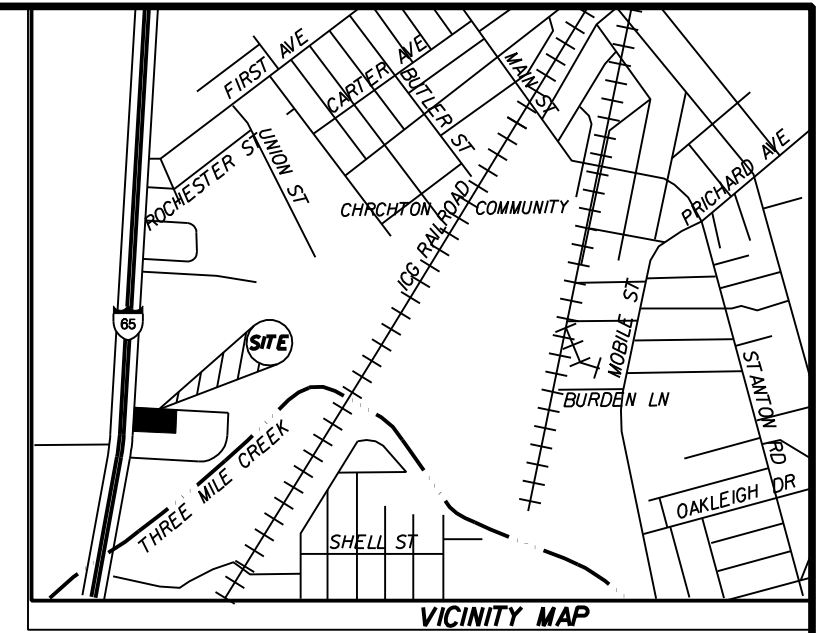


1 6
12 7
RECORD P.O.C.
NW CORNER SEC. 7
T. 4 S., R. 1 W.
MOBILE COUNTY, AL.



ZONING:
THIS PROPERTY CURRENTLY ZONED I-1, LIGHT INDUSTRY, WHICH CARRIES THE FOLLOWING RESTRICTIONS:
MINIMUM SITE AREA: 10,000 SF.
MAXIMUM SITE COVERAGE (ALL BUILDINGS): 75%
MAXIMUM BUILDING HEIGHT: 45'
MINIMUM FRONT YARD: 25'
MINIMUM SIDE & REAR YARDS: NONE

FLOOD ZONE:
FEMA NFIP FLOOD INSURANCE RATE MAP 01097C0553L DATED JUNE 5, 2020 SHOWS THIS PROPERTY IN ZONE X, ZONE X SHADED AND ZONE AE. BASE FLOOD ELEVATION 32.0 NAVD 1988.
FLOOD ZONE DETERMINATION MADE FROM GRAPHIC PLOTTING ONLY.

GENERAL NOTES:
150 FOOT GRID BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83 (2011) ESTABLISHED ON SITE USING RTK GPS REFERENCING ALDOT CORS NETWORK.
BEARINGS REFER TO GRID NORTH YIELDING A BEARING OF S-87°-02'-20"-E ALONG THE SOUTH R/W LINE OF GEORGIA PACIFIC AVENUE.
FINISHED FLOOR ELEVATION BASED ON NAVD, 1988 REFERENCING ALDOT CORS NETWORK AND ESTABLISHED ON SITE WITH RTK GPS.
NO ATTEMPT MADE TO LOCATE UNDERGROUND UTILITIES OR FOUNDATIONS.
FIELD SURVEY COMPLETED 15 JULY, 2022
FILE: \\MOBILE-WEST\BELTLINE\ 22095-3451-GEORGIA-PACIFIC-ALTA.DGN

LEGEND

WATER VALVE	□	PARCEL BOUNDARY	—
TELEPHONE BOX	□	ADJOINING PROPERTY	- - -
ELECTRIC METER	□	SECTION LINE	- - - -
STREET LIGHTS	○	SET BACK LINES	- - - - -
POLES	○	EASEMENTS	- - - - -
GUY ANCHORS	○	ASPHALT	▨
TRANSFORMERS	○	SEWER LINES	-SS-SS-
CAMERA POLE	○	OVERHEAD LINES	-ONE-ONE-
HVAC UNIT	○	WATER MAIN	-W-W-
SANITARY CLEAN OUT	○	FENCES	-X-X-
BUILDINGS	▭	IRON PINS & PIPES AS NOTED	○
CULVERTS	▭	CTIF-CRIMP TOP IRON PIPE FOUND	○
CATCH BASINS	▭	REC-DEED RECORD DIMENSION	—
MAN HOLES	○	ACT-ACTUAL FIELD MEASUREMENT	—
FIRE HYDRANT	○	CRF-CAPPED REBAR FOUND	○
WATER METER	○	CONC.-CONCRETE	▨
R/W-RIGHT OF WAY	—	CRS-LAWLER CAPPED REBAR SET	○

NOTES CORRESPONDING TO TITLE COMMITMENT SCHEDULE B:
COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ANDERS, BOYETTE, BRADY & SMITH, P.C., ISSUING AGENT, FILE NO. 88063, DATED JUNE 28, 2022 INDICATES THE FOLLOWING RELATED MATTERS:

Exceptions 1-8 are standard exceptions, including taxes, unfiled liens and parties in possession and are not survey definable items.

9. Easement granted Mobile Gas Service Corporation as recorded in RealProperty Book 512, page 565. Affects property, platted.

LEGAL DESCRIPTION AS SURVEYED:
Beginning at the intersection of the East right of way line of Interstate Highway No. 65, (300-foot public R/W), with the South right of way line of Georgia Pacific Avenue, (50-foot public R/W), said point being 1451.09 feet South and 965.54 feet East of the Northwest corner of Section 7, Township 4 South, Range 1 West, Mobile County, Alabama; Thence S-87°-02'-20"-E, along the South right of way line of said Georgia Pacific Avenue, for 453.88 feet; Thence S-02°-57'-19"-W, leaving the South right of way line of said Georgia Pacific Avenue, for 249.89 feet; Thence N-87°-04'-27"-W, for 463.03 to a point on the East right of way line of aforesaid Interstate Highway No. 65; Thence Northeastly along the East right of way line of said Interstate Highway No. 65 and around a curve to the left having a radius of 11609.20 feet and a delta angle of 01°-14'-08", the chord of which bears N-05°-03'-01"-E for 250.35 feet, for an arc distance of 250.35 feet to the Point of Beginning and containing 114518 square feet or 2.629 acres, more or less, being the same property as described in title commitment by Fidelity National Title Insurance Company, file No. 88063, dated June 28, 2022.

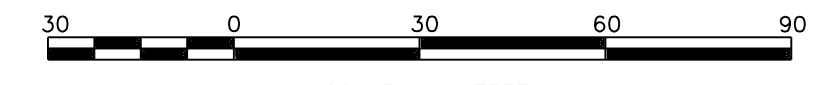
LEGAL DESCRIPTION FROM TITLE COMMITMENT:
Commencing at the northwest corner of Section 7, Township 4 South, Range 1 West run thence eastwardly along the north line of Section 7 a distance of 1059.93 feet to a point on the east right of way of Interstate Highway 65, said point being the northwest corner of property conveyed to Alabama Power Company by instrument recorded in RealProperty Book 110, Page 184 of the Probate Court Records of Mobile County, Alabama, thence along the east right of way line of Interstate Highway 65, run South 02 degrees 50 minutes West 1162.47 feet to a concrete monument marking the P.I. of a curve, said curve having a central angle of 7 degrees 40 minutes and a radius of 11609.20 feet, thence along the arc of said curve and along said right of way line southwardly 300.05 feet to the point of beginning of the property herein described, thence continuing along the arc of said curve run southwardly 250.09 feet, thence run South 87 degrees 10 minutes East a distance of 463.02 feet to a point, thence run North 02 degrees 50 minutes East 250 feet to a point, thence run North 87 degrees West 453.88 feet to the point of beginning.

SURVEYOR CERTIFICATION:
I, W. J. LAWLER, II, a registered Land Surveyor in the State of Alabama, hereby certify to:
(i) 39 Acre Corporation, a Delaware Corporation (ii) Inge McMahon Investments I, LLC, (iii) Fidelity National Title Insurance Company, and (iv) 3451GP, LLC, 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 Items 1-4 (6(a), 6(b), 7(a), 7(c), 9, 10(a), 11(b), 13 and 18 of Table A thereof.
- This property has access to a public street or streets and the name of that street is Georgia Pacific Avenue.
- I further certify that all parts of this survey and drawing were completed in accordance with the current Standards of Practice for Land Surveying in the State of Alabama.

According to my survey, this the 18th day of July, 2022.

W. J. Lawler, II
Registration No. 17513



REVISIONS

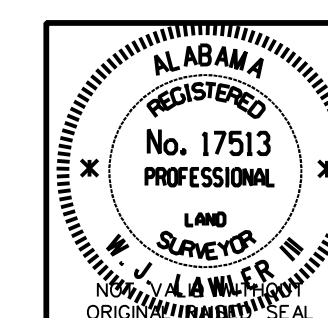
NO.	DATE	DESCRIPTION
04	11-29-22	CERTIFY TO 3451GP, LLC
03	7-21-22	UPDATE ADDITIONAL BURIED UTILITIES
02	7-21-22	ADD BURIED UTILITIES
01	7-19-22	REVISE CLIENT & CERTIFICATION LISTING

ALTA/NSPS ASBUILT SURVEY OF
3451 GEORGIA PACIFIC AVENUE
MOBILE, ALABAMA

REF: Inge McMahon Investments I, LLC - Steven McMahon

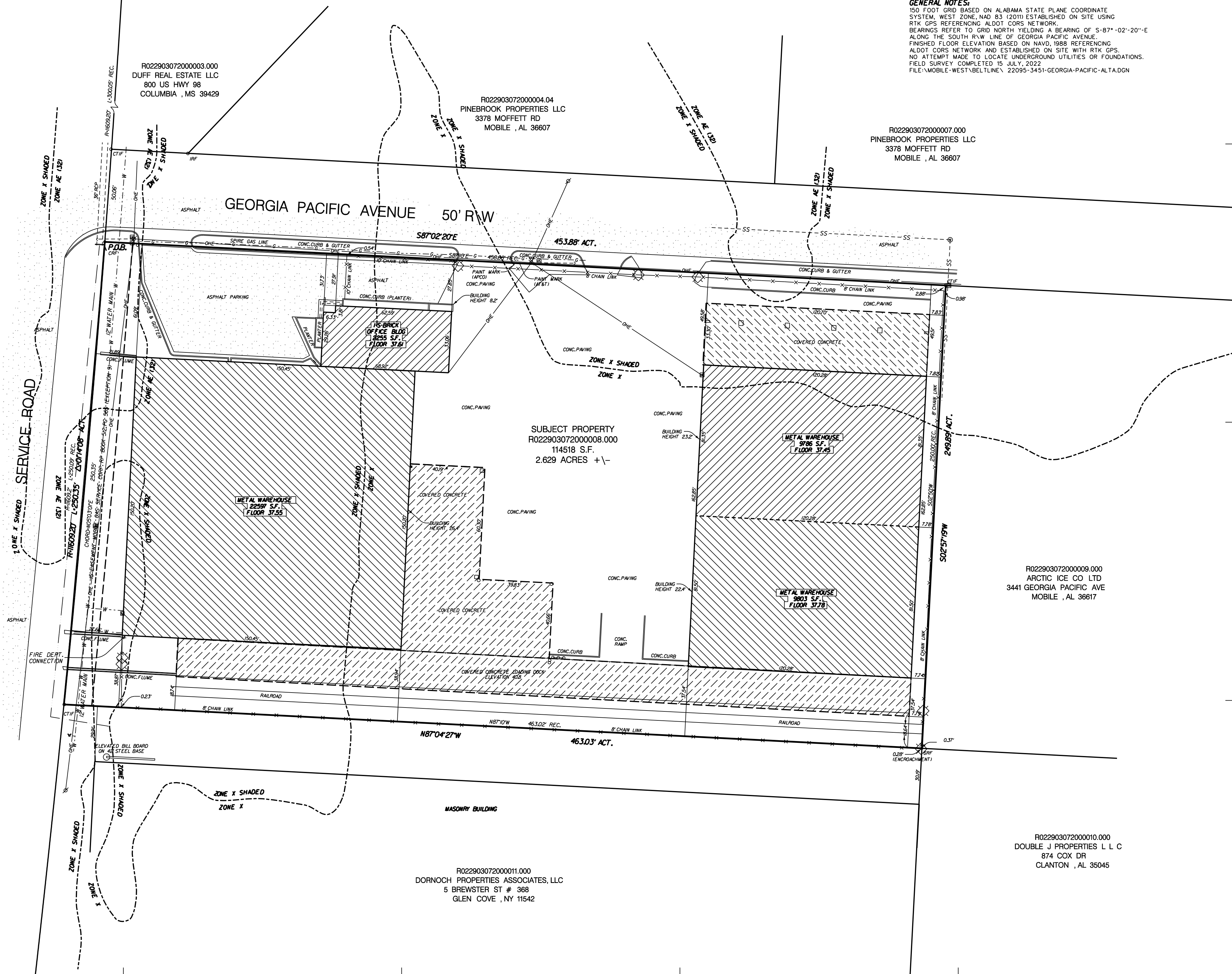
DATE: 18 JULY, 2022 SCALE: 1"=30' SHEET 01 OF 01

PROJ. NO. 22-095 DWG. No. 22-095-1



LAWLER AND COMPANY

LAND AND INDUSTRIAL SURVEYORS
2879 CLAUDIA LANE
THEODORE, ALABAMA 36590
(251) 661-9411 FAX (251) 661-9177



R022903072000003.000
DUFF REAL ESTATE LLC
800 US HWY 98
COLUMBIA, MS 39429

R022903072000004.04
PINEBROOK PROPERTIES LLC
3378 MOFFETT RD
MOBILE, AL 36607

R022903072000007.000
PINEBROOK PROPERTIES LLC
3378 MOFFETT RD
MOBILE, AL 36607

SUBJECT PROPERTY
R022903072000008.000
114518 S.F.
2.629 ACRES +/-

R022903072000009.000
ARCTIC ICE CO LTD
3441 GEORGIA PACIFIC AVE
MOBILE, AL 36617

R022903072000010.000
DOUBLE J PROPERTIES L L C
874 COX DR
CLANTON, AL 35045

R022903072000011.000
DORNOCH PROPERTIES ASSOCIATES, LLC
5 BREWSTER ST # 368
GLEN COVE, NY 11642

INTERSTATE HIGHWAY No. 65
300' R/W

N 261 950
N 261 000
N 260 850
N 260 700
N 260 550