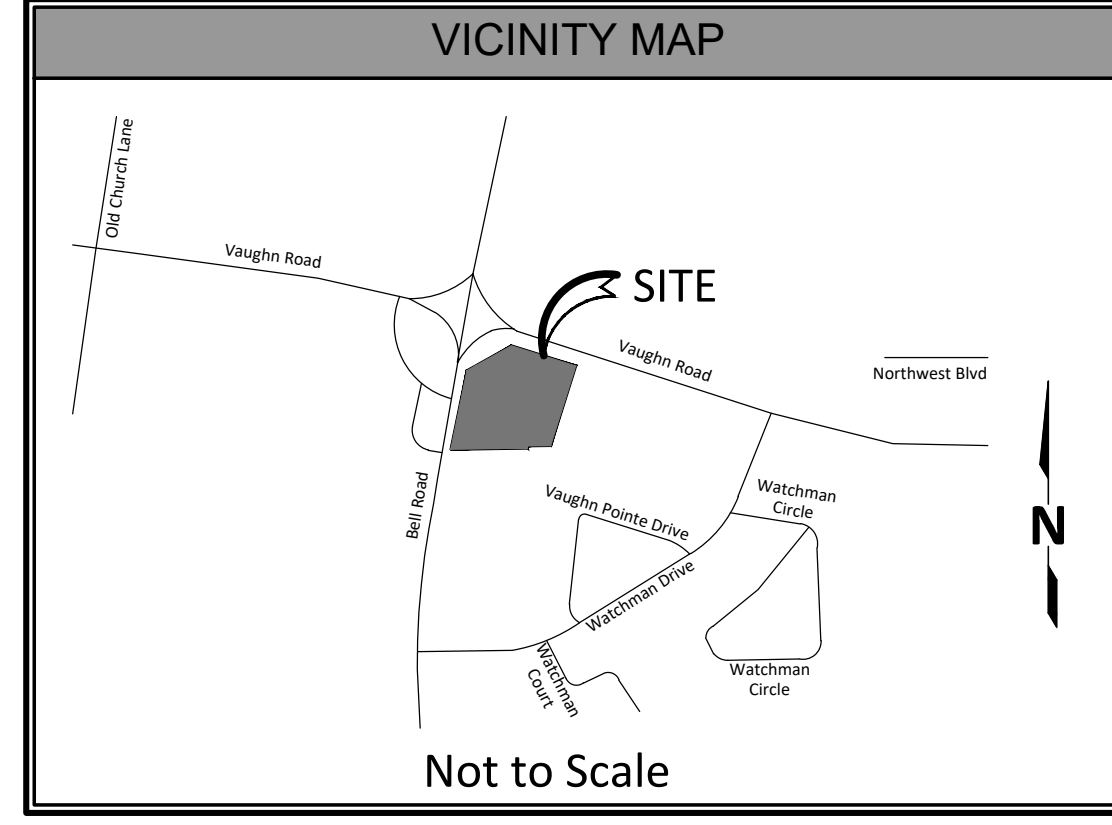


**ITEMS CORRESPONDING TO SCHEDULE B-II**

- Matters reflected on Plat Book 33, page 23 and Plat Book 44, page 72, in the Probate Office of Montgomery County, Alabama. (Matters on Plat Book 33, Page 23 encumbers the subject property as shown hereon Matters on Plat Book 44, Page 72 do not encumber the subject property.)
- Line Permit granted Alabama Power Company, recorded in Deed Book 199, page 25; Deed Book 358, page 407; Deed Book 421, page 437; Deed Book 434, page 218; Deed Book 475, page 234; Deed Book 527, page 503 and Real Property Book 1185, page 6, in the Probate Office of Montgomery County, Alabama. (Documents not provided.)
- Right of way to the City of Montgomery, recorded in Deed Book 527, page 119, in the Probate Office of Montgomery County, Alabama. (Document not provided.)
- Easement for sewer lines recorded in Real Property Book 385, page 55, in the Probate Office of Montgomery County, Alabama. (Document not provided.)

**MISCELLANEOUS NOTES**

- BASIS OF BEARING** : Bearings shown hereon are based on the Southerly right-of-way line of Vaughn Road, as being South 72°29'31" East. Bearings and distances shown hereon are the same record as measured unless otherwise noted.
- This property has direct physical access to Vaughn Road and Bell Road, 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 6900 Vaughn Road. (Table A Item #2)
- The gross land area of this property is 64,596 square feet or 1.483 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, West 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 Montgomery, Montgomery 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	43 spaces
Handicap Parking	2 spaces
Total Parking	45 spaces

**FLOOD NOTE**

By graphic plotting only, the subject property is located within Zone "X" And Zone "X (Shaded)" as shown on Flood Insurance Rate Map, Community No. 010174 0229 H, Map Number 01101C0229H which bears an effective date of February 5, 2014 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. Zone "X (shaded)" denotes areas of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. Zone "X (Shaded)" is also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile. (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:  
File: PIT191923 / 6900 Vaughn Road  
Lot 1, according to the Map of Bellwood Commercial Plat No. 2, as recorded in Plat Book 33, page 23, in the Probate Office of Montgomery County, Alabama.  
ALSO:  
Starting at the Northwest corner of the NE1/4 of the SW 1/4 of Section 30, Township 16 North, Range 19 East, Montgomery County, Alabama, run along the North line of said NE1/4 of the SW 1/4, North 87°58'54" East, 1499.28 feet to the East right of way of Bell Road (80' ROW) and the Point of Beginning; said point being the Southwest corner of Lot 1 according to the Map of Bellwood Commercial Plat No. 2 as recorded in the Office of the Judge of Probate of Montgomery County in Plat Book 33 at page 23; thence from said Point of Beginning, run along the South line of said Bellwood Commercial Plat No. 2, North 87°58'54" East, 199.43 feet to the Northwest corner of Lot A according to the Map of Vaughn Pointe Plat No. 1 as recorded in the Office of the Judge of Probate of Montgomery County in Plat Book 37 at page 60; thence along the West line of said Vaughn Pointe Plat No. 1, South 04°23'16" West, 6.04 feet; thence South 87°58'54" West, 199.99 feet to the East right of way of said Bell Road; thence along the East right of way of said Bell Road, along a curve concave to the East (centerline radius = 2864.93 feet) a chord of North 09°35'01" East, 6.13 feet to the Point of Beginning.  
Said parcel lying and being in the NW 1/4 of the SE 1/4 of Section 30, Township 16 North, Range 19 East, Montgomery County, Alabama.  
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. 5965P-19, dated July 12, 2019.

**ALTA/NSPS LAND TITLE SURVEY**

**BDG Portfolio**  
NV5 Project No. 201903287-8  
**6900 Vaughn Road, Montgomery, AL**  
Based upon Title Commitment No. 5965P-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 4, 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.

**PRELIMINARY DOCUMENT FOR REVIEW ONLY**  
This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

Survey performed by:  
**SOUTHERN GEOMATICS SERVICES**  
Southern Geomatics Services, LLC  
PO Box 504  
Madisonville, Louisiana 70447  
Phone: (985) 801-9990  
akesler@southerngeomatics.com  
SGS Project #19-118-02

Alfred J. Kesler  
Professional Land Surveyor #35344  
in the State of Alabama

Date of Survey: August 4, 2019  
Date of Last Revision: August 22, 2019  
NV5 Network Project No. 201903287-8 AAC

SHEET 1 OF 2

PROJECT REVISION RECORD			
Date	Description	Date	Description
08/19/2019	First Draft		
08/22/2019	Network Comments		
Field Work: AJK	Drafted: SGS	Checked by: AJK	

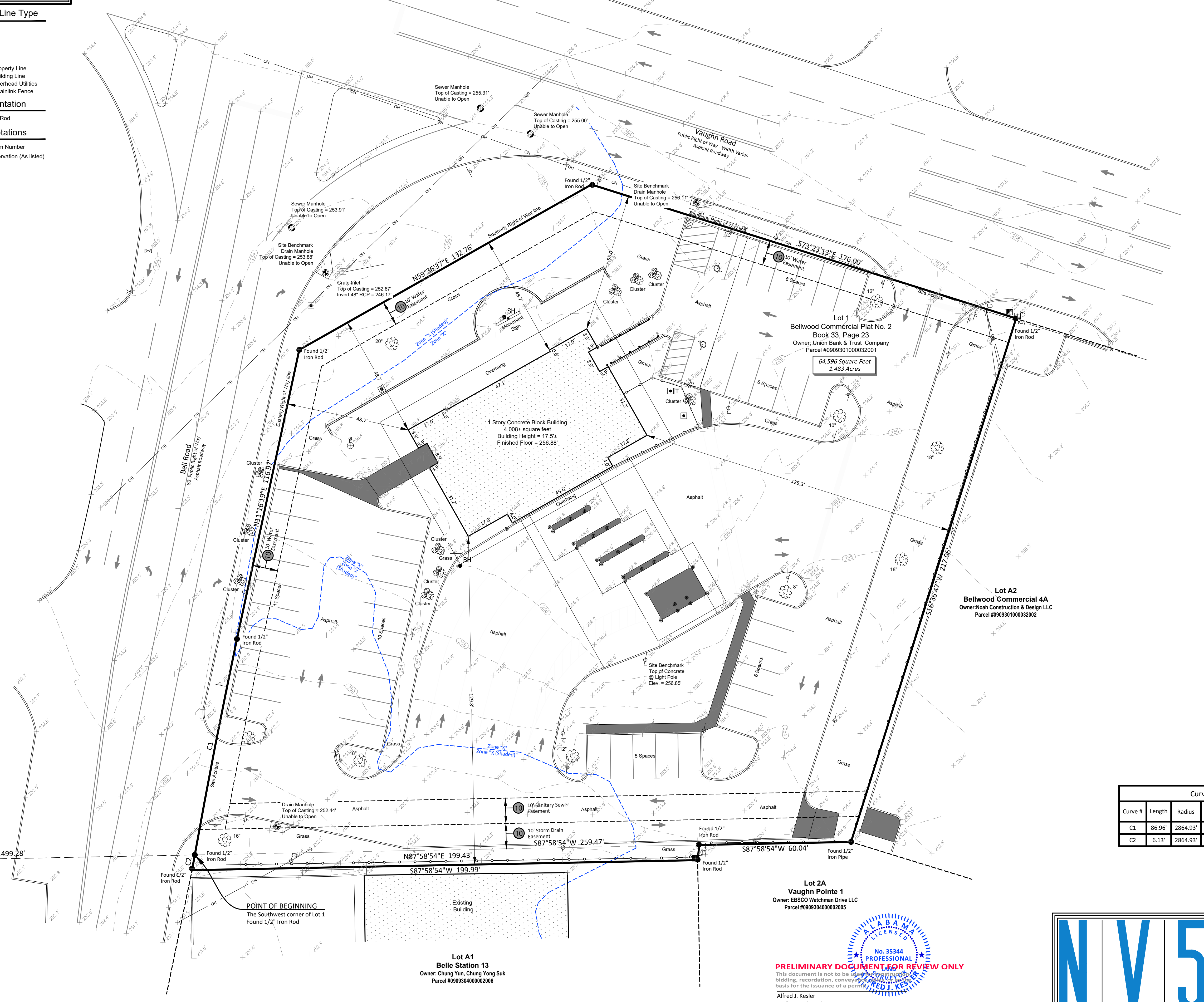
**Bock & Clark Corporation  
an NV5 Company**

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

**SURVEY • ZONING • ENVIRONMENTAL ASSESSMENT**

**LEGEND OF SYMBOLS & ABBREVIATIONS**

- |                      |                                     |
|----------------------|-------------------------------------|
| <b>Symbols</b>       | <b>Hatching &amp; Line Type</b>     |
| Power Pole           | Building                            |
| Light Pole           | Concrete                            |
| Guy Wire             | Striping                            |
| Water Valve          | Property Line                       |
| Water Meter          | Building Line                       |
| Sanitary Manhole     | Overhead Utilities                  |
| Electric Transformer | Chainlink Fence                     |
| Air Conditioner Unit | <b>Monumentation</b>                |
| Telephone Pedestal   | Found 1/2" Iron Rod                 |
| Storm Drain Manhole  | <b>ALTA Notations</b>               |
| Storm Drain Inlet    | Schedule "B" Item Number            |
| Bollard              | Significant Observation (As listed) |
| Sign                 |                                     |
| Handicap Sign        |                                     |
| Handicapped Parking  |                                     |
| Onsite Sign          |                                     |
| Tree                 |                                     |



**POINT OF COMMENCEMENT**  
The Northwest corner of the NE 1/4 of the SW 1/4 of Section 30, Township 16 North, Range 19 East Found 1/2" Iron Rod

**POINT OF BEGINNING**  
The Southwest corner of Lot 1 Found 1/2" Iron Rod

**Lot A1**  
**Belle Station 13**  
Owner: Chung Yun, Chung Yong Suk  
Parcel #090930400002006

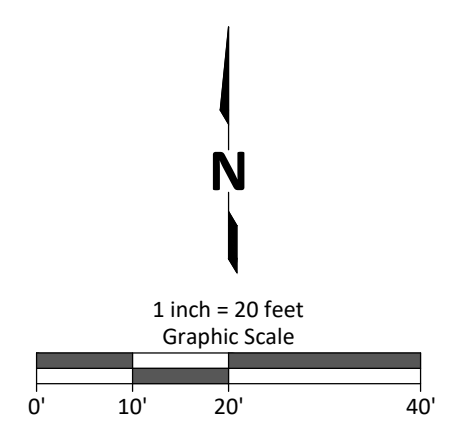
**Lot 2A**  
**Vaughn Pointe 1**  
Owner: EBSCO Watchman Drive LLC  
Parcel #090930400002005



**PRELIMINARY DOCUMENT FOR REVIEW ONLY**  
This document is not to be used for any purpose other than bidding, recordation, conveyance, or as a basis for the issuance of a permit.  
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**

Line Table		
Line #	Direction	Distance
L1	S04°23'16"W	6.04'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	86.96'	2864.93'	1°44'21"	N10°08'19"E	86.96'
C2	6.13'	2864.93'	0°07'21"	N09°35'01"E	6.13'



NV5

**ALTA/NPS LAND TITLE SURVEY**  
PREPARED FOR  
**BDG PORTFOLIO**  
Date of Field Survey: August 4, 2019  
Network Project Number: 201903287-8 AAC  
**1-(800)-SURVEYS (787-8397)**  
TRANSACTION SERVICES  
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