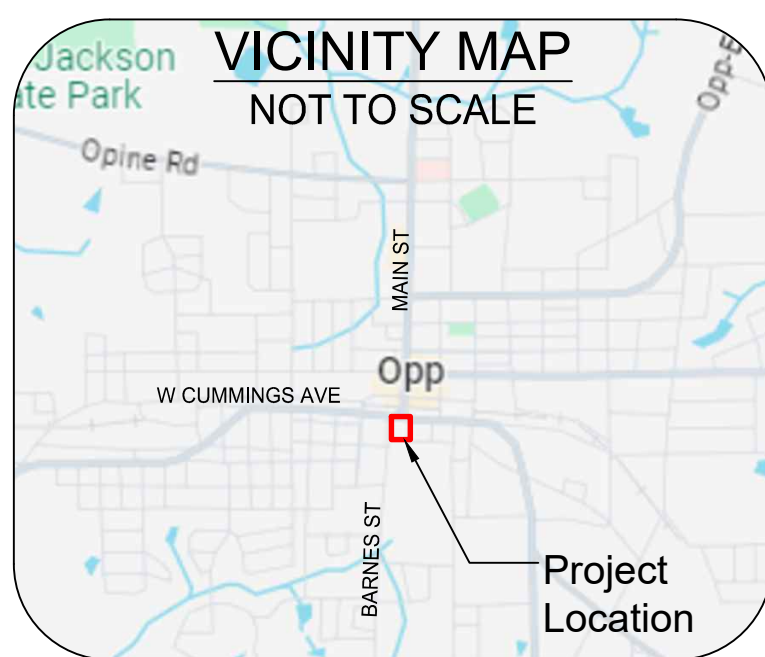


### LEGAL DESCRIPTION

#### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COVINGTON, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Lots 4, 5, 6 and 7 of Block "J" of the Map of Opp, Covington County, Alabama, as recorded in Deed Book 3, Page 332 in the Office of the Judge of Probate of Covington County, Alabama.



### BASIS OF BEARINGS

BEARINGS HEREON ARE BASED ON A GEODETIC GPS OBSERVATION ON ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM VIA A CORS OBSERVATION.

### FLOOD NOTE

PROPERTY SURVEYED HEREON IS NOT IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL INSURANCE RATE MAP WITH MAP NUMBER 01039C0319C, EFFECTIVE ON 11/04/2009, PARCEL AS SURVEYED IS IN ZONE 'X'.

### ZONING NOTES

THERE HAS BEEN NO ZONING REPORT PROVIDED TO THIS SURVEYOR BY THE CLIENT.

No. OF REGULAR PARKING SPACES: 30  
No. OF HANDICAP PARKING SPACES: 1  
BUILDING HEIGHT: 21.5' IN THE FRONT & 21.3' IN THE BACK  
ADVANCED AUTO PARTS SIGN HEIGHT IS 26'±.

### LEGEND

- EXISTING IRON PIN (TYPE AS SHOWN)
- SET 1/2" REBAR W/CAP CA 1149 LB 8288
- EXISTING CONCRETE MONUMENT
- UTILITY POLE
- CALCULATED POINT
- FIRE HYDRANT
- WATER VALVE
- GUY ANCHOR
- LIGHTPOLE
- GAS METER
- GAS VALVE
- SIGN
- TELEPHONE PEDESTAL
- VALVE
- WATER METER
- WATER VALVE
- 100.00 — CONTOUR
- SPOT ELEVATION
- PAVING
- CONCRETE
- SEWER MANHOLE
- NOT TO SCALE
- OHE — OVERHEAD POWER LINE
- X — WIRE FENCE
- CENTERLINE OF PAVEMENT ±
- FM — FORCE MAIN SEWER LINE
- SS — SANITARY SEWER LINE
- SD — CL STORM DRAIN PIPE
- W — WATER LINE
- UGP — BURIED POWER LINE
- GAS — GAS LINE
- OT — OVERHEAD TELE. LINE
- BT — BURIED TELE. LINE
- FIBER — FIBER OPTIC LINE

### ENCROACHMENTS STATEMENT

THE BUILDING AND THE LOADING DOCK ON THE SOUTH LINE ENCRUCH INTO THE 20' PLATTED RIGHT OF WAY OF AUTOMOTIVE ROAD. SEE NOTES IN SURVEY FOR REFERENCE.

ADVANCED AUTO PARTS SIGN ENCRUCHES 7.0'± INTO THE RIGHT OF WAY OF WEST CUMMINGS AVENUE.

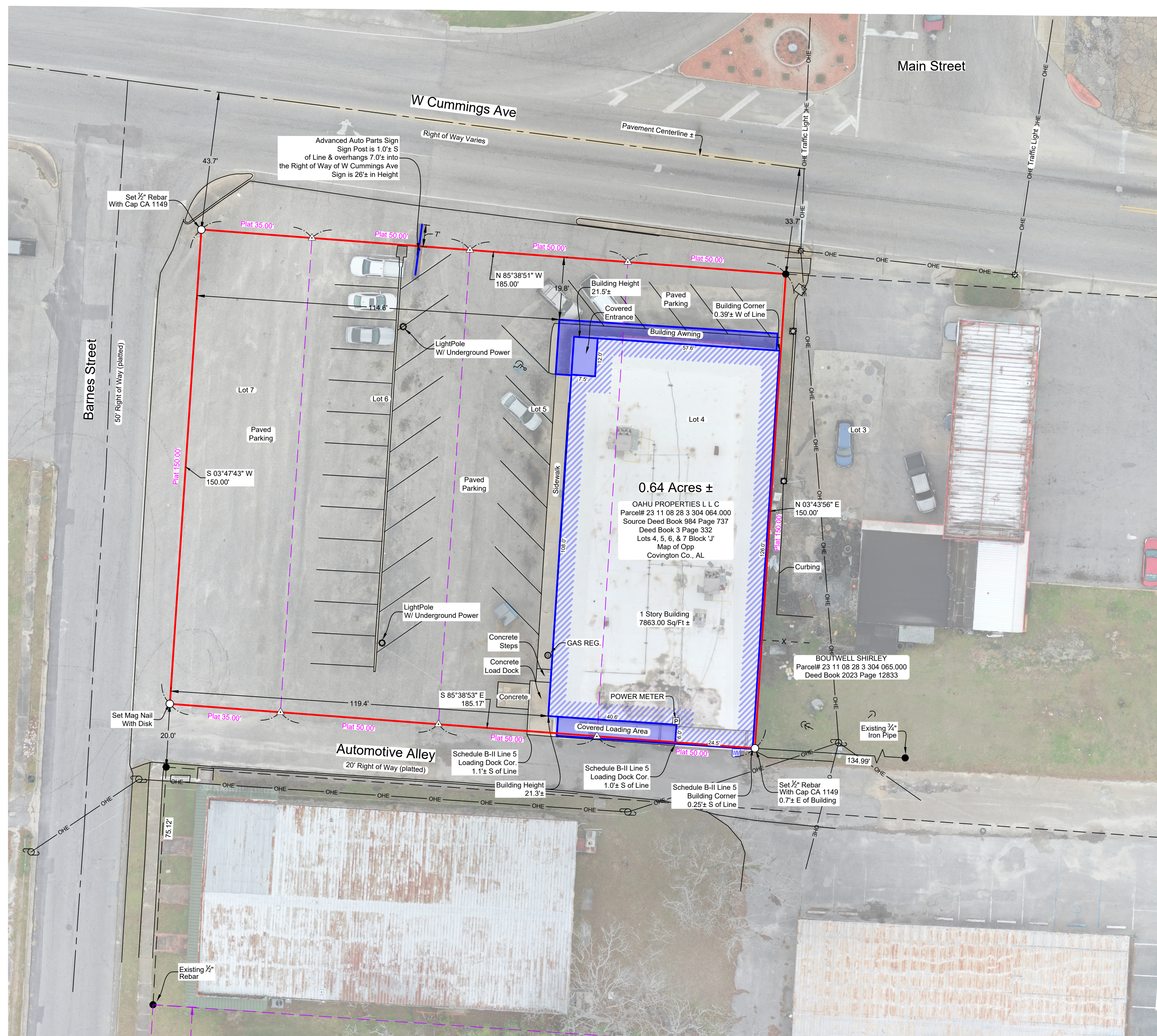
### SCHEDULE 'B-II' NOTES

#### SCHEDULE B-II COMMITMENT EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.  
**NOT APPLICABLE**
2. Those taxes and special assessments, which become due and payable subsequent to Date of Policy.  
**NOT APPLICABLE**
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.  
**NOT APPLICABLE**
4. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.  
**NOT APPLICABLE**
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.  
**BUILDING AND LOADING DOCK ENCRUCH INTO THE RIGHT OF WAY OF THE 20' ALLEY KNOWN AS AUTOMOTIVE ALLEY BY THE COUNTY TAX MAP. SEE SURVEY NOTES FOR REFERENCE.**  
**ADVANCED AUTO PARTS SIGN ENCRUCHES 7.0'± INTO THE RIGHT OF WAY OF W CUMMINGS AVE.**
6. Easements or other uses of subject property not visible from the surface, or easements or claims of easements, not shown by the public records.  
**NONE PLOTTABLE**
7. Rights or claims of parties in possession not shown by public records.  
**NONE UPON A CASUAL VISUAL INSPECTION OF THE PROPERTY.**
8. General or special taxes and/or assessments required to be paid in the year 2025 and all subsequent years.  
**NOT APPLICABLE**
9. Taxes for the year 2025 and subsequent years, a lien not yet due and payable.  
**NOT APPLICABLE**
10. Terms, covenants and conditions under any unrecorded leases.  
**NOT APPLICABLE**
11. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Map of Opp as recorded in Deed Book 3, at Page 332 in the Probate Office of Covington County, Alabama.  
**NONE PLOTTABLE**

### GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
4. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. THE PARCEL CONTAINED IN THE AS SURVEYED LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS AND MATHEMATICALLY CLOSES.
7. SURVEYOR DID NOT OBSERVE ANY WETLANDS AT TIME OF SURVEY, HOWEVER SITE WAS NOT VISITED BY ANY JURISDICTIONAL WETLAND OR ENVIRONMENTAL AGENCIES.
8. EXISTING IRON PINS AND MONUMENTS LOCATED AS SHOWN.
9. REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SIGNED IN BLUE INK WITH ORIGINAL SIGNATURE AND SEALED WITH A RED SURVEYOR'S SEAL OR EMBOSSED SEAL.
10. LIABILITY OF THE UNDERSIGNED FOR THE SURVEY SHOWN SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
11. NO ATTEMPT NOR REQUEST WAS MADE TO LOCATE ALL THE IMPROVEMENTS/UTILITIES EXCEPT AS SHOWN.



### ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

STATE OF ALABAMA  
COUNTY OF COVINGTON

TO:

**DAVID FUHRMAN**

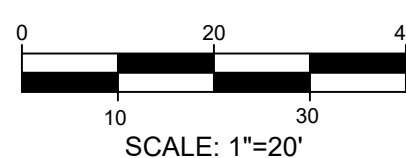
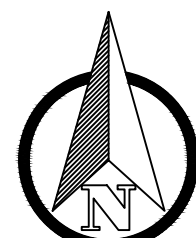
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEM 1-4, 7A, 7C, 8-10, 13, AND 18 OF TABLE A THEREOF.

I, TINDELL F. ADAMS A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY TO **DAVID FUHRMAN** ONLY, THAT 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, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ACCORDING TO MY SURVEY THIS THE 7TH DAY OF JAN, 2025.

**PRELIMINARY**

TINDELL F. ADAMS AL. LICENSE # 26950



1831 E Three Notch  
Andalusia, AL 36421  
866.245.0584  
civilse.com

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY		No.	REVISIONS	DATE
SHEET NUMBER: <b>01</b>	DATE OF FIELDWORK: 01/07/2025	PROJECT No. 25-001		
	DRAWING SCALE: 1"=20'		DRAWN BY: CCB	
	DATE OF SURVEY: 01/10/2025		CHECKED BY: TFA	

101 WEST CUMMINGS AVENUE

OPP  
COVINGTON COUNTY / ALABAMA  
PARCEL ID: 23 11 08 28 3 304 064.000  
TITLE COMMITMENT No.: ALOR-24-0183