

ITEMS CORRESPONDING TO SCHEDULE B-II

- Subject to those Restrictions recorded at Original 90, Bundle 6316, in East Baton Rouge Parish, Louisiana. (Blanket in nature over the subject property. 25' Front Building Line shown hereon.)
- Subject to all those matters as shown on that certain Plat Map recorded at Original 085, Bundle 6478, in the official records of the Clerk and Recorder for East Baton Rouge Parish, Louisiana. (Matters of the Plat Map encumber the subject property and are shown hereon.)
- Subject to all those matters as shown on that certain Plat Map recorded at Original 095, Bundle 7794, in the official records of the Clerk and Recorder for East Baton Rouge Parish, Louisiana. (Matters of the Plat Map encumber the subject property and are shown hereon.)

SIGNIFICANT OBSERVATIONS

- The fence and concrete area along the North property line encroaches onto the adjacent property by a maximum distance of 8.2 feet.
- The fence along the East property line encroaches onto the adjacent property by a maximum distance of 2.0 feet.
- The fence along the South property line encroaches onto the adjacent property by a maximum distance of 2.0 feet.
- The building located along the East property line encroaches into the 15' Servitude by a maximum distance of 5.5 feet.
- The building located along the South property line encroaches into the 15' Servitude by a maximum distance of 1.9 feet.

ZONING INFORMATION

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

ON-SITE PARKING CALCULATIONS

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

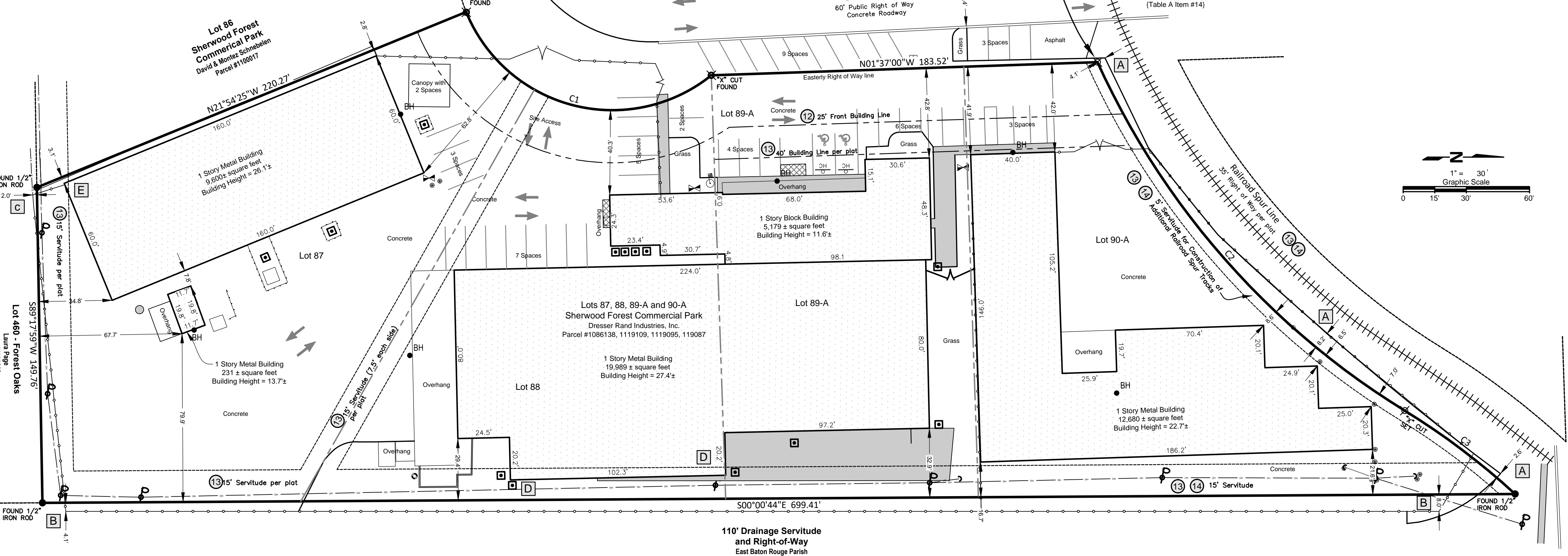
On site parking observed:

| | |
|------------------|-----------|
| Regular Parking | 33 spaces |
| Handicap Parking | 2 spaces |
| Total Parking | 35 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. 220058 0280 E, Map Number 220330260E which bears an effective date of May 2, 2008 and is not 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. No field surveying was performed to determine this zone. A flood elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Zone "X-Shaded" denotes areas within within the 500-year flood zone and protected from the 100-year flood zone by levees. (Table A Item #3)

| Curve # | Length | Radius | Delta | Chord Bearing | Chord Distance |
|---------|---------|---------|------------|---------------|----------------|
| C1 | 139.52' | 75.00' | 106°34'57" | N14°48'26"E | 120.25' |
| C2 | 223.92' | 376.77' | 34°03'07" | N48°55'12"E | 220.64' |
| C3 | 65.79' | 341.77' | 11°01'46" | N37°24'31"E | 65.69' |



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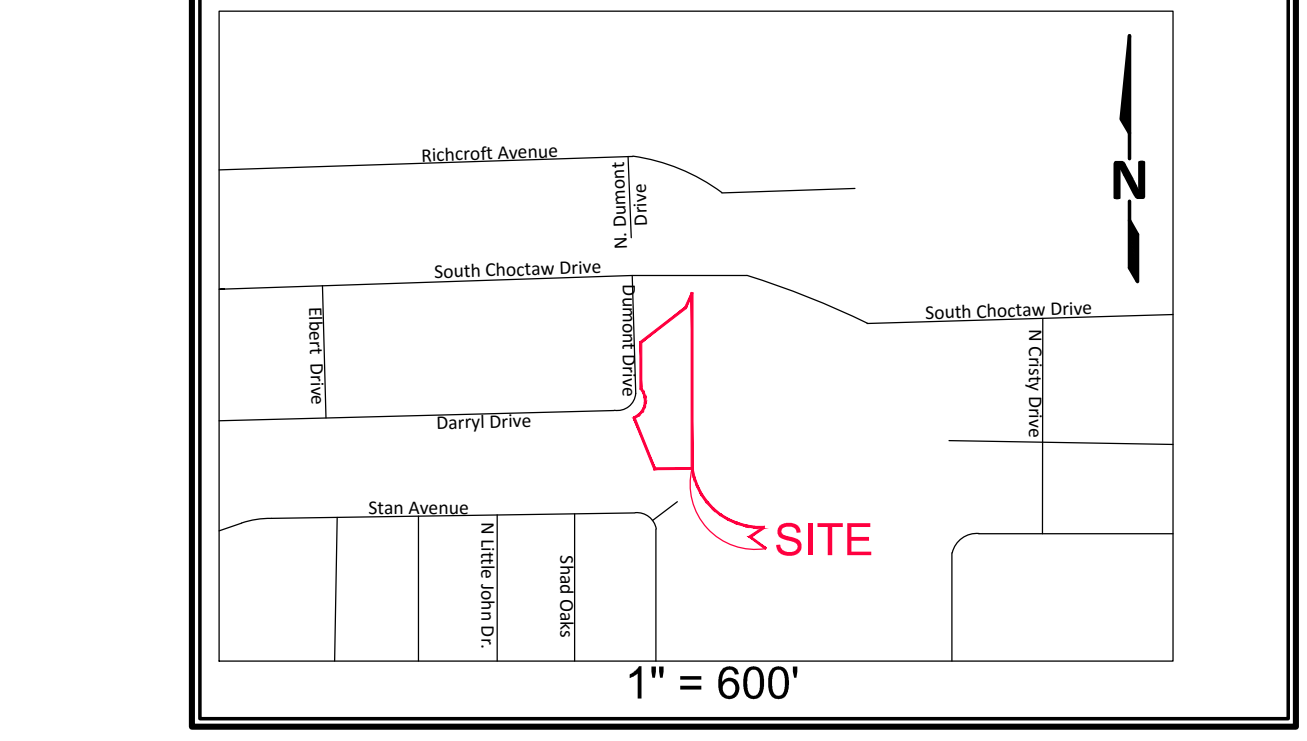
MISCELLANEOUS NOTES

- BASIS OF BEARING: Bearings shown hereon are based on the East right-of-way line of Dumont Drive as being North 00°00'44" West. Bearings and distances shown hereon are the same record as measured unless otherwise noted.
- This property has direct physical access to Dumont Drive which is a dedicated public road with no gaps, gores or overlaps.
- Buildings located on this property are as shown. The address of this property was physically observed or noted as being 2444 Dumont Drive & 2454 Dumont Drive. (Table A Item #2)
- The gross land area of this property is 115,381 square feet or 2.649 acres. (Table A Item #4)
- 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)
- No division or party walls exist along any property line of the subject property. (Table A Item #10)
- 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 Baton Rouge, East Baton Rouge Parish, and Louisiana Department of Transportation & Development. 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)
- 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.

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|-------------------------|---------------------------|--|
| Power Pole | Traffic Signal Box | Building |
| Light Pole | Vault | Concrete |
| Guy Wire | Sign (As Noted) | Striping |
| Electric Manhole | Handicap Sign | Ramp |
| Electric Meter | Onsite Sign | BH Building Height Location |
| Electric Vault | Cantilevered Traffic Pole | FH Facade Height Location |
| Transformer | Water Valve | (R) Record |
| Air Conditioner Unit | Fire Hydrant | (M) Measured |
| Telephone Manhole | Water Meter | Found 1/2" Iron Rod (Unless Otherwise Noted) |
| Telephone Pedestal | Point Of Access | Set 1/2" Iron Rod |
| Cable Box | Sanitary Manhole | |
| Storm Drain Manhole | Clean Out | |
| Storm Drain Inlet | Gas Marker | |
| Curb Inlet | Gas Valve | |
| Round Drain Inlet | Gas Meter | |
| OH — Overhead Utilities | Handicapped Parking | |
| X — X — Wood Fence | Mailbox | |
| ○ — ○ — Chainlink Fence | | |

VICINITY MAP



RECORD DESCRIPTION

The land referred to herein below is situated in the Parish of East Baton Rouge, State of Louisiana and is described as follows:

One certain lot of ground, together with all the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, in that part thereof known as SHERWOOD FOREST COMMERCIAL PARK and said lot is designated and described as follows, to-wit:

Said lot is designated on the plan thereof on file and of record in the office of the Clerk and Recorder of this Parish, said plan being filed as Original 60, Bundle 6577 as LOT No. 87, said Sherwood Forest Commercial Park, said lot measuring according to said plan 50 feet front on a curve at the intersection of Darryl Drive and Dumont Drive, 224.77 feet along the Northerly side line, 122.70 feet along the Southwesterly side line of rear and 220.27 feet along the westerly side line said lot being subject to a seven & one-half (7.5) foot servitude along the Northerly side line and fifteen (15) feet servitude along the Southerly and Southwesterly side line or rear of said lot, all servitudes being for public utility purposes.

Two certain lots of ground, together with all the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, in that part thereof known as SHERWOOD FOREST COMMERCIAL PARK, said lots being designated as LOTS NO. 88 AND 89-A, Lot 88 according to a final plat of Sherwood Forest Commercial Park for Watson and Cox Construction Co., Inc. Made by Edward E. Evans and Assoc. Inc. Engineers, dated October 27, 1966, and 89-A according to a map showing the subdivision of Lots 89 and 90 into Lots 89-A and 90-A, Sherwood Forest Commercial Park for Watson-Cox Construction Co., made by Paul C. Boudreau and Assoc., Inc. Dated Baton Rouge, La., December 11, 1971, each of said lots measuring according to said maps, as follows:

Lot 88, measuring 89.51 feet on a curved front along Dumont Drive, by a depth on its Northerly side line of 201.21 feet, by a depth on its southerly side line of 224.77 feet, and measuring 201.77 feet across the rear.

Lot 89-A, measuring 120 feet front on Dumont Drive, by a depth on its northerly side line of 204.29 feet, by a depth on its southerly side line of 201.21 feet and measuring 120 feet across the rear 120.04 feet.

All as more fully shown on survey of Breaux & Associates, Inc., Surveyors, dated March 28, 1985.

AND

A certain lot or parcel of ground, together with all the buildings and improvements thereon, and with all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, located in East Baton Rouge Parish, Louisiana, in that subdivision known as SHERWOOD FOREST COMMERCIAL PARK, and being designated as LOT 90-A on a survey entitled, "Map Showing the Resubdivision of Lots 89 & 90 into Lots 89-A & 90-A Sherwood Forest Commercial Park Located in Section 6, T-7-S, R-2-E, Greenburg Land District of Louisiana, East Baton Rouge Parish, Louisiana, for Watson-Cox Construction Co.", dated 12/11/71, made by Wallace T. DeBosier, R.L.S., recorded as Original 95, Bundle 7794, records of East Baton Rouge Parish, the said lot having such measurements and dimensions and being subject to such servitudes and restrictions as are shown on map.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by Commonwealth Land Title Insurance Company, Commitment No. 16-00668, dated April 22, 2016.

AS-SURVEYED LEGAL DESCRIPTION

The land referred to herein below is situated in the Parish of East Baton Rouge, State of Louisiana and is described as follows:

LOTS 87 and 88 according to the Final Plat of Sherwood Forest Commercial Park by Edward Evans and Associates, Inc. dated approved on November 16, 1966 and recorded in Original 60, Bundle 6577 of the public records of East Baton Rouge Clerk of Court.

Together with

Lots 89-A and 90-A according to the survey entitled, "Map Showing the Resubdivision of Lots 89 & 90 into Lots 89-A & 90-A Sherwood Forest Commercial Park Located in Section 6, T-7-S, R-2-E, Greenburg Land District of Louisiana, East Baton Rouge Parish, Louisiana, for Watson-Cox Construction Co.", dated 12/11/71, made by Wallace T. DeBosier, R.L.S., recorded as Original 95, Bundle 7794, records of East Baton Rouge Parish, the said lot having such measurements and dimensions and being subject to such servitudes and restrictions as are shown on map.

Said lots are more particularly described as follows:

BEGINNING at the intersection of the Southerly line of a 35' Railroad Spur Line right-of-way and the East line of Dumont Drive and also being the Northwesterly most corner of Lot 90-A said point of beginning is a point on a non-tangent curve; said curve curves to the left having a radius of 376.77 feet, with a central angle of 34° 03' 07", (chord bearing: North 48° 55' 12" East, Chord distance of 220.64 feet) thence run along the south line of the 35' Railroad Spur Line right-of-way a distance of 223.92 feet to a point of compound curvature; said curve curves to the right having a radius of 341.77 feet, with a central angle of 11° 01' 46", (chord bearing: North 37° 24' 31" East, Chord distance of 65.69 feet) thence along said curve a distance of 65.79 feet to the Northerly most corner of said Lot 90-A; Thence run South 00° 00' 44" East along the east line of lots 88, 89-A and 90-A for a distance of 699.41 feet to the Southeast corner of Lot 88; Thence run South 89° 17' 59" West for a distance of 149.76 feet; Thence run North 21° 54' 25" West for a distance of 220.27 feet to a point on a non-tangent curve lying on the South and Easterly right-of-way of Dumont Drive; said curve curves to the left having a radius of 75.00 feet, with a central angle of 106° 34' 57", (chord bearing: North 14° 48' 26" East, Chord distance of 120.25 feet) thence along said curve a distance of 139.52 feet to a point of compound curvature; Thence run North 01° 37' 00" West for a distance of 183.52 feet back to the POINT OF BEGINNING.

Said Parcel contains 115,381 square feet or 2.649 acres of land.

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS Land Title Survey

Dresser - Rand
B&C Project No. 201600607, 012
2454 Dumont Drive AND 2444 Dumont Drive, Baton Rouge, LA

Based upon Title Commitment No. 16-00668 of Commonwealth Land Title Insurance Company bearing an effective date of April 22, 2016

Surveyor's Certification

To: Siemens Corporation; Commonwealth Land Title Insurance Company; and Bock & Clark Corporation

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, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18, 20 of Table A thereof. The fieldwork was completed on May 6, 2016.

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.

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

Date of Survey: May 6, 2016
Date of Last Revision: July 14, 2016
Bock & Clark Network Project No. 201600607-0012

Survey performed by:
Southern Geomatics Services, LLC
PO Box 504
Madisonville, Louisiana 70447
Phone: (985) 801-9990
akerster@southerngeomatics.com
SGS Project # 16-058

SHEET 1 OF 1

PROJECT REVISION RECORD

| Date | Description | Date | Description |
|-----------------|------------------------------------|-----------------|------------------------|
| 05/27/2016 | First Draft | 07/14/2016 | Updated Certifications |
| 06/09/2016 | Client Comments | | |
| 06/13/2016 | Revised Title Commitment reflected | | |
| Field Work: AJK | Drafted: SGS | Checked By: AJK | FB & PG: 16-068 |

National Coordinators
1-(800)-SURVEYS (787-8397)

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