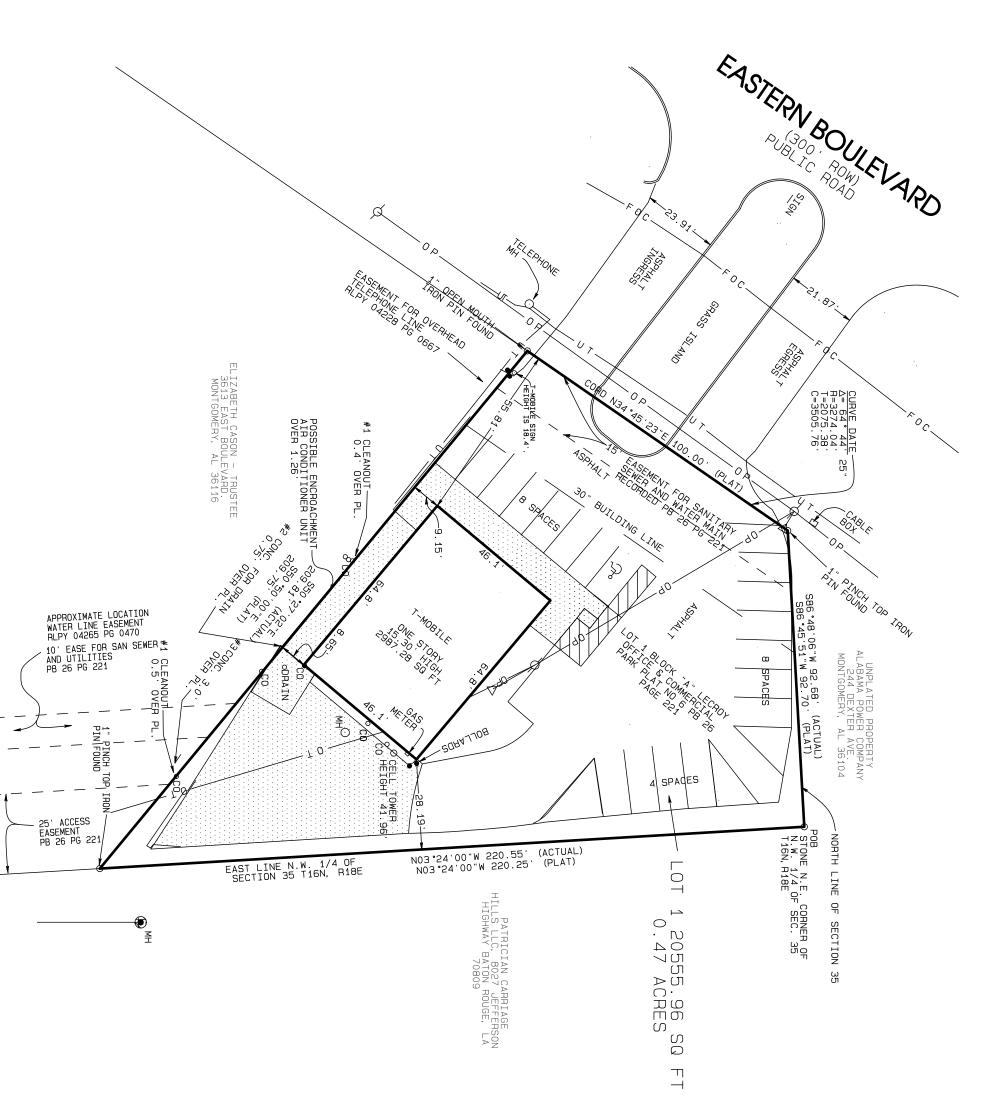


POINT OF BEGINNING STEEL PIN OVERHEAD POWER SANITARY SEWER PROPERTY LINE WATER MAIN STORM SEWER UNDERGROUND TELEPHONE OVERHEAD TELEPHONE CONCRETE LIGHT POLE POWER POLE GUY WIRE FIRE HYDRANT



SURVEYORS CERTIFICATION

I, Frank B. Garrett, Jr., a registered land surveyor, License No. 9500, and for the state of Alabama and legally doing business in Montgomery County, does hereby certify to BOBMONTGOMERY AL LLC., American Commerce Bank, N.A. and each of their affiliates and their successors are and First American Title Insurance Company iη

The accompanying survey. Record Map of Lot 1." Block A according to the Map of LeCroy Commercial and office Park Plat No. 6, recorded in Plat Book 26 at Page 221. In the Office Park Plat No. 6, recorded in Plat Book 26 at Page 221. In the Office Park Plat No. 6, recorded in Nontonner, County, Albama, represents a true and correct survey made by me on february 25, 2016 of the land therein.

This map or plat and the survey on which it is based were made in accordance with the Stardards as adopted by ALTA, ACSM and on February 25, 2016 of the land therein.

This map or plat and plat the survey made by me on february 25, 2016 of the land therein.

This map or plat and the survey on which it is based were made in accordance with the Curacy North Mannam Standards as adopted by ALTA, ACSM and in effect on the date of this certification.

The Stardards as adopted by ALTA, ACSM and in effect on the date of this certification. The survey made property is supervision and correctly should not represent a survey of this survey does not exceed that the Stardard as adopted by ALTA, ACSM and in effect on the date of this certification. The survey was made on the ground on February 25, 2016, made of the subject property in the location and type of all visible above pround by Idraham, structures and other subject made and as store and the survey of this survey does not exceed that which the undersigned has been advised. The property of the subject Property walls and no observable, above ground encadements on high supervision of the subject Property and listed in the title insurance commany the subject Property and listed in the title insurance commany with respect to the subject Property of the subject Property has a laced on the survey. The subject Property has a survey is the Property described in that title commitment. The location of this survey does not be survey. The analysis of the subject Property has a survey is the Property described and accessents of the subject Property has a survey is the Property of the subject Pro

The parties listed above are entitled to certificate as being true and accurate. This the 25th day of February 25, 2016. and this



FIRST AMERICAN TITLE INSURAN AGENTS FILE NO: 8157-205 SCHEDULE B EXCEPTIONS DATED: FEBRUARY 18, 2016 \Box EXCEPTIONS

Agent's File No: 8157–205 (rev.2) Property Address: 3601 Eastern Boule

2. Any 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. 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

Any facts, rights, interests, or claims that are not shown by the Public Records but that could be rtained by an inspection of the Land or that may be asserted by persons in possession of the Land. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

NOTE: Exceptions 1–4 will be deleted upon execution of an Owner's Affidavit from Miller Development Company, L.L.C.

5. Matters shown on survey prepared by Frank B. Garrett, Jr., Ala. Reg. No. 9500 dated February 25, 2016 last revised March 10, 2016.

6. Any mineral or mineral rights leased, granted or retained by current or prior owners.

7. Taxes and assessments for the year 2016, which are not yet due and payable, and subsequent years.

8. Unrecorded Lease to T-Mobile (formerly InterCel Birmingham MTA, Inc.) as referenced in Statutory Warranty Deed from LeCroy Properties, L.L.C., to Realty Investors of Alabama, L.L.C., as recorded in the Office of the Judge of Montgomery County, Alabama in Real Property Book 2841, Page 0770.

9. Easement Agreement between JJ Mottram Company, LLC and The Edwin McIntyre Co., Inc., as recorded in the Office of the Judge of Probate Real Property Book 0422B, Page 0667.

10. Water Line Easement Agreement between JJ Mottram Company, LLC and The Edwin McIntyre Co., as recorded in the Office of the Judge of Probate Real Property Book 04265, Page 0670.

11. Matters shown on the Map of LeCroy Commercial and Office Park Plat No. 6, as said Plat appears of record in the Office of the Judge of Probate of Montgomery County, Alabama, in Plat Book 26, at Page 221.

. RECORD MEASUREMENTS ARE SHOWN IN PARENTHESES

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A ALABAMA LICENSED SURVEYOR AND MAPPER.

THE LOCATION OF SOME ITEMS, SUCH AS FENCES AND FOUND CORNERS, MAY BE EXAGGERATED FOR CLARITY.

A SURVEY DOES NOT INDICATE AND/OR DETERMINE OWNERSHIP.

UNDERGROUND UTILITIES AND/OR IMPROVEMENTS, SUCH AS FOOTINGS, HAVE NOT BEEN LOCATED AND ARE NOT SHOWN ON THIS SURVEY, ANY, ARE SHOWN ON THE SURVEY.

REVISION DATE, IF ANY, INDICATES CHANGES IN THE DRAWING ONLY; NO FIELD WORK PERFORMED.

DATE OF SURVEY INDICATES LAST DATE FIELD WORK PERFORMED. THIS SURVEY WAS MADE FOR SALE PURPOSES ONLY AND MAY NOT BE SUITABLE FOR ARCHITECTURAL OR ENGINEERING DESIGN AND\OR PERMITTING.

ENCROACHMENT

CLEANOUT 0.4'
CONCRETE FOR DRAIN
CONCRETE 3.0' 0.75

 $\Theta \mathcal{D} \mathcal{D}$

LOT "1" BLOCK "A"

LECROY COMMERCIAL & OFFICE PARK PLAT NO. 6
MONTGOMERY ALABAMA

DATED: FEBRUARY 25, 2016 SCALE: 1"=30
PREPARED BY: J.M. GARRETT & SON, LLC
1109 SOUTH HULL STREET
MONTGOMERY, ALABAMA 36104
(334) 264-2247

ZONING DATA

ZONING CLASSIFICATION: THIS PROPERTY IS LOCATED ZONE BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT = 30 FEET FROM PROPERTY LINE
REAR = 20 FEET FROM PROPERTY LINE

ADJACENT TO ARTERIAL OR COLLECTOR ROADWAYS, REAR = 0 FEET FROM PROPERTY LINE ADJACENT TO OTHER GENERAL COMMERCIAL LAND USES DISTRICTS, 0 FEET FROM PROPERTY LINE ADJACENT TO RESIDENTIAL LOW DENSITY OR MULTI-USE DISTRICTS, NO SIDE SETBACK REQUIRED ON PROPERTY ADJACENT TO OTHER GENERAL COMMERCIAL DISTRICTS. OR 3 STORIES

GROSS MAXMUM BUILDING AREA = 30% OF LOT AREA PARKING REQUIRED: 1 1/4 SPACE PER EACH 200 S OF GROSS FLOOR AREA

LEGAL DESCRIPTION

FRIST AMERICAN TITLE INSURANCE COMPANY AGENTS FILE NO: 8157-205 FEBRUARY 18, 2016 DATED OCTOBER 9, 2014

THE LAND REFERRED TO IN THIS COMMITMENT IS AS FOLLOWS:

LOT 1, BLOCK A, ACCORDING TO THE MAP OF LECROY COMMERCIAL AND OFFICE PARK PLAT NO.6, RECORDED IN PLAT BOOK 26, AT PAGE 221, IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at a Stone monument marking the Northeast corner of Northwest quarter of Section 35, T16N, R18E, Montgomery County, Alabama. Said Stone also being the Northeast corner of Lot 1 Block "A" Map of Lecroy Commerical and Office Park Plat No. 6 record in Plat Book 26 at Page 221 in the Office of the Judge of Probate Montgomery County, Alabama and being the POINT OF BEGINNING. Thence S 86 48 06 "W a distance of 92.68" to a 1" iron pin on the east right of way of Eastern Boulevard said point lying in a curve: thence along said east right of way of Eastern Boulevard said point lying in a curve: thence along said east right of way of Eastern Boulevard curving concavely whose radius is 3,274.04 having a chord of N 34 45 23 E a distance of 100.00 to a I iron pin; thence leaving said east right of way of Section 35, T16N, R18E, Montgomery County, Alabama; thence along said east line of Section additions of 220.55 to the POINT OF BEGINNING.

Said Lot 1 lying and being situated in the Northeast quarter of the Northwest quarter of Section 35, T16N, R18E, Montgomery County, Alabama and contains 0.47 acres more or less.

PARKING TABLE

SURVEYORS NOTES

STATEMENT

FLOOD INFORMATION

The subject property does NOT lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone "X" Community No. 010174, Panel No. 01101Co228H, dated February 5, 2014.

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