

ZONING INFORMATION:

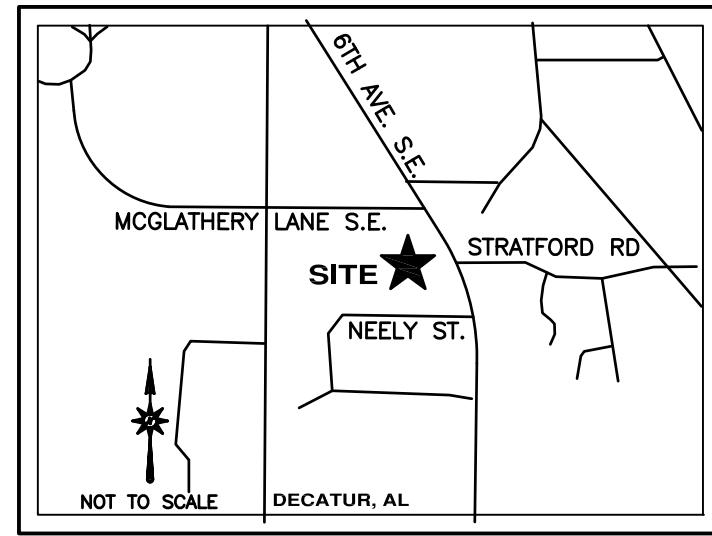
PROPERTY ZONING:	B-2
MINIMUM REQUIRED DEPTH OF FRONT YARD:	25 FEET
MINIMUM REQUIRED DEPTH OF REAR YARD:	20 FEET
MINIMUM REQUIRED DEPTH OF SIDE YARD:	NONE UNLESS ABUTTING A RESIDENTIAL LOT
MAX REQUIRED BUILDING HEIGHT:	45 FEET OR 3 STORIES

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	TSS	TOWNSHIP 5 SOUTH
P.O.B.	POINT OF BEGINNING	R4W	RANGE 4 WEST
(M)	MEASURED	SEC.	SECTION
(C)	CALCULATED	R.R.	RAILROAD
(D)	DEED BOOK 2003, PAGE 7801	EL	ELEVATION
(D1)	DEED BOOK 967, PAGE 515	BLDG.	BUILDING
(S)	SURVEY BY GURLEY SURVEYING DATED 06-19-2000		

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°27'55" E	3.95'
L2	S 00°12'36" E	14.00'
L3	N 00°58'33" W	15.00'
L4	N 02°23'10" E	7.79'
L5	S 01°04'33" E	33.28'



LEGEND

● IPF	IRON PIN FOUND
○ IPS	IRON PIN SET (5/8" REBAR w/CAP)
○	CALCULATED POINT
—X—	UTILITY POLE w/GUY
—OHP—	OVERHEAD POWER LINE
• 562.35	SPOT ELEVATION
—SS—	SANITARY SEWER LINE
—W—	UNDERGROUND WATER LINE
—G—	UNDERGROUND GAS LINE
—ROW—	RIGHT OF WAY
—	WATER VALVE
—	WATER METER
—	GAS REGULATOR
—X—X—X—	FENCE
—	ASPHALT SURFACE
—	RIP RAP
—	CONCRETE SURFACE
○	SANITARY SEWER MANHOLE
□	TELEPHONE BOX
□	GAS METER
□	FIRE HYDRANT
□	CLEANOUT
□	BOLLARD
□	LIGHT STANDARDS
□	TELEPHONE PEDISTAL
□	GAS VALVE
□	GRATE INLET
□	TELEPHONE MANHOLE
□	GAS VENT

NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- No attempt made by Surveyor to locate underground utilities. All utilities shown hereon were drawn based on field evidence only which should be considered approximate and should be marked on the ground by the utility companies prior to construction. The telephone numbers for the Alabama Line Location Center (MISSALL) are 252-4444 (Birmingham area) and (800) 292-8525 (elsewhere).
- No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
- North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (IMAX).
- According to the Flood Insurance Rate Map (FIRM) for Morgan County, Alabama (community-panel number 01103 C 0078 E, dated December 16, 2005), a portion of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain", while the other portion lies in Zone AE which is defined as "Base Flood Elevations determined".
- At the time of the field survey there was no observable evidence of current earth moving work, building construction, building additions, changes in right of way lines, street and sidewalk repair or construction, or use of the site as a solid waste dump, pump, or sanitary landfill.

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.

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND containing 13.138 acres, more or less, lying and being within the Northeast quarter of Section 32, Township 5 South, Range 4 West, City of Decatur, Morgan County, Alabama, known as Southland Plaza, as shown on that certain Property Survey prepared by Barton F. Carr, Alabama Registered Land Surveyor No. 16685 of Carr and Associates Engineering, Inc., dated August 21, 2003 and being more particularly described as follows:

- TO FIND THE TRUE POINT OF BEGINNING, commence at the northwest corner of the Northeast quarter of the Northwest quarter Section 32, Township 5 South, Range 4 West, City of Decatur, Morgan County, Alabama, and run along the northern boundary of said Section 32, South 89 degrees 00 minutes 00 seconds East a distance of 102.00 feet to a PK nail set;
- Thence run South 01 degree 06 minutes 00 seconds West a distance of 30.00 feet to a point and the TRUE POINT OF BEGINNING;
- Thence run South 89 degrees 00 minutes 00 seconds East a distance of 128.00 feet to a point;
- Thence run North 01 degree 06 minutes 00 seconds East a distance of 15.00 feet to a point;
- Thence run South 89 degrees 00 minutes 00 seconds East a distance of 298.00 feet to a point;
- Thence run North 01 degree 06 minutes 00 seconds East a distance of 8.00 feet to a point;
- Thence run South 89 degrees 00 minutes 00 seconds East a distance of 163.80 feet to a PK nail set;
- Thence run South 01 degree 06 minutes 00 seconds West a distance of 249.60 feet to an iron pin set;
- Thence run South 89 degrees 00 minutes 00 seconds East a distance of 386.90 feet to a point on the western right-of-way line of Sixth Avenue, SE (a variable right-of-way);
- Thence run along said right-of-way line along the arc of a curve to the right, an arc length of 428.21 feet, said arc having a radius of 1365.40 feet and being subtended by a chord bearing South 18 degrees 28 minutes 39 seconds East a distance of 426.46 feet to an iron pin found at the intersection of the western right-of-way line of Sixth Avenue, SE and the northern right-of-way line of Neely Street, SE (a 30-foot-right-of-way);
- Thence leaving said right-of-way line of Sixth Avenue SE, run along the northern right-of-way line of said Neely Street, SE the following courses and distances: North 89 degrees 00 minutes 00 seconds West a distance of 525.95 feet to a point;
- North 01 degree 06 seconds 00 minutes East a distance of 4.00 feet to a point;
- North 89 degrees 00 minutes 00 seconds West a distance of 163.80 feet to a point;
- South 01 degree 06 minutes 00 seconds West a distance of 14.00 feet to a point;
- Thence leaving said right-of-way line run North 01 degree 06 minutes 00 seconds East a distance of 640.00 feet to a PK nail and THE TRUE POINT OF BEGINNING, said point being within the Northeast quarter of the Northwest quarter of Section 32, Township 5 South, Range 4 West, City of Decatur, Morgan County, Alabama.

TITLE COMMITMENT

Surveyor's comments on exceptions listed in Schedule B, Section II for the commitment for Title Insurance (File No. 14-052-RED effective date March 27, 2014) by Stewart Title Guaranty Company.

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the company:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Standard Exceptions:
 - Rights of parties in possession not shown by public records.
 - Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate survey and complete land survey of the land.
 - Any lien, or right to a lien, for services, labor, or materials, heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - Taxes or special assessments that are not shown as existing liens by the public records.
 - Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.
 - Restrictions upon the use of the premises not appearing in the chain of title to the land.
- Special Exceptions:
 - Taxes: Ad valorem taxes for the year 2014, in the estimated amount of \$59,653.76, Parcel # 03-09-32-2-000-004-000, which became a lien as of October 1 2013, but are not due or payable until October 1, 2014.
 - Subject to Subordination, Attornment and Non-Disturbance Agreement applicable to the subject property as recorded in Miscellaneous Book 2003, Page 16290, Probate Records of Morgan County, Alabama. LEGAL DESCRIPTION IS BLANKET AND INCLUDES THE SUBJECT PROPERTY.
 - Anything to the contrary notwithstanding, this policy, (policy to be issued if in a commitment), does not attempt to set out any ownership interest in any oil, gas and minerals or any rights in connection therewith, and said oil, gas and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests are not insured. Nothing herein shall insure against loss or damage resulting from subsidence.

SURVEYED LEGAL DESCRIPTION

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 32, Township 5 South, Range 4 West, Morgan County, Alabama, and being more particularly described as follows:

Commence at a found Rail Road Spike in Asphalt marking the Northwest corner of said Quarter-Quarter of Section 32; thence run North 88 degrees 55 minutes 27 seconds East for a distance of 100.82 feet to a point; thence run South 01 degrees 06 minutes 33 seconds East for a distance of 33.28 feet to a found capped rebar stamped "11083"; said point lying on the Southern Right of Way of McGLATHERY LANE S.E. (R.O.W. VARIES); said point also being the POINT OF BEGINNING of the parcel herein described; thence run North 88 degrees 55 minutes 27 seconds East along said right of way for a distance of 128.90 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 00 degrees 58 minutes 33 seconds West along said Right of Way for a distance of 15.00 feet to a found 5/8 inch rebar; thence run North 89 degrees 43 minutes 26 seconds East along said Right of Way for a distance of 297.53 feet to a found axle; thence run North 02 degrees 23 minutes 10 seconds East along said Right of Way for a distance of 7.79 feet to a found nail in asphalt; thence run North 89 degrees 41 minutes 27 seconds East along said Right of Way for a distance of 163.89 feet to a found PK nail in asphalt; thence leaving said Right of Way run South 00 degrees 02 minutes 57 seconds East for a distance of 249.43 feet to a found axle; thence run North 89 degrees 43 minutes 33 seconds East for a distance of 386.51 feet to a found axle; said point lying on the Western Right of Way of 6th Avenue South also known as Highway 31 (R.O.W. VARIES); said point also lying on a non-tangent curve to the right said curve having a radius of 1467.89 feet, a central angle of 16 degrees 42 minutes 18 seconds, a chord bearing of South 19 degrees 15 minutes 54 seconds East, and a chord distance of 426.46 feet; thence run along the arc of said curve and said Right of Way for a distance of 427.97 feet to a set 5/8 inch capped rebar stamped CA-560LS; said point also lying on the Northern Right of Way of an unimproved Neely Street S.E. (R.O.W. VARIES); thence leaving said 6th Avenue South Right of Way run South 89 degrees 42 minutes 16 seconds West along said Northern Right of Way of Neely Street S.E. for a distance of 525.96 feet to a found 5/8 inch rebar; thence run North 01 degrees 06 minutes 33 seconds East along said right of way for a distance of 1.95 feet to a found 5/8 inch rebar; thence run South 89 degrees 41 minutes 24 seconds West along said Right of Way for a distance of 163.80 feet to a set pk nail in asphalt; thence run South 00 degrees 12 minutes 36 seconds East for a distance of 14.00 feet to a set pk nail in asphalt; thence leaving said Right of Way run South 89 degrees 41 minutes 24 seconds West for a distance of 426.00 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 00 degrees 11 minutes 48 seconds West for a distance of 638.59 feet to the POINT OF BEGINNING. Said parcel contains 572,236 Square Feet or 13.14 Acres, more or less.

Certified to:

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, 6-7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16-18 of Table A thereof. The field work was completed on April 03, 2014.

Date 04/09/14

Michael R. Bridges
Michael R. Bridges, Registration No. 26850

TITLE ALTA/ACSM LAND TITLE SURVEY

SOUTHLAND PLAZA

2019 6TH AVENUE SOUTH
DECATUR, ALABAMA

CAPITAL GROWTH REAL ESTATE

BIRMINGHAM, ALABAMA

QUARTER - SECTION
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER

TOWNSHIP 5 SOUTH RANGE 4 WEST

SECTION 32

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DWG. NO.
S1 - R0
PROJECT
27533