

#### EXCEPTIONS TABLE

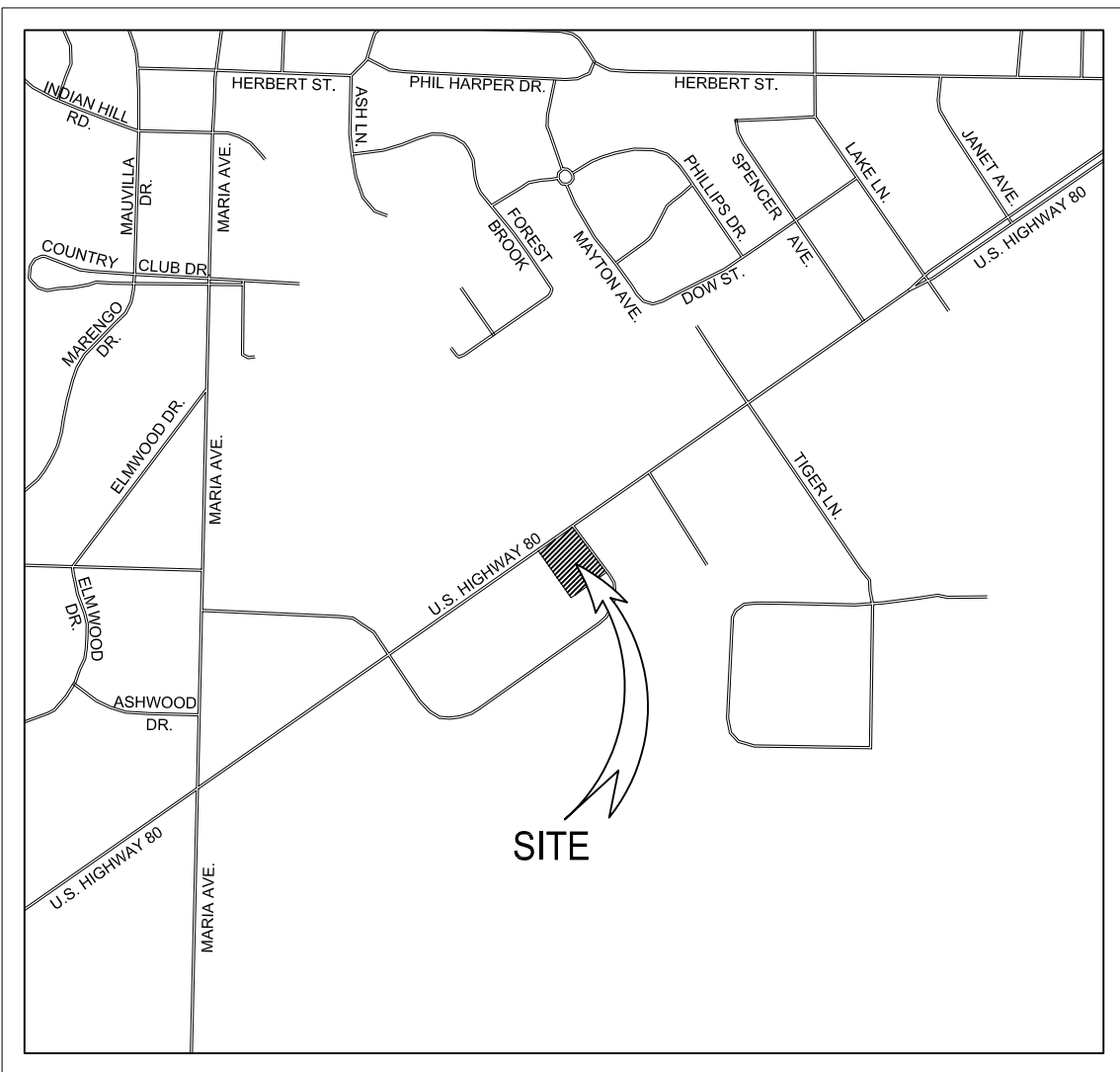
FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ISSUING OFFICE FILE NO.: T-70677 EFFECTIVE DATE: MAY 23, 2014 SCHEDULE B - PART 2 EXCEPTIONS	
ITEM NO.	DESCRIPTION - RECORDING DATA - AFFECTS/DOES NOT AFFECT - SHOWN/NOT SHOWN - COMMENTS
1-8.	DID NOT ADDRESS. NOT SURVEY-RELATED ITEMS.
9.	RESERVATION WITH RESPECT TO GAS AND WATER EASEMENT OF 15 FEET - DEED BOOK 10-B, PAGES 389-394 - AFFECTS - SHOWN.
10.	DECLARATION OF RESTRICTIONS - DEED BOOK 10-B, PAGES 395-397 - CANNOT DETERMINE EFFECT - NOT SHOWN - DESCRIPTION OF AFFECTED PROPERTY IS OMITTED FROM THIS DOCUMENT.
11.	TEMPORARY GRADING AND CONSTRUCTION AGREEMENT - DEED BOOK 10-A, PAGE 638 - AFFECTS - SHOWN.
12.	EASEMENTS, BUILDING LINE, RESTRICTIONS AND NOTES SHOWN ON RECORDED MAPS - RECORDING DATA NOT SPECIFIED - AFFECT - SHOWN.
13.	EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING THE LAND - BOOK 10-A, PAGES 670-693 - DOES NOT AFFECT - NOT SHOWN.
14.	RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS SET OUT ON PLAT - MAP BOOK 4, PAGE 65 - DO NOT AFFECT - NOT SHOWN - PROPERTY SHOWN ON SAID PLAT HAS BEEN RESUBDIVIDED BY THE PLAT OF WEST 80 COMMERCIAL PARK (MAP SLIDE 305 RHT) AND THE PLAT OF THE RESUBDIVISION OF LOTS 2 AND 4 OF WEST 80 COMMERCIAL PARK (MAP SLIDE 307 RHT) AND THE PLAT OF DEMOPOLIS HIGHWAY 80, LLC SUBDIVISION (MAP SLIDE R, PAGE 322).
15.	LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN THE RIGHT-OF-WAY OF A PUBLIC ROAD - NO RECORDING DATA - DOES NOT AFFECT - NOT SHOWN - NO PORTION OF SUBJECT PROPERTY LIES WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
16.	RIGHTS ACQUIRED BY STATE OF ALABAMA IN CONDEMNATION PROCEEDINGS IN CASE # CV-93-063 - BOOK 85, PAGE 789 - DOES NOT AFFECT - NOT SHOWN - CONDEMNATION ESTABLISHES CURRENT SOUTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 80.
17.	ACCESS EASEMENT AGREEMENT - BOOK 10-A, PAGE 645 - AFFECTS - SHOWN - GRANTS NON-EXCLUSIVE EASEMENT FOR UTILITIES, PEDESTRIAN TRAFFIC AND VEHICULAR TRAFFIC. EASEMENT IS NOT CONTIGUOUS TO THE BOUNDARY OF THE SUBJECT PROPERTY, AS SHOWN.

#### NOTES

- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ISSUING OFFICE FILE NO. T-70677, EFFECTIVE DATE MAY 22, 2014 HAS BEEN RELIED UPON FOR ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAY OF RECORD.
- BY GRAPHIC PLOTTING ALONE, WE FIND THAT THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE X ("AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 010610120F, REVISED NOVEMBER 2, 2011.
- SUBJECT PROPERTY IS ZONED B-3 (COMMUNITY BUSINESS).
- B-3 ZONING REQUIREMENTS AND RESTRICTIONS:  
A. MINIMUM LOT AREA - NO REQUIREMENT;  
B. MINIMUM LOT WIDTH - NO REQUIREMENT;  
C. MINIMUM BUILDING SETBACK REQUIREMENTS:  
(1) FRONT- 20 FEET;  
(2) REAR- 20 FEET;  
(3) SIDE- 0 FEET;  
D. MAXIMUM STRUCTURE HEIGHT - NO REQUIREMENT;  
E. MAXIMUM COVERAGE RATIO - NO REQUIREMENT;  
F. MINIMUM REQUIRED OFF-STREET PARKING SPACES TO BE DETERMINED BY INDIVIDUAL USE.
- THERE ARE NO BUILDINGS, PARKING SPACES OR OTHER IMPROVEMENTS LOCATED ON SUBJECT PROPERTY.
- NO ADDRESS FOUND FOR SUBJECT PROPERTY.
- SUBJECT PROPERTY CONTAINS 54,001 SQUARE FEET (1.240 ACRES +/-)
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SUBJECT PROPERTY.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO DELINEATED WETLAND AREAS WERE FOUND ON SUBJECT PROPERTY.

#### ENCROACHMENT TABLE

NO ENCROACHMENTS NOTED
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#### VICINITY MAP NOT TO SCALE

TO:  
Demopolis Highway 80 Property, LLC, an Alabama limited liability company  
First Commercial Bank, its successors and/or assigns as their interests may appear  
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 the 2011 Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6, 8, 11(a), 13 and 16-19 of Table A thereof. The field work was completed on June 13, 2014. This is also to 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.

Date of Plat or Map: \_\_\_\_\_

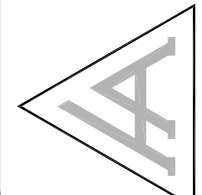
John Michael Hicks, P.L.S.  
Alabama License No. 15714

#### ALTA/ACSM Land Title Survey

#### Lot 4A-1, Demopolis Highway 80, LLC Subdivision

#### HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors  
2728 Lufkin Wallace Blvd.  
Northport, Alabama 36458  
Phone: (205) 335-0800 Fax: (205) 335-0778  
mike@hicksurveyors.com  
bhicks@hicksurveyors.com  
bhicks@hicksurveyors.com



Map Slide R, Page 322  
City of Demopolis  
MARENGO COUNTY, ALABAMA

Source of Info. COMMITMENT  
Field Work 6/14  
Survey Type ALTA/ACSM LAND TITLE  
Map Book 1406-008 ALTA/ACSM  
Parcel # 1406-008 ALTA/ACSM  
COCO File 1406-008.CP5  
Job No. 1406-008  
Date 06/13/14  
Scale 1"=20'  
Drawn By JMH  
Checked By JMH  
Sheet 1 of 1

Revisions		Approved	
Number	Date	Revision	Approved
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