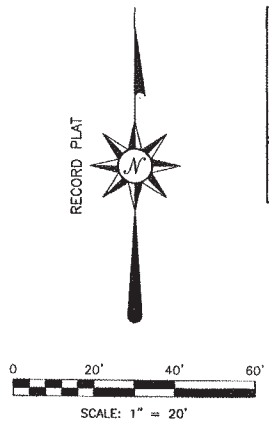


LEGEND

⊠	= POWER BOX	○	= 5/8" CAPPED REBAR SET
⊡	= WATER METER (SMY LS 19753)	●	= TELEPHONE PROPERTY MARKER
⊞	= TELEPHONE PEDESTAL	×	= FOUND "X" IN CONC.
⊕	= GAS VALVE	⊕	= TEMPORARY BENCH MARK
⊖	= WATER VALVE	1	= SIGN
⊗	= GAS METER	⊕	= SANITARY MANHOLE
⊘	= ELECTRIC METER	⊕	= TELEPHONE MANHOLE
⊙	= LIGHT POLE	⊕	= CALCULATED POINT
⊚	= POWER POLE	⊕	= RECORDED INFORMATION
⊛	= CUT ANCHOR	⊕	= CONTROL VALVE
⊜	= CLEAN-OUT		
⊝	= BOLLARD		



SURVEYORS NOTES

- This is an ALTA/ACSM SURVEY, made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of field survey is 03/10/05.
- Bearings are based on Record Plat North (Map Book 30, Page 44).
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- This survey was conducted for the purpose of an ALTA/ACSM Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- This survey is based on a title report prepared by Chicago Title Insurance Company, Office File No. 6558R05, dated February 25, 2005, at 8:00 A.M. There are no special exceptions listed that are survey matters listed in Schedule B.
- Note: there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record that did not appear on this commitment and is not depicted on this survey.
- Attention is directed to the fact that this survey may be reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- This survey is not valid unless imprinted with an embossed or original Surveyor's Seal.
- Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

- This survey is based on a title report prepared by Chicago Title Insurance Company, Policy Number 6558R05, dated March 22, 2005 at 8:00 A.M.
- Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.
- Sanitary Sewer easement as recorded in instrument 200262/1710 and corrected in instrument 200360/5760, in the Probate Office of Jefferson County, Alabama, Bessemer Division. Does affect subject property and is shown hereon.
 - Access Easement recorded in instrument 200461/2823 and corrected in instrument 200463/2688, in the Probate Office of Jefferson County, Alabama, Bessemer Division. Does affect subject property and is shown hereon.
 - Rights of others in and to that certain Reciprocal Easement recorded in instrument 200061/0996, in the Probate Office of Jefferson County, Alabama, Bessemer Division. These are non exclusive-perpetual rights that affect the subject property but are blanket in nature therefore cannot be shown hereon.
 - Deleted.
 - Easement with Restrictions or Covenants in Real 1058, page 167 and Real 1092, page 538, in the Probate Office of Jefferson County, Alabama, Bessemer Division, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin. These are covenants that affect subject property but are blanket in nature therefore cannot be shown hereon.
 - Deleted.
 - Right of Way granted to Alabama Power Company by instrument recorded in Real 1058, page 248, affects subject property but blanket in nature therefore cannot be shown hereon, in the Probate Office of Jefferson County, Alabama, Bessemer Division.
 - Easement Agreement recorded in Real 1058, page 98, in the Probate Office of Jefferson County, Alabama, Bessemer Division. These are non exclusive-perpetual easements that affect the subject property and is shown hereon.
 - The following matters of survey as delineated on the survey of William H. Sommerville with Sommerville Muggoo Webb Engineering Group, Inc. dated March 21, 2005:
 - encroachment of curbing; Shown hereon.
 - encroachment of concrete dumpster pad into 20' sanitary sewer easement. Shown hereon.

ENCROACHMENT NOTES

- Curbs encroaches onto said property 1.15 feet.
- Concrete dumpster pad into 20' sanitary sewer easement.

ZONING NOTE

As per the City of Bessemer the zoning for the subject property is as follows:
 Zone: C-4 (Arterial Business)
 Setbacks: Front=35', Rear=10', Sides=12'
 Height: 45' Maximum
 Parking: 98 Spaces plus 3 Handicap Spaces

FLOOD NOTE:

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community No. 01073C 0582 E, which bears an effective date of January 20, 1999 and IS NOT in a Special Flood Hazard Area.

LEGAL DESCRIPTION

Lot 2, according to the Survey of Final Plat of West Commerce Park, as recorded in Map Book 30, Page 44, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Together with those certain access rights granted in the Reciprocal Easement Agreement with Restorative Covenants recorded in instrument 200061/996, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

NO.	REVISIONS	DATE	REV. BY
1	DESCRIPTION	4/11/05	BC
	REVISED TITLE COMMITMENT		

TYPE OF SURVEY ALTA/ACSM SURVEY

CLIENT FOREST VIEW APARTMENTS

POINT: CLEAR, ALABAMA 36564

SCALE: 1" = 20'

DATE: 03/21/05

SHEET: 1 OF 1

APPROVED: MFS

DRAWN: N/A

CHECKED: BC

PROJECT NO: 05-162

SMW Engineering Group, Inc.
 208 Oak Mountain Circle
 Pelham, Alabama 35124
 (205) 262-6985
 Fax: (205) 320-1504

