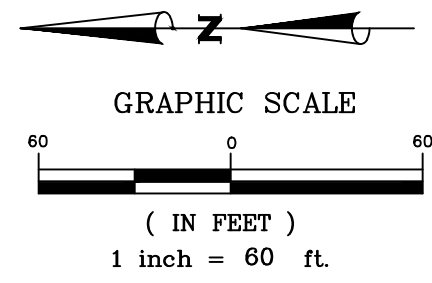


CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD	DISTANCE
(A) C1	49.93'	76.44'	N49°25'06"E	69.19'
(R) C1	50.00'	76.63'	N49°25'39"E	69.35'



SITE DATA
 SURVEYED PROPERTY CONSISTS OF TAX PARCEL
 #R022202102000002.00
 #R022202102000002.01
 #R022202033000006.01

17.12 ACRES± TOTAL (745,849 S.F.)

*ORIGINAL DEVELOPMENT
 "BUILDING & USE RESTRICTIONS"
 JACINTOPOUR UNIT ONE - SECTION "A",
 (REAL PROPERTY BOOK 1145, PAGE 93)

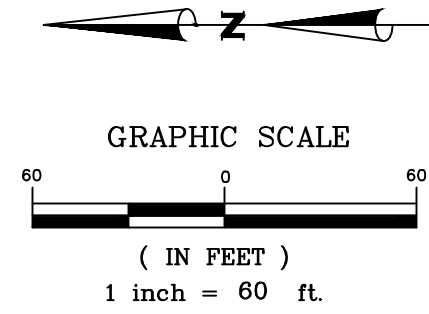
PERMITTED USES
 OFFICE, COMMERCIAL, LIGHT MANUFACTURING

SETBACKS
 60' FRONT ALONG STREETS
 15' REAR
 20' SIDES
 65% MAX BUILDING COVERAGE

SITE DATA AS PER THE "THE CITY OF SARALAND LAND
 USE AND DEVELOPMENT ORDINANCE", ADOPTED BY THE
 CITY OF SARALAND ON DECEMBER 27, 2007, ARE AS
 FOLLOWS:

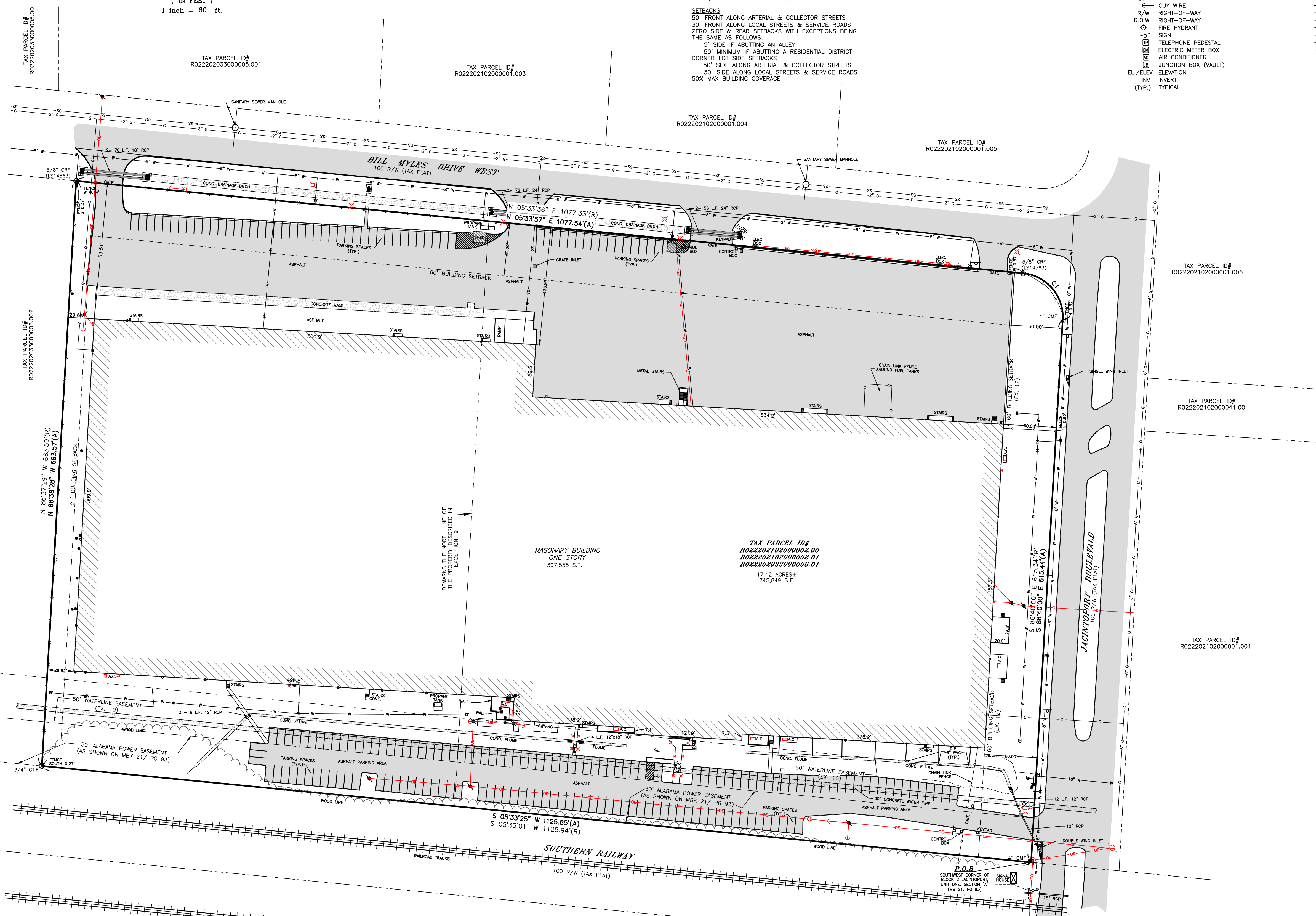
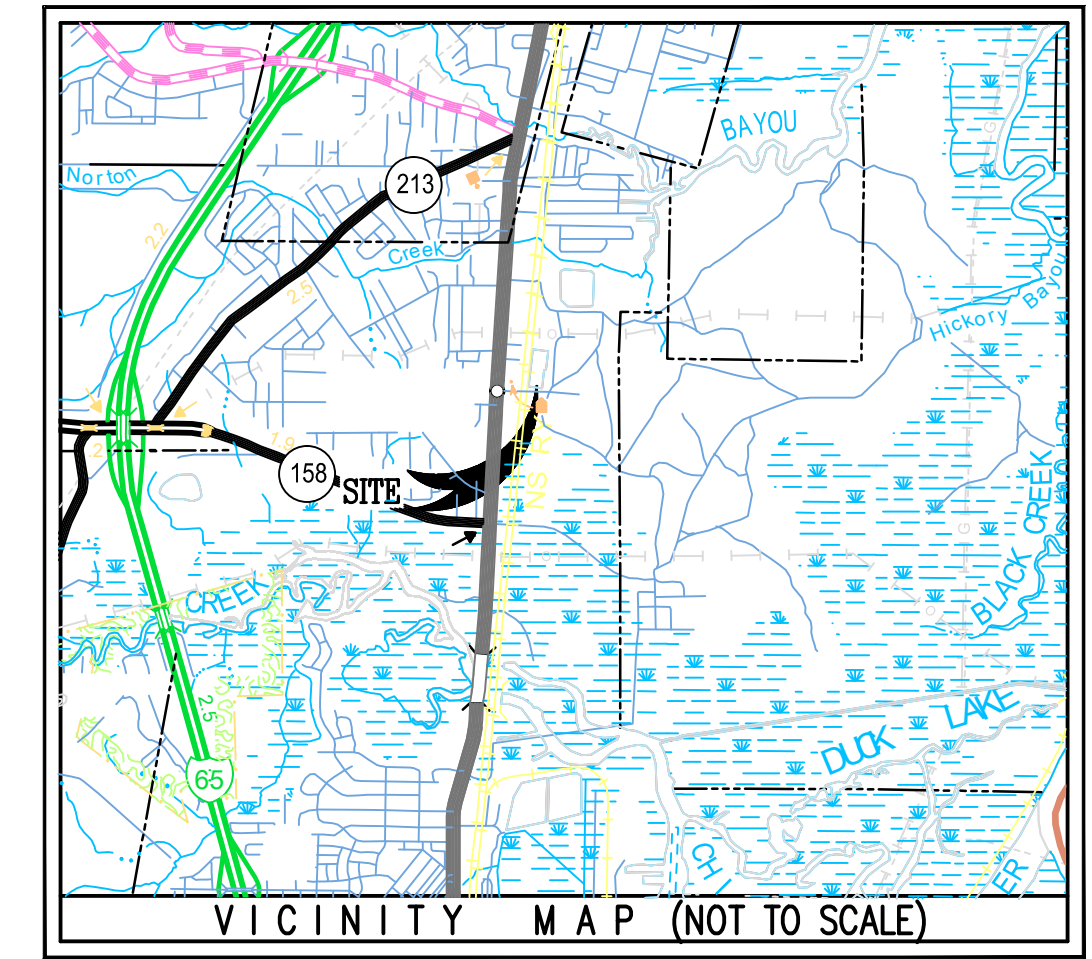
ZONING
 M-1 (LIGHT INDUSTRIAL DISTRICT)

SETBACKS
 50' FRONT ALONG ARTERIAL & COLLECTOR STREETS
 30' FRONT ALONG LOCAL STREETS & SERVICE ROADS
 ZERO SIDE & REAR SETBACKS WITH EXCEPTIONS BEING
 THE SAME AS FOLLOWS:
 5' SIDE IF ABUTTING AN ALLEY
 50' MINIMUM IF ABUTTING A RESIDENTIAL DISTRICT
 CORNER LOT SIDE SETBACKS
 50' SIDE ALONG ARTERIAL & COLLECTOR STREETS
 30' SIDE ALONG LOCAL STREETS & SERVICE ROADS
 50% MAX BUILDING COVERAGE



- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - (A) ACTUAL
 - (R) RECORD DEED
 - (P) PLAT OF RECORD
 - (C) COMPUTED
 - OHIF OPEN TOP IRON PIPE FOUND
 - IPF IRON PIN FOUND
 - CTIF CRIMP TOP IRON PIPE FOUND
 - CRF CAPPED REBAR FOUND
 - RBF 1/2" REBAR FOUND
 - ORS 1/2" CAPPED REBAR SET STAMPED CA#604
 - CMF CONCRETE MONUMENT FOUND
 - CMS CONCRETE MONUMENT SET
 - LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER
 - CA# CERTIFICATE OF AUTHORIZATION NUMBER
 - (DIST) DISTURBED
 - (REF) REFERENCE CORNER SET ON LINE
 - (UNR) UNREADABLE
 - INST # INSTRUMENT NUMBER
 - SECT. SECTION
 - T- TOWNSHIP
 - R- RANGE
 - OP POWER POLE
 - GUY WIRE
 - R/W RIGHT-OF-WAY
 - R.O.W. RIGHT-OF-WAY
 - FIRE HYDRANT
 - SIGN
 - TELEPHONE PEDESTAL
 - ELECTRIC METER BOX
 - AIR CONDITIONER
 - JUNCTION BOX (VAULT)
 - INVERT
 - EL/ELEV ELEVATION
 - HW INVERT
 - (TYP.) TYPICAL

- TELEPHONE BOX (VAULT)
- WATER METER
- SANITARY SEWER VALVE
- WATER VALVE
- GAS VALVE
- TRANSFORMER BOX
- LIGHT POLE
- CABLE TV BOX
- ELECTRIC BOX
- ELECTRIC PANEL
- IRRIGATION CONTROL VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- SEWER CLEANOUT
- SEWER GRINDER PUMP
- GREASE TRAP
- FLAG POLE
- GAS LINE SIGN MARKER
- TELEPHONE SIGN MARKER
- WATERLINE MARKER
- FIBER OPTIC LINE MARKER
- EXCEPTION
- UNDERGROUND FIBER OPTIC LINE
- OVERHEAD ELECTRIC
- BURIED ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND WATERLINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEVISION
- ELEC. ELECTRIC
- BACK FLOW PREVENTER
- D.P. DOWN SPOUT FROM ROOF



GENERAL SURVEYORS NOTES

- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM AND THE TITLE COMMITMENT FURNISHED BY THE CLIENT.
- TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM.
- ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; STATE PLANE GRID NORTH; DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "M" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 01097C0437K, REVISED MARCH 17, 2010.
- PROPERTY IS CURRENTLY ZONED: M1 LIGHT INDUSTRIAL PER THE ZONING REGULATIONS FOR THE CITY OF SARALAND, ALABAMA. MINIMUM BUILDING SETBACKS ARE: FRONT = 60 FEET, REAR = 0 FEET, SIDES = 0 FEET, CORNER LOT SIDE = 30'; AS PER REAL PROPERTY BOOK 1145, PAGE 93, AT THE TIME OF DEVELOPMENT MINIMUM BUILDING SETBACKS WERE: ALONG ALL STREETS = 60 FEET, REAR = 15 FEET, SIDES = 20 FEET, 65% MAX BUILDING AREA.
- THE SURVEYED PROPERTY HAS 205 STRIPPED PARKING SPACES WITH 1 OF THEM BEING HANDICAPPED SPACES.
- THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, ALSO NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OTHER THAN SHOWN.
- THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE WERE NO PARTY WALLS OBSERVED BETWEEN ADJACENT PROPERTY OWNERS.
- THIS IS A SPECIFIC PURPOSE SURVEY.

SCHEDULE B - PART II EXCEPTIONS:

- AS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY SURETY LAND TITLE, INC.-DOWNTOWN, FILE NO. 218253, WITH EFFECTIVE DATE OF DECEMBER 4, 2014, AND PREPARED FOR FIRST TENNESSEE BANK NATIONAL ASSOCIATION, ITS RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR.
- RESERVATION OF AN UNDIVIDED ONE-HALF OF THE ROYALTIES STIPULATED IN ANY LEASE WHICH JACINTOPOUR CORPORATION MIGHT GRANT IN ANY AND ALL MINERALS, ON AND UNDER THE LAND ACCRUED IN THE DEED FROM MANDEL P. GOLDSTEIN, ET AL. TO JACINTOPOUR CORPORATION DATED JUNE 9, 1967 AND RECORDED IN REAL PROPERTY BOOK 761, PAGE 622; WHICH ROYALTY RESERVATION WAS PASSED TO IMPERIAL GROUP, LTD., BY INSTRUMENT DATED JULY 16, 1974 AND RECORDED IN REAL PROPERTY BOOK 1387, PAGE 788 AND INSTRUMENT DATED SEPTEMBER 13, 1974 AND RECORDED IN REAL PROPERTY BOOK 1387, PAGE 772. (AFFECTS UNDERLYING FEE TITLE)
 - EASEMENT GRANTED MOBILE INDUSTRIAL PARK BOARD, INC., RECORDED IN REAL PROPERTY BOOK 675, PAGE 210 AND EASEMENT WATER WORKS BOARD OF THE CITY OF MOBILE RECORDED IN REAL PROPERTY BOOK 675, PAGE 219, AS AMENDED BY INSTRUMENT BY JACINTOPOUR CORPORATION, ET AL. DATED NOVEMBER 15, 1971 AND RECORDED IN REAL PROPERTY BOOK 1088, PAGE 806, AS SHOWN ON SURVEY BY HUTCHINSON, MOORE & RAUCH, LLC DATED DECEMBER, 2000. (RECORD DOCUMENT DESCRIBES A 50' WIDE WATERLINE EASEMENT AND IS SHOWN HEREON)
 - RESTRICTIVE COVENANTS AS CONTAINED IN INSTRUMENT BY JACINTOPOUR CORPORATION DATED JUNE 26, 1972 AND RECORDED IN REAL PROPERTY BOOK 1145, PAGE 93, AS AMENDED BY INSTRUMENT DATED MARCH 20, 1978 AND RECORDED IN REAL PROPERTY BOOK 1088, PAGE 806, AS SHOWN ON SURVEY BY HUTCHINSON, MOORE & RAUCH, LLC DATED DECEMBER, 2000. (BLANKET DOCUMENT THAT DOES CONTAIN THE SURVEYED PROPERTY)
 - 60 FOOT MINIMUM BUILDING SETBACK LINE AS SHOWN ON SURVEY BY HUTCHINSON, MOORE & RAUCH, L.L.C., DATED DECEMBER, 2000. (SHOWN HEREON)

DESCRIPTION OF SURVEY

THAT REAL PROPERTY SITUATED IN THE COUNTY OF MOBILE, STATE OF ALABAMA, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK "2" OF JACINTOPOUR UNIT ONE SECTION "A", AS RECORDED IN MAP BOOK 21, PAGE 93, IN PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF JACINTOPOUR BOULEVARD, THENCE RUN SOUTH 86 DEGREES 40 MINUTES EAST ALONG THE SOUTHERN BOUNDARY OF SAID BLOCK "2" AND SAID NORTH LINE OF JACINTOPOUR BOULEVARD A DISTANCE OF 615.34 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF BILL MYLES DRIVE WEST, SAID POINT BEING THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 67 DEGREES 43 MINUTES 35 SECONDS AND A RADIUS OF 50 FEET, THENCE ALONG THE EASTERN BOUNDARY OF SAID BLOCK "2" AND SAID WEST LINE OF BILL MYLES DRIVE WEST RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE 76.63 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUING ALONG SAID EASTERN BOUNDARY OF SAID BLOCK "2" AND SAID WEST LINE OF BILL MYLES DRIVE WEST RUN NORTH 05 DEGREES 33 MINUTES 36 SECONDS EAST 1077.33 FEET TO A POINT; THENCE RUN NORTH 86 DEGREES 37 MINUTES 29 SECONDS WEST 663.59 FEET TO A POINT ON THE WESTERN BOUNDARY OF SAID BLOCK "2" SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF A 100 FOOT SOUTHERN RAILWAY RIGHT OF WAY; THENCE RUN SOUTH 05 DEGREES 33 MINUTES 01 SECONDS WEST ALONG SAID WESTERN BOUNDARY OF BLOCK "2" AND SAID EAST LINE OF SOUTHERN RAILWAY RIGHT OF WAY A DISTANCE OF 1125.94 FEET TO THE POINT OF BEGINNING.

CERTIFICATION

TO FIRST TENNESSEE BANK NATIONAL ASSOCIATION, ITS RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR: SURETY LAND TITLE AND MASLAND CARPETS, L.L.C.; A GEORGIA LIMITED LIABILITY COMPANY BY STATUTORY WARRANTY DEED DATED JUNE 23, 2003 AND RECORDED IN REAL PROPERTY BOOK 5398, PAGE 1196:

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, 2, 3, 4, 6A, 6B, 7A, 7B, 8, 9, 10, 11A, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/22/2014.

I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STUART L. SMITH, PLS
 ALABAMA LICENSE NUMBER 27403

DATE

*DRAWING IS INVALID WITHOUT SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR

NO.	REVISION	DATE	ENGR.

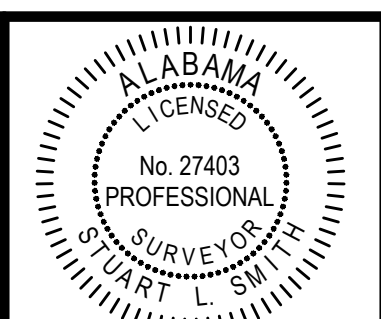


HUTCHINSON, MOORE & RAUCH, LLC

2039 MAIN STREET
 DAPHNE, ALABAMA 36526

ENGINEERS ♦ SURVEYORS
 LAND PLANNERS

TEL (251) 626-2626
 FAX (251) 626-6934
 daphne@hmrengineers.com



4090-ALTA
 D102314090 V.01

ALTA/ACSM LAND TITLE SURVEY
 MASLAND CARPETS, SARALAND, AL.

THE DIXIE GROUP

SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
1"=60'	12/31/14	RLT	SLS	1 OF 1