Kalb County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin. (Restrictions encumbers the subject property and is blanket in nature. Nothing to plot.)

MISCELLANEOUS NOTES

- BASIS OF BEARING** : Bearings shown hereon are based on the Westerly right-of-way line of Gault Avenue North (U.S. Highway 11), as being South 32°19'58" West. Bearings and distances shown hereon are the same record as measured unless otherwise noted.
- This property has direct physical access to Gault Avenue North (U.S. Highway 11) and 18th Street Northwest, which are dedicated public roads or highways, with no gaps, gores or overlaps.
- Monuments have been recovered or placed at all corners of the property as shown hereon. (Table A Item #1)
- Buildings located on this property are as shown. The address of this property was physically observed or noted as being 1718 Gault Avenue North. (Table A Item #2)
- The gross land area of this property is 38,787 square feet or 0.890 acres. (Table A Item #4)
- The positions and elevations of all data shown on this survey are referenced horizontally to the Alabama State Plane Coordinate System, East Zone - NAD 83(2011) and vertically to the North American Vertical Datum of 1988 (NAVD 88) as acquired from ALDOT Real Time Kinematic Network. (Table A Item #5)
- The buildings shown on this survey reflect the exterior dimensions along with the square footage of each building as located at ground level. Measured heights of all buildings are noted to the highest point of the building above ground level. (Table A Item #7a, 7b1, & 7c)
- All substantial features and improvements located and observed on site and within five feet of the property boundaries are shown. (Table A Item #8)
- Owner information was taken from the latest tax assessors property owners map when this land title survey was prepared. (Table A Item #13)
- At the time of this survey, the building was not under construction including additions. No evidence of earth moving or other construction was observed. (Table A Item #16)
- There are no proposed changes in street right-of-way lines according to the City of Fort Payne, Dekalb County, and the Alabama Department of Transportation. There is no observable evidence of recent street or sidewalk construction or repairs. (Table A Item #17)
- No evidence of potential wetlands were delineated by a qualified specialist nor were any wetland markers found at the time of the survey. (Table A Item #18)
- No evidence of any offsite easements or servitudes which benefit the surveyed property were disclosed in the record documents provided to the surveyor. (Table A Item #19)
- There is no observable evidence of cemeteries, gravesites, and burial grounds at the time of this survey. No cemeteries, gravesites, and burial grounds were disclosed in the record documents provided to the surveyor.
- No visible evidence of existing tanks or drainage fields were observed.
- The boundary of the survey property as described forms a mathematically closed figure.



See Sheet 2 of 2
for Plat of Survey

LOCATION OF UTILITIES

The location of utilities existing on or serving the surveyed property were determined by observed evidence collected at the time of the survey, by evidence from plans provided to the surveyor from utility companies, or provided by the client as referenced below. The surveyor requested physical locate markings using the Alabama Statewide Utility Notification System - One Call 811. The underground utilities have been shown as reliable, accurate and as complete without actual excavation. No excavation was done by surveyor to confirm subsurface conditions. Where additional or more detailed utility information is required, the client is advised that field excavation may be necessary. Utility companies normally only depict utilities to the rights-of-way or to the first point of connection. Therefore, additional private utility lines may exist but have not been shown hereon. (Table A Item #11)

SIGNIFICANT OBSERVATIONS

The surveyor did not observe any significant observations over or upon the subject property.

ZONING INFORMATION

Zoning information has not been provided to surveyor. (Table A Item #6a & #6b)

ON-SITE PARKING CALCULATIONS

Offstreet parking requirements have not been provided per zoning. (Table A Items #6a, #6b & #9)

On site parking observed:	
Regular Parking	26 spaces
Handicap Parking	3 spaces
Total Parking	29 spaces

FLOOD NOTE

By graphic plotting only, the subject property is located within Zone "X" as shown on Flood Insurance Rate Map, Community No. 010067 0304 E, Map Number 01049C0304E which bears an effective date of September 29, 2011 and is not located in a special flood hazard area. As shown on the FEMA website (<https://www.fema.gov/cis/AL.html>) we have learned this community does currently participate in the program. Zone "X" denotes areas outside of the 500-year floodplain determined to be outside 1% and 0.2% annual chance floodplains. (Table A Item #3)

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This survey was prepared for the purpose of this real estate transaction only and no further parties other than those certified above shall rely on it for any other purpose or transaction.

RECORD DESCRIPTION

The Land is described as follows:
PARCEL I:
 Lots No. 6, 7 and 8 in Block C, in the Davis Highlands Addition, North Fort Payne, Alabama, as shown by a plat of said addition recorded in the Office of the Judge of Probate of DeKalb County, Alabama, to which plat reference is made for a more particular description of the property. ALSO, Lots No. 23, 24, 25, 26, 27, 28 and 29 in Block C, Davis Highlands Addition to the City of Fort Payne.
PARCEL II:
 A parcel of land being a portion of Lots 20, 21 and 22 of Block C in the Davis Highlands Addition, Fort Payne, Alabama as recorded in the Probate Office of DeKalb County, Alabama, according to a deed recorded in Deed Book 376, Pages 27 and 28 in said Probate Office, said property being more particularly described as follows:
 Commence at a 1/2" iron pipe found at the intersection of the accepted northwest right-of-way of Gault Avenue North and the accepted southwest right-of-way of 18th Street NW; thence, run South 34°18'12" West along the accepted northwest right-of-way of said Gault Avenue North (80-foot right-of-way) a distance of 166.94 feet to a rebar found at the POINT OF BEGINNING; thence, with a deflection angle left of 00°05'01", continue South 34°13'11" West along said accepted right-of-way a distance of 74.72 feet to a PK nail set as a property corner; thence, with an interior angle left of 90°08'47", depart said right-of-way and run North 55°55'36" West a distance of 114.49 feet to a PK nail set as a property corner; thence, with an interior angle left of 89°57'50", run North 34°06'34" East a distance of 49.95 feet to a rebar found; thence, with an interior angle left of 179°41'53", run North 34°24'41" East a distance of 24.83 feet to a rebar found; thence, with an interior angle left of 90°18'30", run South 55°53'49" East a distance of 114.51 feet to the POINT OF BEGINNING, thus forming an interior angle left of 89°53'00".
 The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by Chicago Title Insurance Company, Commitment No. 5968P-19, dated July 12, 2019.

ALTA/NSPS LAND TITLE SURVEY

BDG Portfolio
 NV5 Project No. 201903287-10
1718 Gault Avenue North, Fort Payne, AL
 Based upon Title Commitment No. 5968P-19
 of Chicago Title Insurance Company
 bearing an effective date of July 12, 2019
Surveyor's Certification
 To: BDG Architects, LLP; Chicago Title Insurance Company and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on August 2, 2019.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Survey performed by:
SOUTHERN GEOMATICS SERVICES
 Southern Geomatics Services, LLC
 PO Box 504
 Madisonville, Louisiana 70447
 Phone: (985) 801-9990
 akesler@southerngeomatrics.com
 SGS Project #19-118-04

Alfred J. Kesler
 Professional Land Surveyor #35344
 in the State of Alabama
 Date of Survey: August 2, 2019
 Date of Last Revision: August 23, 2019
 NV5 Network Project No. 201903287-10 AAC

SHEET 1 OF 2

Bock & Clark Corporation
 an NV5 Company

Transaction Services 1-800-SURVEYS (787-8397)
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

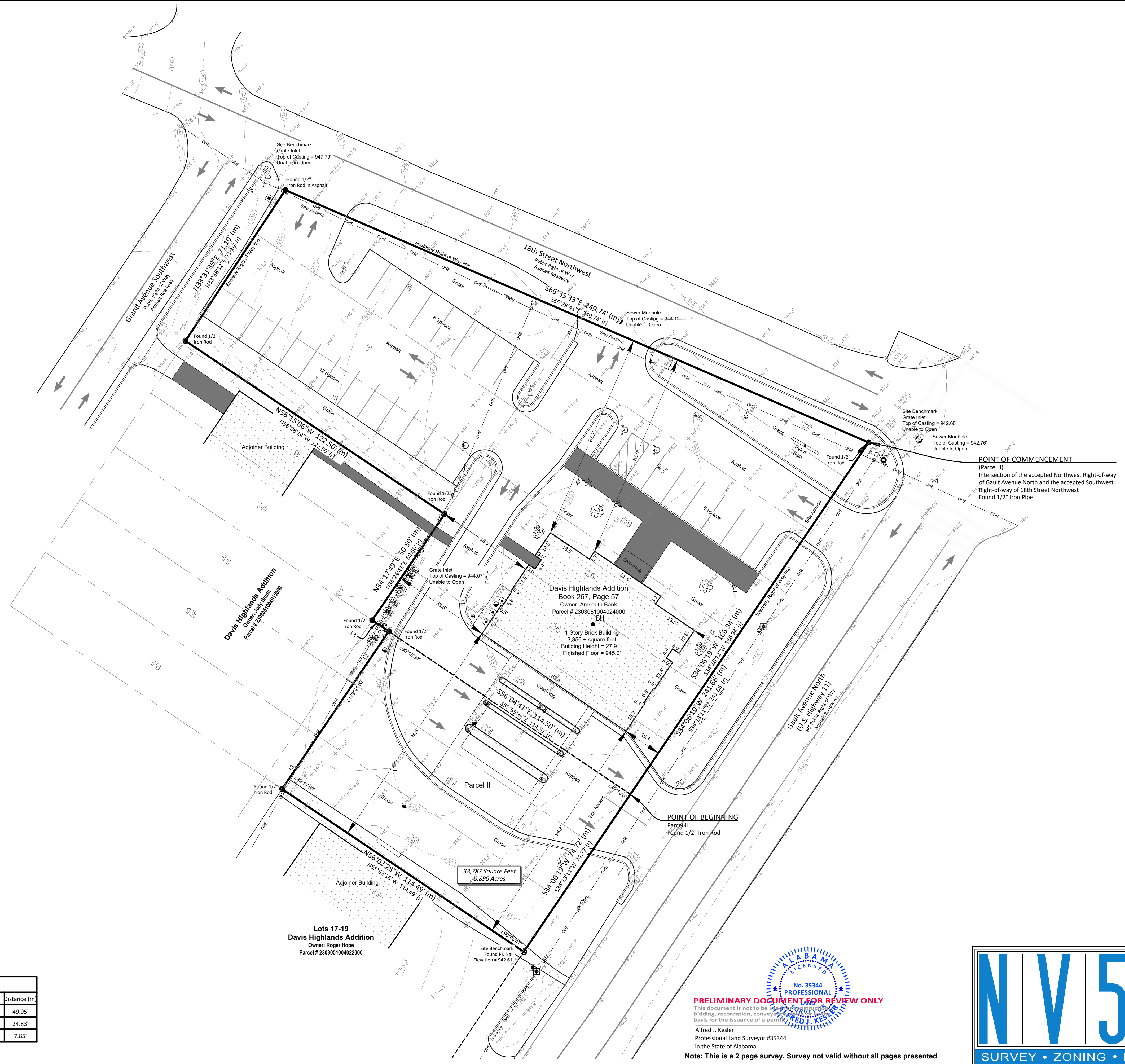
SURVEY • ZONING • ENVIRONMENTAL ASSESSMENT

PROJECT REVISION RECORD

Date	Description	Date	Description
08/19/2019	First Draft		
08/23/2019	Network Comments		
Field Work: AJK	Drafted: SGS	Checked by: AJK	

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|----------------------|-------------------------------------|
| Symbols | Hatching & Line Type |
| Power Pole | Concrete |
| Light Pole | Striping |
| Guy Wire | Property Line |
| Water Valve | Building Line |
| Fire Hydrant | Overhead Utilities |
| Water Meter | |
| Sanitary Manhole | Monumentation |
| Sewer Clean Out | Found 1/2" Iron Rod |
| Air Conditioner Unit | Found Nail and Disk |
| Storm Drain Inlet | |
| Bollard | ALTA Notations |
| Sign | Schedule "B" Item Number |
| Handicap Sign | Significant Observation (As listed) |
| Handicapped Parking | |



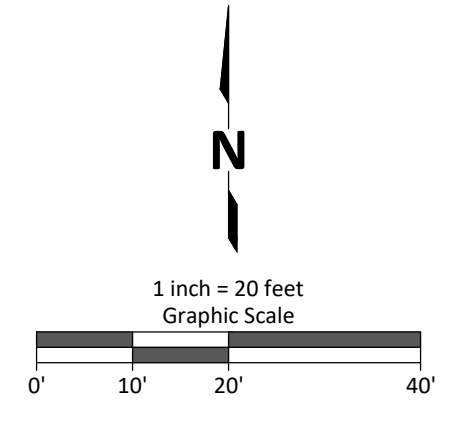
POINT OF COMMENCEMENT
 (Parcel II)
 Intersection of the accepted Northwest Right-of-way of Gault Avenue North and the accepted Southwest Right-of-way of 18th Street Northwest
 Found 1/2" Iron Pipe

POINT OF BEGINNING
 Parcel II
 Found 1/2" Iron Rod

38,787 Square Feet
 0.890 Acres

Lots 17-19
Davis Highlands Addition
 Owner: Roger Hope
 Parcel # 230305100422000

Line Table				
Line #	Direction (r)	Distance (r)	Direction (m)	Distance (m)
L1	N34°06'34"E	49.95'	N34°59'42"E	49.95'
L2	N34°24'41"E	24.83'	N34°17'49"E	24.83'
L3	N55°53'49"W	7.85'	N56°01'39"W	7.85'



PRELIMINARY DOCUMENT FOR REVIEW ONLY
 This document is not to be used for any purpose other than the basis for the issuance of a permit for recording, recording, conveyance, or other public record purposes.
 Alfred J. Kesler
 Professional Land Surveyor #35344
 in the State of Alabama
Note: This is a 2 page survey. Survey not valid without all pages presented

SHEET 2 OF 2

NV5

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
BDG PORTFOLIO
 Date of Field Survey: August 2, 2019
 Network Project Number: 20193287-10 AAC
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
www.bockandclark.com mayhellyou@bockandclark.com www.NV5.com

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