

FORT WILLIAMS SHOPPING CENTER SYLACAUGA ALABAMA

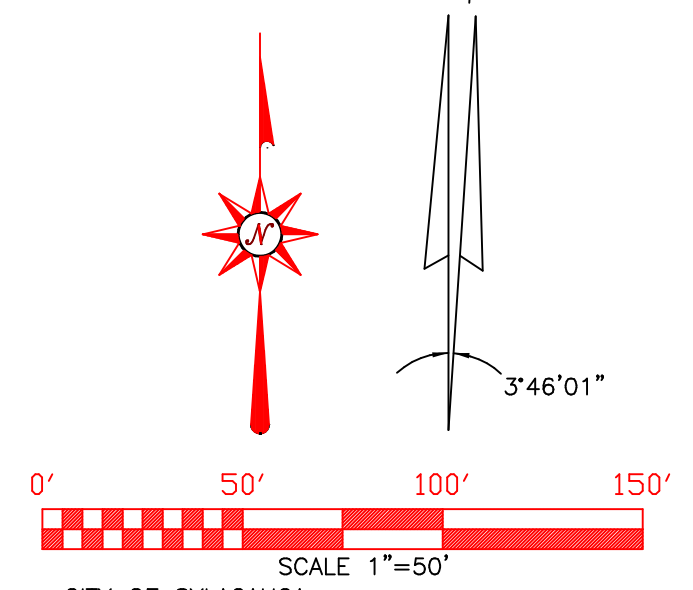
ALTA/NSPS
LAND TITLE SURVEY
MARCH 25 2019.

RAY & GILLILAND, P.C.
122 NORTH CALHOUN STREET
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150
DRAWN BY: JRAY
ALTA/NSPS LAND TITLE SURVEY

TEL. NO. (256) 245-3243
FAX NO. (256) 245-3202
FILE: FW-SC
SCALE: 1"=50'
DATE: MARCH 25 2019

LAST UPDATE 12/22/2017
CORRECTED LEGAL

PREPARED FOR
TRIPLE HORSESHOE, LP



CITY OF SYLACAUGA
CODE FOR PARKING
REQUIREMENTS CODE 2.83
OFF-STREET PARKING-200 SQUARE FEET
OF PARKING SPACE PER 100 SQUARE
FEET OF BUILDING
PROPERTY IS ZONED B-1

- LEGEND**
- ▲ STEEL GUY WIRE ANCHOR
 - MN MAGNETIC NORTH
 - TN TRUE NORTH
 - ⊕ FM FIRE HYDRANT
 - ⊕ PP POWER POLE
 - ⊕ LP LIGHT POLE
 - ⊕ MH MAN-HOLE
 - ⊕ H.C. HANDICAP PARKING SPACE
 - SSMH SANITARY SEWER MAN HDLE

TOTAL REGULAR SPACES=477
TOTAL HANDICAP SPACES=13

REAR SETBACK 20'
FRONT SETBACK 20'
NO SIDE SEBACK LINE
SPECIFIED BY CITY ZONING
FOR THIS SITE

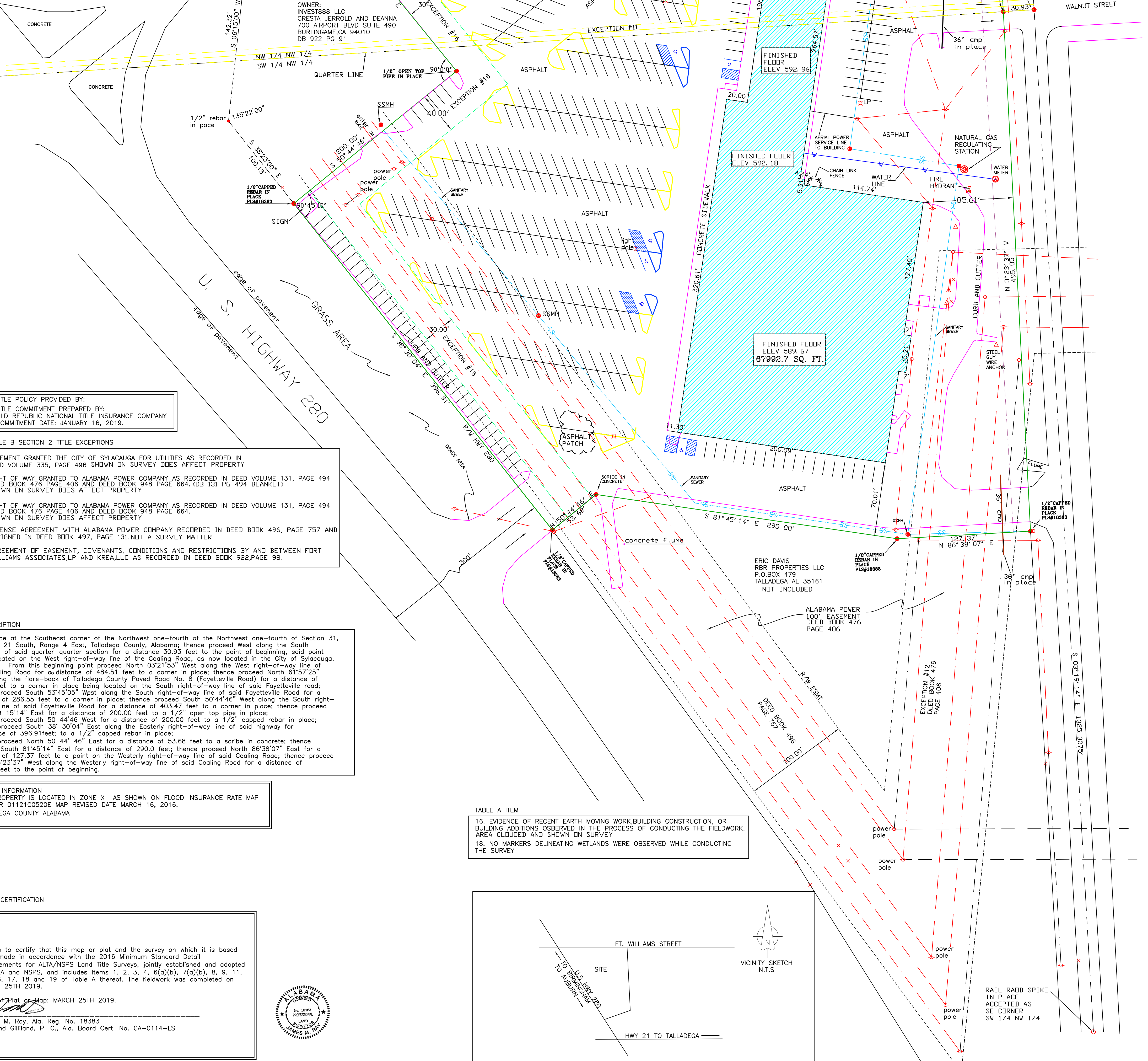
- CONCRETE CURB LINE
- QUARTER SECTION LINE
- POWER LINE
- SEWER LINE

(UTILITY SERVICE PROVIDED BY CITY OF
SYLACAUGA UTILITY BOARD)
VERTICAL CONTROL BASED ON NAVD 88

NOTE: BEARINGS SHOWN ARE BASED
ON MAGNETIC NORTH
ERROR OF CLOSURE 1:21,225

TOTAL AREA
11.30 ACRES
FIELD WORK PERFORMED
ON DECEMBER 7, 2017

NOT INCLUDED
OWNER:
INVEST888 LLC
CRESTA JERROLD AND DEANNA
700 AIRPORT BLVD SUITE 490
BURLINGAME, CA 94010
DB 922 PG 91



TITLE POLICY PROVIDED BY:
TITLE COMMITMENT PREPARED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT DATE: JANUARY 16, 2019.

SCHEDULE B SECTION 2 TITLE EXCEPTIONS

11. EASEMENT GRANTED THE CITY OF SYLACAUGA FOR UTILITIES AS RECORDED IN DEED VOLUME 335, PAGE 496 SHOWN ON SURVEY DDES AFFECT PROPERTY
12. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED VOLUME 131, PAGE 494 DEED BOOK 476 PAGE 406 AND DEED BOOK 948 PAGE 664, (DB 131 PG 494 BLANKET) SHOWN ON SURVEY DDES AFFECT PROPERTY
12. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED VOLUME 131, PAGE 494 DEED BOOK 476 PAGE 406 AND DEED BOOK 948 PAGE 664, SHOWN ON SURVEY DDES AFFECT PROPERTY
13. LICENSE AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN DEED BOOK 496, PAGE 757 AND ASSIGNED IN DEED BOOK 497, PAGE 131. NOT A SURVEY MATTER
16. AGREEMENT OF EASEMENT, COVENANTS, CONDITIONS AND RESTRICTIONS BY AND BETWEEN FORT WILLIAMS ASSOCIATES, LP AND KREA, LLC AS RECORDED IN DEED BOOK 922, PAGE 98.

DESCRIPTION

Commence at the Southeast corner of the Northwest one-fourth of the Northwest one-fourth of Section 31, Township 21 South, Range 4 East, Talladega County, Alabama; thence proceed West along the South boundary of said quarter-quarter section for a distance 30.93 feet to the point of beginning, said point being located on the West right-of-way line of the Coaling Road, as now located in the City of Sylacauga, Alabama. From this beginning point proceed North 03°21'53" West along the West right-of-way line of said Coaling Road for a distance of 484.51 feet to a corner in place; thence proceed North 61°57'25" West along the floor-back of Talladega County Paved Road No. 8 (Fayetteville Road) for a distance of 82.97 feet to a corner in place being located on the South right-of-way line of said Fayetteville road; thence proceed South 53°45'05" West along the South right-of-way line of said Fayetteville Road for a distance of 286.55 feet to a corner in place; thence proceed South 50°44'46" West along the South right-of-way line of said Fayetteville Road for a distance of 403.47 feet to a corner in place; thence proceed South 39°15'14" East for a distance of 200.00 feet to a 1/2" open top pipe in place; thence proceed South 50°44'46" West for a distance of 200.00 feet to a 1/2" capped rebar in place; thence proceed South 38°30'04" East along the Eastern right-of-way line of said highway for a distance of 386.91 feet; to a 1/2" capped rebar in place; thence proceed North 50°44'46" East for a distance of 53.68 feet to a scribe in concrete; thence proceed South 81°45'14" East for a distance of 290.00 feet; thence proceed North 86°38'07" East for a distance of 127.37 feet to a point on the Western right-of-way line of said Coaling Road; thence proceed North 03°23'37" West along the Western right-of-way line of said Coaling Road for a distance of 495.05 feet to the point of beginning.

FLOOD INFORMATION
THE PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 01121C0520E MAP REVISED DATE MARCH 16, 2016.
TALLADEGA COUNTY ALABAMA

TABLE A ITEM

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. AREA CLOUDED AND SHOWN ON SURVEY

18. NO MARKERS DELINEATING WETLANDS WERE OBSERVED WHILE CONDUCTING THE SURVEY

ALTA CERTIFICATION

To:

This is to certify that this map or plot 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, 6(a)(b), 7(a)(b), 8, 9, 11, 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on MARCH 25TH 2019.

Date of Plot or Map: MARCH 25TH 2019.

James M. Roy, Ala. Reg. No. 18383
Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

