

EXHIBIT B**Permitted Title Exceptions****1166 499**

1. **Matters of Survey:** Any matter which could be revealed by an accurate survey or inspection of the Premises, including, but not limited to, the location of boundary lines, improvements and encroachments, if any, including potential discrepancies between the acreage shown in the legal description and the actual acreage of the property.
2. **Taxes:** Current year's ad valorem taxes and rollback taxes, if any.
3. **Matters of Record:** Matters of record, licenses, rights of way, flowage rights, easements, conditions, restrictions, covenants, leases, reservations (other than mineral reservations), zoning laws, ordinances, regulations, and other matters affecting the Premises.
4. **Utility Rights of Way:** Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Premises.
5. **Riparian Rights:** All claims of governmental authorities in and to any portion of the Premises lying in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters or any claims of riparian rights.

RECORDED JUL 28 2005 *Bundall*
DEPUTY CLERK SUPERIOR COURT CAMDEN COUNTY, GEORGIA