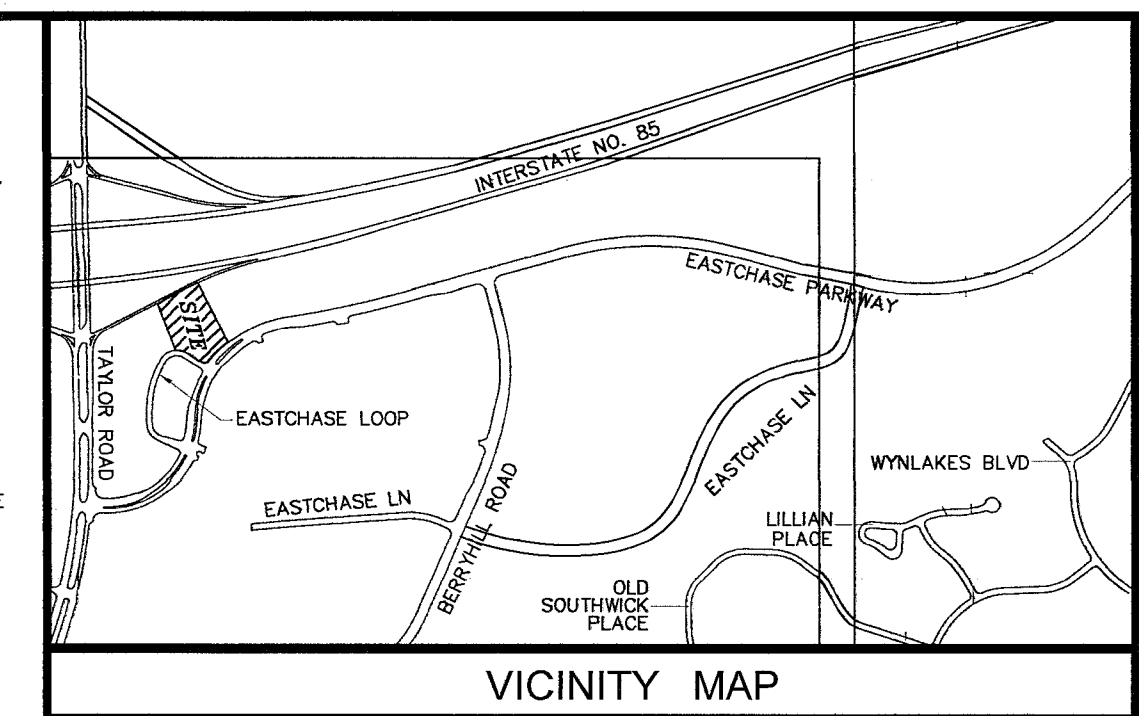


**SIGNIFICANT OBSERVATIONS:**

- (A) POSSIBLE 8' ENCROACHMENT OF FENCE ONTO NEIGHBORING PROPERTY, AT NORTHWEST PROPERTY CORNER.
- (B) POSSIBLE 1.0' ENCROACHMENT OF FENCE ONTO NEIGHBORING PROPERTY, AT NORTHWEST PROPERTY CORNER.
- (C) ENCROACHMENT OF IRRIGATION CONTROL VALVE ONTO NEIGHBORING PROPERTY, ON THE WEST PROPERTY LINE.

**SURVEYOR'S NOTES:**

1. TYPE OF SURVEY: ALTA/NSPS SURVEY
2. BEARING AND SETBACK BASED ON RECORD PLAT
3. RECORD LEGAL DESCRIPTION TAKEN FROM TITLE COMMITMENT PROVIDED TO THIS FIRM BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 217066 BEARING AN EFFECTIVE DATE OF MARCH 20, 2018.
4. NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
5. NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
6. NO CHANGES IN STREET RIGHT-OF-WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY.
7. NO RECORD DOCUMENTS PROVIDED TO THIS FIRM OR OBSERVED EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS.
8. THE SITE HAS DIRECT ACCESS TO EASTCHASE LOOP, A PUBLIC RIGHT-OF-WAY. THE SITE HAS NO DIRECT ACCESS TO INTERSTATE NO. 85 OR EASTCHASE PARKWAY.
9. THERE ARE 115 REGULAR PARKING SPACES AND 5 HANDICAP PARKING SPACES FOR A TOTAL OF 120 PARKING SPACES ON THE SITE.
10. THE TOTAL LAND AREA OF THE SITE IS 1.751 ACRES OR 76,290.57 SQUARE FEET.
11. NO OFFSITE EASEMENTS EXIST FOR THE PROPERTY.
12. NO WETLAND INFORMATION PROVIDED TO THIS FIRM.
13. ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAS") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS, IF ANY, ARE ALSO SHOWN HEREON. THE LIMITS OF ANY REAS OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED.
14. THE PROPERTY IS CONTAINED WITHIN THAT PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED DATED FEBRUARY 17, 2012 AND RECORDED FEBRUARY 22, 2012 IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN REAL PROPERTY BOOK 4247, AT PAGE 314.
15. PROPERTY LOCATED IN MONTGOMERY COUNTY, MONTGOMERY, ALABAMA; TAX PARCEL NUMBER 0905212000001027.
16. PROPERTY IS LOCATED IN FLOOD ZONE X-UNSHADED AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NUMBER 010174, MAP 01101C02324, DATED FEBRUARY 5, 2014.

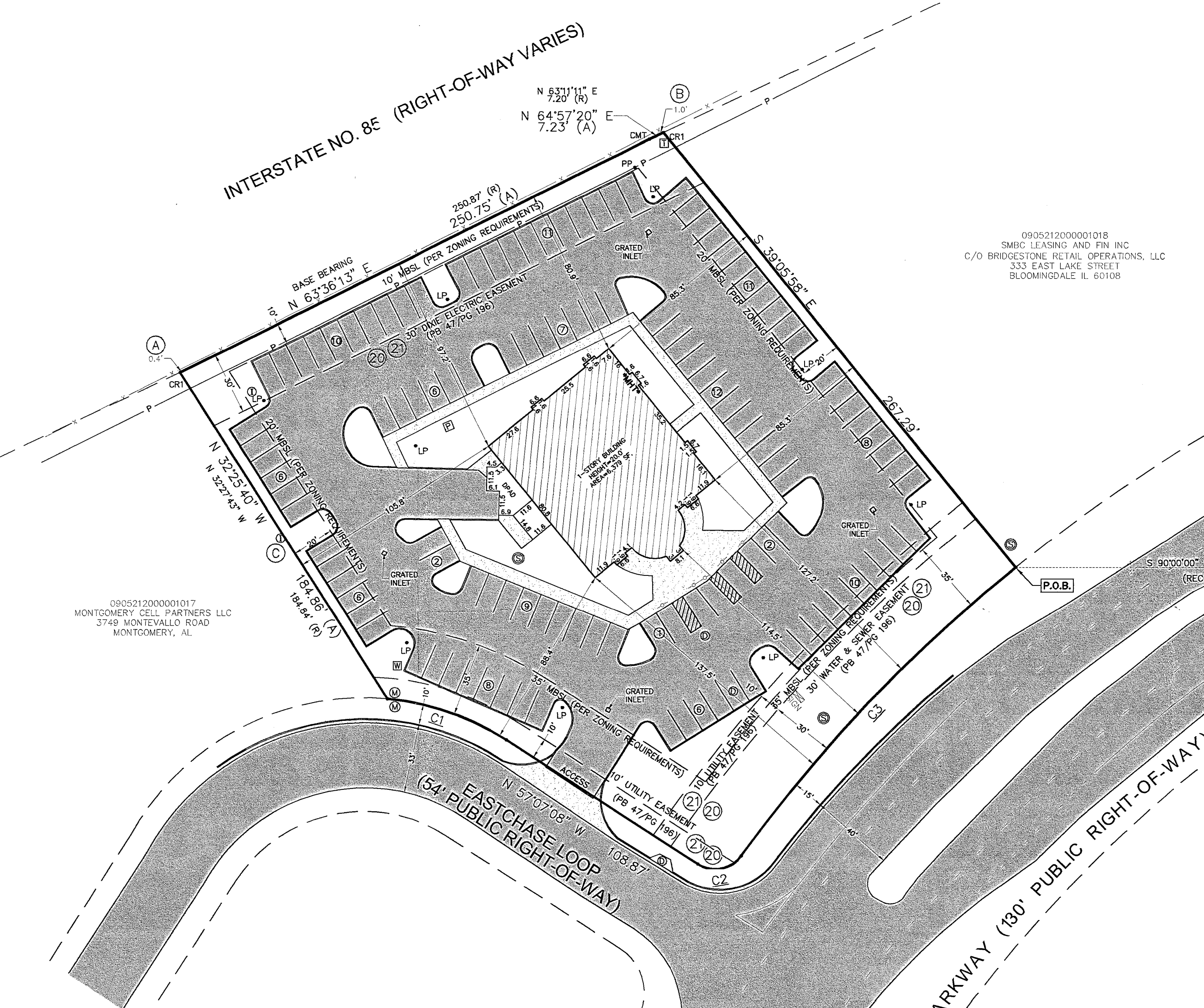


**ALTA/NSPS SURVEY**  
**MONTGOMERY COUNTY, AL**

**POLY SURVEYING**  
 BALDWIN COUNTY  
 28810 HWY 96, SUITE F  
 MONTGOMERY, AL 36117  
 PHONE: (251) 256-9905  
 FAX: (251) 626-7581  
 E-MAIL: MAU@polysurveying.com  
 www.Polysurveying.com

**LEGEND**

CR1	= 1/2" CAPPED REBAR IRON FOUND
CMT	= 6"X6" CONCRETE MONUMENT FOUND
MSSL	= MINIMUM BUILDING SETBACK LINE
(R)	= RECORD
(A)	= ACTUAL
DPAD	= DUMPSTER PAD
(H)	= HANDICAP PARKING
(F)	= FIRE HYDRANT
AC	= AIR CONDITIONER UNIT
OP	= OVERHEAD POWER LINES
BP	= BACKFLOW PREVENTER
(S)	= SIGN
(T)	= TELECOMMUNICATIONS BOX
(W)	= WATER METER
(D)	= STORM DRAIN MANHOLE
(I)	= IRRIGATION CONTROL VALVE
(S)	= SANITARY SEWER MANHOLE
PP	= OVERHEAD POWERLINE POLE
LP	= LIGHT POLE
(PB)	= POWER BOX
(MHT)	= LOCATION OF BUILDING HEIGHT MEASUREMENT
(AS)	= EXISTING ASPHALT
(CN)	= EXISTING CONCRETE



**ZONING INFORMATION**

**ZONE: PUD (PLANNED UNIT DEVELOPMENT)**

**SETBACKS:**

- FRONT SETBACK: 35 FEET
- EXISTING FRONT SETBACK: 114.5 FEET
- SIDE SETBACK: 20 FEET
- EXISTING SIDE SETBACK: 88.4 FEET (EAST CHASE LOOP)
- 85.3 FEET (EAST LINE)
- REAR YARD: 10 FEET
- EXISTING REAR SETBACK: 80.9 FEET

**BUILDING RESTRICTIONS:**

- SIZE: BUILDING HEIGHT LIMIT: 45 FEET/3 STORIES
- EXISTING BUILDING HEIGHT: 20 FEET
- MINIMUM BUILDING SITE AREA: NONE
- DENSITY: MAXIMUM BUILDING COVERAGE: 30%
- EXISTING BUILDING COVERAGE: 8%

**PARKING REQUIREMENTS:**

- 5 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA
- PARKING REQUIRED: 32 SPACES
- PARKING PROVIDED: 120 SPACES

**ZONING INFORMATION BASED ON ZONING REPORT PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY (PZR SITE NUMBER 111568-1)**

**C1**

N 71°04'34" W  
60.46' (CHORD)  
R=127.00'  
L=61.05'  
Δ=27°32'27"

**C2**

S 79°36'06" W  
21.31' (CHORD)  
R=15.50'  
L=23.50'  
Δ=86°51'08"

**C3**

S 43°30'49" W  
190.30' (CHORD)  
R=739.97'  
L=190.83'  
Δ=14°46'33"

**RECORD LEGAL DESCRIPTION:**

Parcel It:

Lot 1 of the Corrected Map of Eastchase Plat No. 19, as sold plat appears of record in the Office of the Judge of Probate of Montgomery County, Alabama in Plat Book 51, Page 79.

Also described as follows:

Commence at the Northeast corner of the Southwest quarter of Section 21, Township 16 North, Range 19 East, Montgomery County, Alabama; thence run North 00 degrees 00 minutes 00 seconds East 2411.93 feet to a point; thence run South 90 degrees 00 minutes 00 seconds West 1758.18 feet to a point lying in a curve on the northerly right of way of Eastchase Parkway (130 foot ROW); thence leave said right of way and run North 36 degrees 32 minutes 55 seconds West 35.00 feet to the point of beginning; thence from said point of beginning run 35.0 foot northwesterly of, parallel to and contiguous with said North right of way along a curve (concave Southeasterly R=74.97 feet), a chord of South 44 degrees 32 minutes 41 seconds West 238.97 feet to a point lying 10.0 feet north of, parallel to and contiguous with the north right of way of Eastchase Loop (54 foot ROW); thence run North 57 degrees 05 minutes 55 seconds West 89.08 feet to a point of curvature; thence continue 10.0 feet north of, parallel to and contiguous with said right of way and said curve (concave Southeasterly, R=137.00 feet), a chord of North 72 degrees 30 minutes 51 seconds West 72.83 feet to a point lying North 32 degrees 25 minutes 09 seconds West 12.36 feet from the Southeast corner of Lot 1, according to the Map of Eastchase Plat No. 7 as recorded in the Office of Judge of Probate, Montgomery County, Alabama, in Plat Book 48 at Page 163; thence run along the east line of said Lot 1, North 32 degrees 25 minutes 09 seconds West 172.03 feet to a point lying on the South right of way of Interstate 85 (300 foot ROW); thence run along said South right of way North 63 degrees 36 minutes 25 seconds East 250.79 feet to a concrete monument; thence continue along said South right of way North 63 degrees 36 minutes 44 seconds East 32.70 feet to a point; thence leave said North right of way and run South 36 degrees 32 minutes 55 seconds East 223.27 feet to the point of beginning.

Said described property lying and being situated in the Northwest quarter of Section 21, Township 16 North, Range 19 East, Montgomery County, Alabama.

THE ABOVE DESCRIBED PARCEL OF LAND IS THE SAME LAND AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 217066 BEARING AN EFFECTIVE DATE OF MARCH 20, 2018.

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
FILE NUMBER: 217066  
DATE OF POLICY: MARCH 20, 2018

**SCHEDULE B-1**

ITEM 19. Declaration of Covenants and Restriction for Excluded properties dated November 10, 2005 and recorded on November 17, 2005 in the Office of the Judge of Probate of Montgomery County, Alabama in Real Property Book 3210, page 159.  
**AFFECTS PROPERTY - NOT PLOTTABLE**

ITEM 20. Easements, set back lines and other matters set forth in Eastchase Plat No. 19, as sold Plat appears of record in Office of the Judge of Probate of Montgomery County, Alabama, in Plat Book 51, page 79.  
**AFFECTS PROPERTY - SHOWN ON SURVEY**

ITEM 21. Easements, setback lines and other matters set forth in Corrected Map of Eastchase Plat No. 19 as sold Plat appears of record in the Office of the Judge of Probate of Montgomery County, Alabama, in Plat Book 51, page 79.  
**AFFECTS PROPERTY - SHOWN ON SURVEY**

ITEM 22. Contract for Electric Power dated January 4, 2007 and recorded September 17, 2007 in the Office of the Judge of Probate of Montgomery County, Alabama, in Real Property Book 3632, Page 233.  
**AFFECTS PROPERTY - NOT PLOTTABLE**

TO: EAST CHASE PROPERTIES, LLC, ISLAND ABSTRACT INC., COMMERCIAL BANK, 6710 CUMBERLAND GAP PKWY HARROGATE, TN 37752, FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT # 217066, EXCEL EAST CHASE LLC, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, BIRE, RETAIL CENTERS HOLDINGS LP, EXCEL TRUST, L.P., WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; LEONINGTON NATIONAL LAND SERVICES; FIRST AMERICAN TITLE INSURANCE COMPANY; THE PLANNING & ZONING RESOURCE COMPANY LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 7A, 7B, 7C, 8, 10A, 11A, 13, 14, 15, 17, 18, 19, 20A, 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2018.

*Brett Orrell*  
B. BRETT ORRELL, P.L.S. AL. LICENSE NO. 31836-S

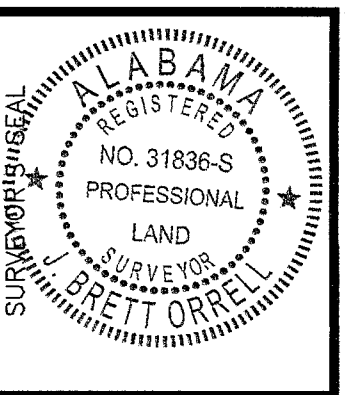
STATE OF ALABAMA  
COUNTY OF MONTGOMERY

I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE 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; I FURTHER STATE THAT THE BUILDINGS NOW ERRECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAME; THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN; THERE ARE NO RIGHTS OF WAY EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN; THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES, ANCHORS AND GUY WIRES ON OR OVER SAID PREMISES, EXCEPT AS SHOWN; THIS DRAWING ALSO DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENT'S CONVEYANCE; AND THAT THE SCALE OF DRIVES, WALKS, FENCES AND ETC. ARE IN SOME INSTANCES EXAGGERATED FOR THE PURPOSE OF DETAIL.

ACCORDING TO MY SURVEY THIS THE 17TH DAY OF APRIL, 2018.

*Brett Orrell*  
B. BRETT ORRELL, P.L.S. AL. LICENSE NO. 31836-S

**PROPERTY ADDRESS:**  
 7005 EASTCHASE PARK

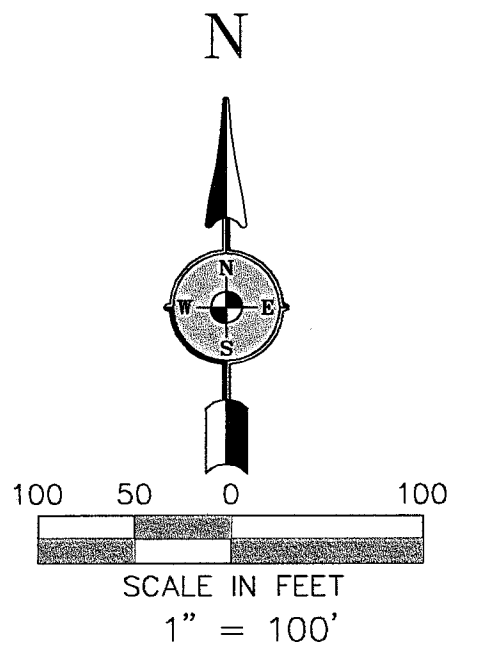


**REVISIONS:**

COMMITMENT	04-16-2018
ZONING	04-23-2018
DATE:	04-11-2018
DATE SURVEYED:	04-10-2018
SCALE:	1"=40'
FILE:	1804-010
S:	(42)
DRAWN BY:	T.D.F.
SHEET NO.	1/1

M:\Projects\2018\1804\1804-010 7005 EASTCHASE PARK\DRAWINGS\1804-010.dwg, Jun 27, 2018 - 11:50:33PM, User1





**ZONING INFORMATION**

ZONE: PUD (PLANNED UNIT DEVELOPMENT)

**SETBACKS:**  
 FRONT SETBACK: 35 FEET  
 EXISTING FRONT SETBACK: 333.9 FEET  
 SIDE SETBACK: 20 FEET  
 EXISTING SIDE SETBACK: 31.4 FEET (EAST LINE)  
 232.6 FEET (NORTH)

**LINE:**  
 REAR YARD: 10 FEET  
 EXISTING REAR SETBACK: 81.9 FEET

**BUILDING RESTRICTIONS:**

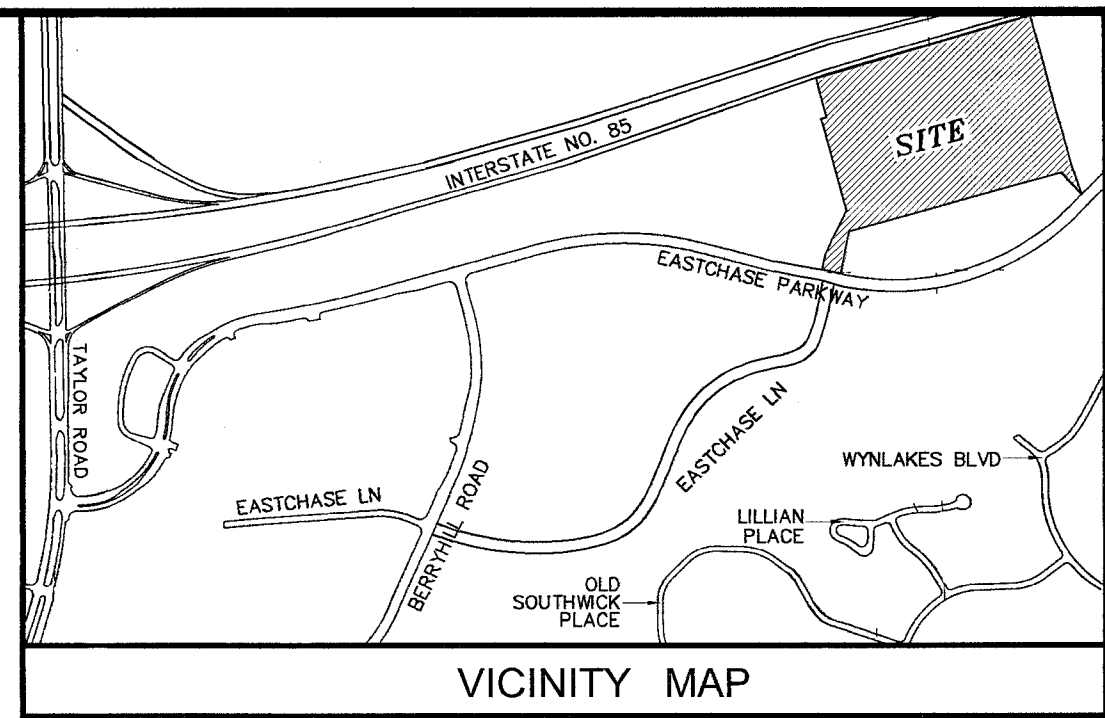
**SIZE:**  
 BUILDING HEIGHT LIMIT: 45 FEET/3 STORES  
 EXISTING BUILDING HEIGHT: 22.5 FEET  
 MINIMUM BUILDING SITE AREA: NONE

**DENSITY:**  
 MAXIMUM BUILDING COVERAGE: 30%  
 EXISTING BUILDING COVERAGE: 19%

**PARKING REQUIREMENTS:**  
 5 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA  
 PARKING PROVIDED: 875 SPACES

ZONING INFORMATION BASED ON ZONING REPORT PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY (PZR SITE NUMBER 111568-1)

- SIGNIFICANT OBSERVATIONS:**
- (A) POSSIBLE 2.8' ENROACHMENT OF FENCE ONTO NEIGHBORING PROPERTY, AT NORTHWEST PROPERTY CORNER.
  - (B) POSSIBLE 1.9' ENROACHMENT OF FENCE ONTO NEIGHBORING PROPERTY, AT NORTHEAST PROPERTY CORNER.



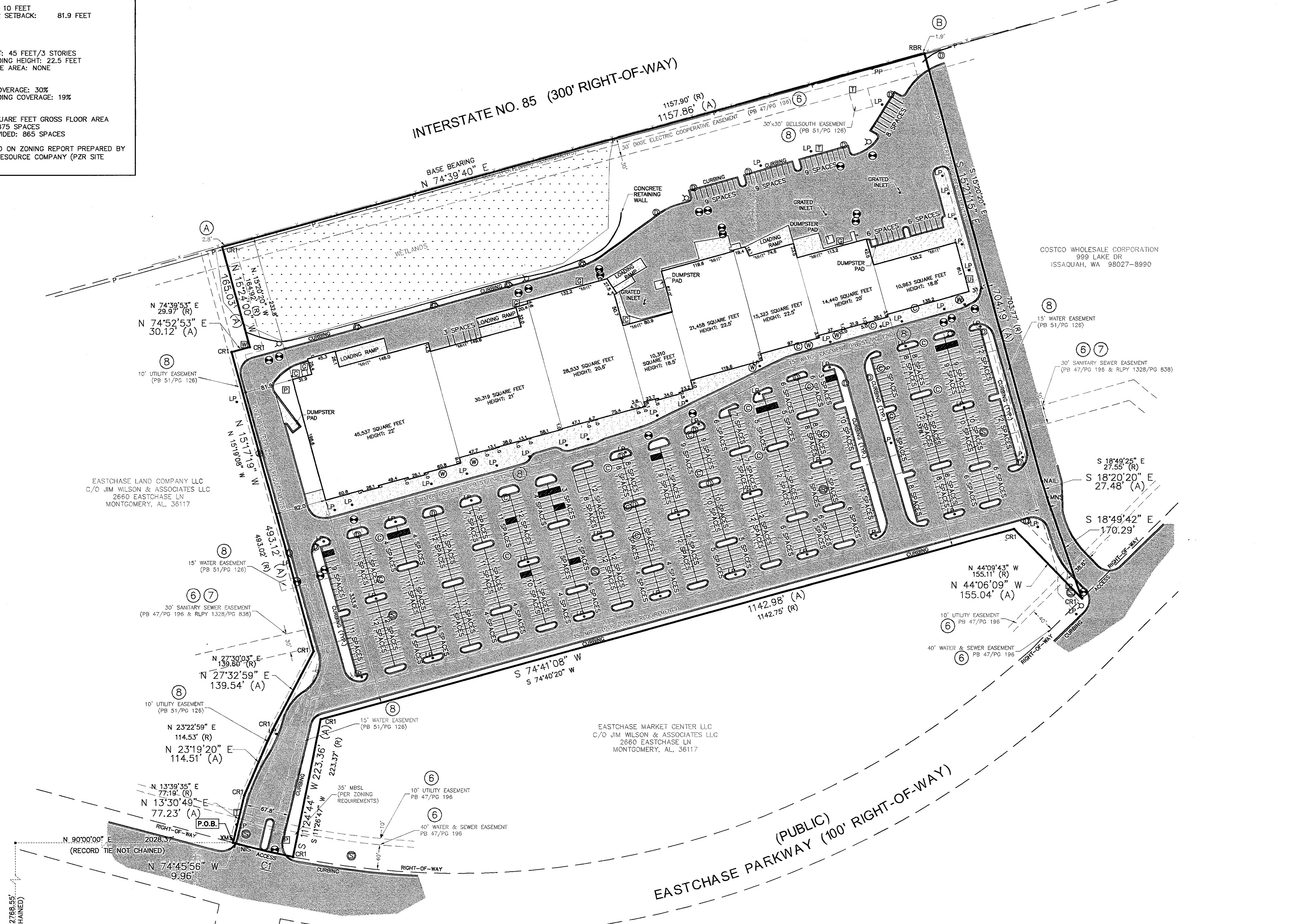
ALTA/NSPS SURVEY  
 MONTGOMERY COUNTY, AL

- SURVEYOR'S NOTES:**
- TYPE OF SURVEY: ALTA/NSPS SURVEY
  - BEARING AND SETBACK BASED ON RECORD PLAT
  - RECORD LEGAL DESCRIPTION TAKEN FROM TITLE COMMITMENT PROVIDED TO THIS FIRM BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 217066 BEARING AN EFFECTIVE DATE OF MARCH 20, 2018.
  - NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
  - NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
  - NO CHANGES IN STREET RIGHT-OF-WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY.
  - NO RECORD DOCUMENTS PROVIDED TO THIS FIRM OR OBSERVED EVIDENCE OF CENTERLINES, GRAVE SITES OR BURIAL GROUNDS.
  - THE SITE HAS DIRECT ACCESS TO EASTCHASE PARKWAY, A PUBLIC RIGHT-OF-WAY. THE SITE HAS NO DIRECT ACCESS TO INTERSTATE NO. 85.
  - THERE ARE 843 REGULAR PARKING SPACES AND 22 HANDICAP PARKING SPACES FOR A TOTAL OF 865 PARKING SPACES ON THE SITE.
  - THE TOTAL LAND AREA OF THE SITE IS 21.40 ACRES OR 932,370.81 SQUARE FEET.
  - NO WETLAND INFORMATION PROVIDED TO THIS FIRM.
  - NO OFFSITE EASEMENTS EXIST FOR THE PROPERTY.
  - ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAS") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS, IF ANY, ARE ALSO SHOWN HEREON. THE LIMITS OF ANY REAS OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED.
  - THE PROPERTY IS THE SAME AS THAT PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED DATED FEBRUARY 17, 2012 AND RECORDED FEBRUARY 22, 2012 IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN REAL PROPERTY BOOK 4242, AT PAGE 320.
  - PROPERTY LOCATED IN MONTGOMERY COUNTY, MONTGOMERY, ALABAMA; TAX PARCEL NUMBER 0905153002001003.
  - PROPERTY IS LOCATED IN FLOOD ZONE X-UNSHADED AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NUMBER 010174, MAP 011010232H, DATED FEBRUARY 5, 2014.

**LEGEND**

- CR1 = 1/2" CAPPED REBAR IRON FOUND
- XMS = X-MARK SCRIBED IN CONCRETE
- MNS = MAGNETIC NAIL SET
- MSSL = MINIMUM BUILDING SETBACK LINE
- (R) = RECORD
- (A) = ACTUAL
- NS = NO IRON SET
- SC = SEWER CLEANOUT
- HP = HANDICAP PARKING
- HD = FIRE HYDRANT
- AC = AIR CONDITIONER UNIT
- WV = WATER VALVE
- TP = TELEPHONE PEDISTAL
- WELL = WELL
- SI = SIGN
- WM = WATER METER
- SDM = STORM DRAIN MANHOLE
- SSM = SANITARY SEWER MANHOLE
- PP = OVERHEAD POWERLINE POLE
- LP = LIGHT POLE
- OP = OVERHEAD POWERLINE
- AS = EXISTING ASPHALT
- CS = EXISTING CONCRETE
- GV = GAS VALVE
- PB = POWER BOX
- UH = UTILITY HATCH
- CP = CONTROL PANEL
- MBT = LOCATION OF BUILDING HEIGHT MEASUREMENT

CI  
 N 76°39'34" W  
 88.11' (CHORD)  
 R=1332.99'  
 L=88.13'  
 Δ=3°47'16"



FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 FILE NUMBER: 217066  
 DATE OF POLICY: MARCH 20, 2018

**SCHEDULE B-I**

ITEM 6. Eastchase Restrictions by and between Eastchase Land Company LLC and The Shoppes of Eastchase, LLC dated September 9, 2002 and recorded September 11, 2002 in Real Property Book 2477, Page 692 and recorded on February 19, 2004 in Real Property Book 2820, Page 146; and Amended by First Amendment to Eastchase Restrictions dated November 10, 2005 and recorded on November 17, 2005 in Real Property Book 3310, Page 140 and further amended by Second Amendment to Eastchase Restrictions dated February 20, 2012 and recorded on February 20, 2012 in Real Property Book 4242, Page 320.

**AFFECTS PROPERTY - NO PLATTABLE EASEMENTS**

ITEM 6. Easements, setback lines and other matters set forth in Eastchase Development Street Dedication Plat No. 1 as said Plat appears of record in the Office of the Judge of Probate of Montgomery County, Alabama, in Plat Book 47, Page 196.

**AFFECTS PROPERTY - SHOWN ON SURVEY**

ITEM 7. Easements in favor of the Water Works and Sanitary Sewer Board of the City of Montgomery recorded in REPLY Book 1378, at Page 838.

**AFFECTS PROPERTY - SHOWN ON SURVEY**

ITEM 8. Easements, setback lines and other matters shown according to the Eastchase Marketplace Plat No. 1, as said Plat is filed in or record in the Office of the Judge of Probate of Montgomery County, Alabama in Plat Book 51, at page 126.

**AFFECTS PROPERTY - SHOWN ON SURVEY**

ITEM 9. Easements for parking, access, drainage and utilities granted by that Certain Construction Operation and Reciprocal Easement Agreement dated as of April 19, 2007 and recorded in April 19, 2007 in the Office of the Judge of Probate of Montgomery County, Alabama in Real Property Book 3038, at page 750.

**AFFECTS PROPERTY - SHOWN ON SURVEY**

ITEM 10. Declaration of Restrictive Covenants dated April 18, 2007 and recorded April 19, 2007 in the Office of the Judge of Probate of Montgomery County, Alabama in Real Property Book 3535 at Page 795.

**AFFECTS PROPERTY - SHOWN ON SURVEY**

ITEM 11. Reciprocal Easement Agreement by Eastchase Market Center LLC and Eastchase Land Company, LLC dated December 1, 2011 and recorded December 13, 2011 in Real Property Book 4220, at page 849 in the Office of the Judge of Probate of Montgomery County, Alabama, as amended by that certain Amended and Restated Reciprocal Easement Agreement dated February 20, 2012 and recorded February 20, 2012 in Real Property Book 4242, at page 320.

**AFFECTS PROPERTY - SHOWN ON SURVEY**

ITEM 12. Declaration of Easement dated December 1, 2011 and recorded in Real Property Book 4220 at page 856 in the Office of the Judge of Probate of Montgomery County, Alabama.

**AFFECTS PROPERTY - SHOWN ON SURVEY**

**RECORD LEGAL DESCRIPTION:**

Parcel 1:

Lot 1, of the Eastchase Marketplace, as said plat appears of record in the Office of the Judge of Probate of Montgomery County, Alabama, in Plat Book 51, Page 126.

Also described as follows:

Commence at a 1/2" rebar lying at the Northeast corner of the Southwest Quarter of Section 21, Township 16 North, Range 19 East, Montgomery County, Alabama; thence run North 00 degrees 00 minutes 00 seconds West 2788.55 feet to a point; thence run North 90 degrees 00 minutes 00 seconds East 2028.37 feet to a found iron pin lying at the Southeast corner of Lot 3, according to the Map of Eastchase Marketplace, Plat 1, as recorded in the Office of the Judge of Probate, Montgomery County, Alabama in Plat Book 51 at Page 126, said point lying on the North right of way of Eastchase Parkway (100 foot ROW) and being the point of beginning; thence from said point of beginning, leave said North right of way and run North 13 degrees 39 minutes 35 seconds East 77.19 feet to a set V2" rebar (GMC CAP CA00156); thence run North 23 degrees 22 minutes 59 seconds East 114.53 feet to a set 1/2" rebar (GMC CAP CA00156); thence run North 27 degrees 30 minutes 03 seconds East 159.59 feet to a set 1/2" rebar (GMC CAP CA00156); thence run North 15 degrees 19 minutes 08 seconds West 483.02 feet to a set W rebar (GMC CAP CA00156); thence run North 74 degrees 39 minutes 53 seconds East 29.97 feet to a set V2" rebar (GMC CAP CA00156); thence run North 15 degrees 20 minutes 20 seconds West 164.92 feet to a set V2" rebar (GMC CAP CA00156) lying on the South right of way of Interstate 85 (300 foot ROW); thence run along said South right of way North 74 degrees 39 minutes 40 seconds East 1157.90 feet to a found 5/8" rebar (GMC CAP CA00156) lying at the Northwest corner of Lot 2 of said plat; thence leave said South right of way and run along the West line of said Lot 2, South 15 degrees 20 minutes 20 seconds East 703.77 feet to a set PK nail; thence run South 18 degrees 49 minutes 25 seconds East 27.55 feet to a set PK nail; thence run South 18 degrees 49 minutes 25 seconds East 170.29 feet to a set V2" rebar (GMC CAP CA00156) lying on the aforementioned North right of way of Eastchase Parkway; thence run North 44 degrees 09 minutes 42 seconds West 155.12 feet to a set 1/2" rebar (GMC CAP CA00156); thence run South 74 degrees 40 minutes 20 seconds West 1142.75 feet to a set V2" rebar (GMC CAP CA00156); thence run South 11 degrees 20 minutes 47 seconds West 223.37 feet to a set 1/2" rebar (GMC CAP CA00156) lying in a curve on the aforementioned North right of way of Eastchase Parkway; thence run along said North right of way and said curve (concave northerly, R=1332.99 feet), a chord of North 76 degrees 39 minutes 34 seconds West 88.11 feet to a set PK nail; thence continue along said North right of way North 74 degrees 39 minutes 56 seconds West 9.96 feet to the point of beginning.

Said described property lying and being situated in the Southwest quarter of Section 15 and in the Southeast quarter of Section 16, Township 16 North, Range 19 East, Montgomery County, Alabama.

THE ABOVE DESCRIBED PARCEL OF LAND IS THE SAME LAND AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 217066 BEARING AN EFFECTIVE DATE OF MARCH 20, 2018.

TO: EAST CHASE PROPERTIES, LLC, ISLAND ABSTRACT INC., COMMERCIAL BANK, 6710 CUMBERLAND GAP PKWY HARRINGTON, TN 37752, FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT # 217066, EXCEL EAST CHASE LLC, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, BRE RETAIL CENTERS HOLDINGS LP, EXCEL TRUST, L.P., WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; LEXINGTON NATIONAL LAND SERVICES; FIRST AMERICAN TITLE INSURANCE COMPANY; THE PLANNING & ZONING RESOURCE COMPANY LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 7B, 7C, 8, 9, 10A, 11A, 13, 14, 16, 17, 18, 19, 20A, 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2018.

BRETT ORRELL, P.L.S. AL. LICENSE NO. 31836-S

STATE OF ALABAMA  
 COUNTY OF MONTGOMERY

I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE 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; I FURTHER STATE THAT THE BUILDINGS NOW ERRECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAME; THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN; THERE ARE NO RIGHTS OF WAY EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN; THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES, ANCHORS AND GUY WIRES ON OR OVER SAID PREMISES, EXCEPT AS SHOWN; THIS DRAWING ALSO DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE; AND THAT THE SCALE OF DRIVES, WALKS, FENCES AND ETC. ARE IN SOME INSTANCES EXAGGERATED FOR THE PURPOSE OF DETAIL.

ACCORDING TO MY SURVEY THIS THE 11TH DAY OF APRIL, 2018.

BRETT ORRELL, P.L.S. AL. LICENSE NO. 31836-S

BALDWIN COUNTY  
 28810 HWY 98, SUITE F  
 DAPHNE, AL 36526  
 PHONE: (251) 626-0905  
 FAX: (251) 626-7561  
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**POLY SURVEYING**

MOBILE COUNTY  
 5588 JACKSON RD.  
 MOBILE, AL 36619  
 PHONE: (251) 666-2010  
 FAX: (251) 666-1792  
 INTERNET: www.Polysurveying.com

PROPERTY ADDRESS:  
 7861-8073 EASTCHASE PARK



REVISIONS:

COMMITMENT  
 04-18-2018  
 ZONING  
 04-23-2018

DATE: 04-11-2018  
 DATE SURVEYED:  
 04-10-2018

SCALE: 1"=100'  
 24"x36" PRINT  
 FILE: 1804-010  
 S-(42)  
 DRAWN BY: T.D.F.

SHEET NO.  
 1/1