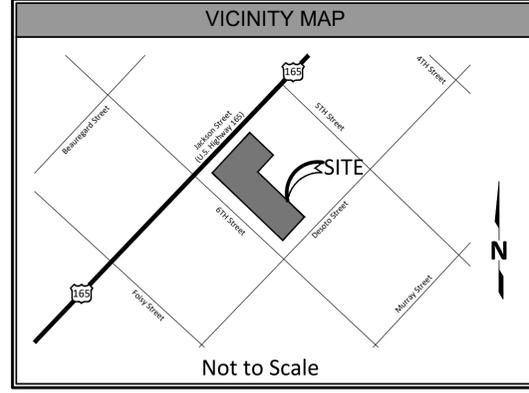


ITEMS CORRESPONDING TO SCHEDULE B-II

There are no recorded items listed in Schedule B-II.

MISCELLANEOUS NOTES

1. BASIS OF BEARING : Bearings shown hereon are based on the Westerly right-of-way line of 6th Street, as being North 46°13'55" West. Bearings and distances shown hereon are the same record as measured unless otherwise noted.
2. This property has direct physical access to 6th Street, Jackson Street (Louisiana Highway 165) and Desoto Street, which is a dedicated public roads or highways, with no gaps, gores or overlaps.
3. Monuments have been recovered or placed at all corners of the property as shown hereon. (Table A Item #1)
4. Buildings located on this property are as shown. The address of this property was physically observed or noted as being 803 6th Street. (Table A Item #2)
5. The gross land area of this property is 18,543 square feet or 0.426 acres. (Table A Item #4)
6. The positions and elevations of all data shown on this survey are referenced horizontally to the Louisiana State Plane Coordinate System, North Zone - NAD 83(2011) and vertically to the North American Vertical Datum of 1988 (NAVD 88) as acquired from Smartnet's Real Time Kinematic Network. (Table A Item #5)
7. 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)
8. All substantial features and improvements located and observed on site and within five feet of the property boundaries are shown. (Table A Item #8)
9. Owner information was taken from the latest tax assessors property owners map when this land title survey was prepared. (Table A Item #13)
10. 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)
11. There are no proposed changes in street right-of-way lines according to the City of Alexandria, Rapides Parish, and the Louisiana Department of Transportation & Development. There is no observable evidence of recent street or sidewalk construction or repairs. (Table A Item #17)
12. 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)
13. No evidence of any offsite easements or servitudes which benefit the surveyed property were disclosed in the record documents provided to the surveyor. OR Evidence of an existing offsite easement or servitude benefits the surveyed property as disclosed in the record documents provided to the surveyor. Specifically in Book and Page, the easements or servitude contained in this agreement is shown hereon. (Table A Item #19)
14. 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.
15. No visible evidence of existing tanks or drainage fields were observed.
16. The boundary of the survey property as described forms a mathematically closed figure.



RECORD DESCRIPTION

The land Referred to herein below is Situated in the Parish of Rapides, State of Louisiana, and is described as follows:

Tract 1:

A Certain Piece, Parcel or Tract of Ground, lying and Situated in the City of Alexandria, Parish of Rapides, State of Louisiana, and being shown as that Property Shaded in Red on a Certificate of Survey Dated November 5, 1981 by Daniel D. Sandefur, a Copy of Which is Attached to an Act Recorded at Conveyance Book 1070, Page 005 with the Clerk of Court of the Parish of Rapides, and being a Part of Lots 1, 4 and 3 of Square 36 of the City of Alexandria, being that Square Bounded by 5th Street, Desoto Street, 6th Street and Jackson Street and being more particularly described as follows:

Begin at the North Corner of Square 36, being the Intersection of the Right of Way lines of Jackson Street and 5th Street and from that Point run along the Right of Way line of Jackson Street in the Direction of 6th Street a distance of 93 feet to a point and corner, being the point of beginning of the property herein described; thence turn 90 degrees to the left and run a distance of 71.33 feet on a line that is parallel to the Right of Way line of 5th Street to a Point and Corner; Thence turn 90 degrees to the Right and run a distance of 49 feet on a line that is parallel to the Right of Way line of Jackson Street to a Point and Corner; thence turn 90 degrees to the left and run a distance of 71 feet to a line that is parallel to 5th street to a point and corner; Thence turn 90 degrees to the Right and run a line parallel to Jackson Street a distance of 70.32 feet to a Point on the Right of Way line of 6th Street; Thence turn 90 degrees to the Right and run along the Right of Way line of 6th Street 141.32 feet to a Point and Corner being the Intersection of the Right of Way line of 6th Street and Jackson Street in Square 36, Thence turn 90 degrees to the Right and run a distance of 120.32 feet to the Point of Beginning of the tract herein described.

Tract 2

A certain piece, parcel or tract of land being further described as a Portion of Lot 3 of Square 36 of the City of Alexandria, Parish of Rapides, State of Louisiana, and being more particularly described as follows: start at the corner of Sixth and Desoto Streets of said city, Thence run westerly along Sixth Street a distance of 72 feet; Thence at right angles run toward Red River a distance of 70 feet; Thence at right angles run toward Desoto Street a distance of 72 feet to the property line of said lot; Thence run along said Property line to Starting Point; said Lot having a Front of 72 feet on Sixth Street and running back between parallel lines, one of which is Desoto Street, a distance of 70 feet as per Certificate of Survey by Daniel D. Sandefur, dated November 5, 1981, a copy of which is attached to an act recorded at Conveyance Book 1241, Page 093, with the Clerk of Court of the Parish of Rapides.

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. CM019-19, dated July 2, 2019.

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 Louisiana Statewide Utility Notification System - LA 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	8 spaces
Handicap Parking	1 spaces
Total Parking	9 spaces

FLOOD NOTE

By graphic plotting only, the subject property is located within Zone "X (Shaded)" as shown on Flood Insurance Rate Map, Community No. 220146 0015 F, Map Number 2201460015F which bears an effective date of September 3, 1997 and is not located in a special flood hazard area. As shown on the FEMA website (<https://www.fema.gov/cis/LA.html>) we have learned this community does currently participate in the program. 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.

ALTA/NSPS LAND TITLE SURVEY

BDG Portfolio
NV5 Project No. 201903287-11

803 Sixth Street, Alexandria, LA

Based upon Title Commitment No. CM019-19 of Chicago Title Insurance Company bearing an effective date of July 2, 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 5, 2019.

I certify that this plat represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the minimum standards for property boundary surveys as found in Louisiana Administrative Code Title 46: LXI, Chapter 25 for a Class B survey.

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 #19-118-05

Alfred J. Kesler
Professional Land Surveyor #5051
in the State of Louisiana

Date of Survey: August 5, 2019
Date of Last Revision: August 26, 2019
NV5 Network Project No. 201903287-11 AAC

SHEET 1 OF 2

PROJECT REVISION RECORD			
Date	Description	Date	Description
08/19/2019	First Draft		
08/26/2019	Network Comments		
Field Work: AJK	Drafted: SGS	Checked by: AJK	

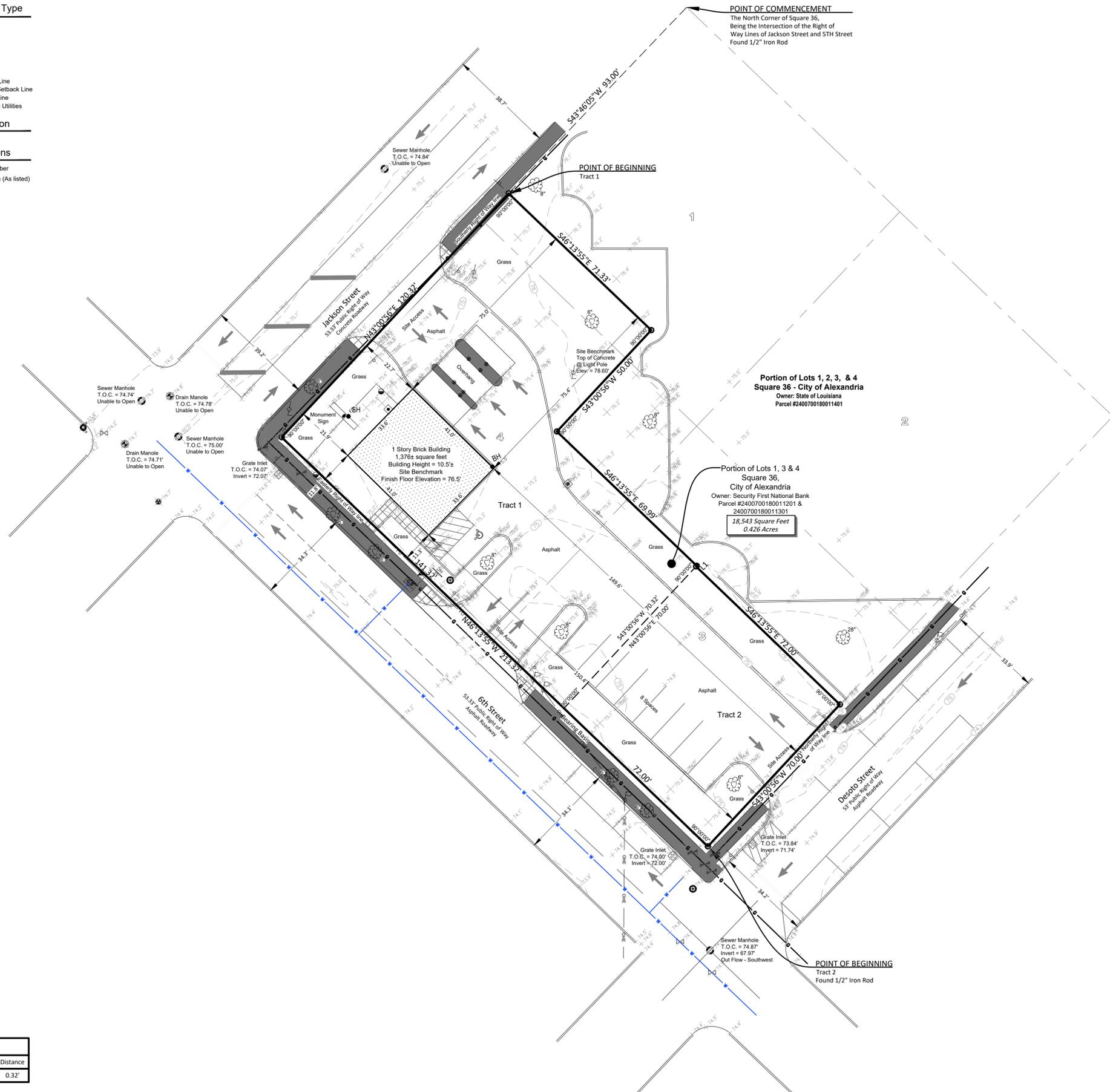
Bock & Clark Corporation
an NV5 Company

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

SURVEY • ZONING • ENVIRONMENTAL ASSESSMENT

LEGEND OF SYMBOLS & ABBREVIATIONS

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

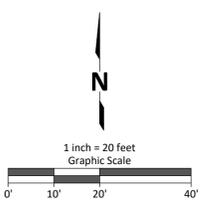


POINT OF COMMENCEMENT
The North Corner of Square 36,
Being the Intersection of the Right of
Way Lines of Jackson Street and 5TH Street
Found 1/2" Iron Rod

POINT OF BEGINNING
Tract 1

Portion of Lots 1, 3 & 4
Square 36,
City of Alexandria
Owner: Security First National Bank
Parcel #2400700180011201 &
2400700180011301
18,543 Square Feet
0.426 Acres

POINT OF BEGINNING
Tract 2
Found 1/2" Iron Rod



Line Table		
Line #	Direction	Distance
L1	S43°00'56"W	0.32'

NV5

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
BDG PORTFOLIO
Date of Field Survey: August 5, 2019
Network Project Number: 201903287-11 AAC
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

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