



TITLE COMMITMENT

Surveyor's comments on exceptions listed in Schedule B, Part 2 for the commitment for Mississippi Valley Title Insurance Company (File No. T-95694 dated March 27, 2015) by The Title Group Incorporated as agents for Mississippi Valley Title Insurance Company.

- [illegible]

EXCEPTION(S) AS TO PARCEL 1:

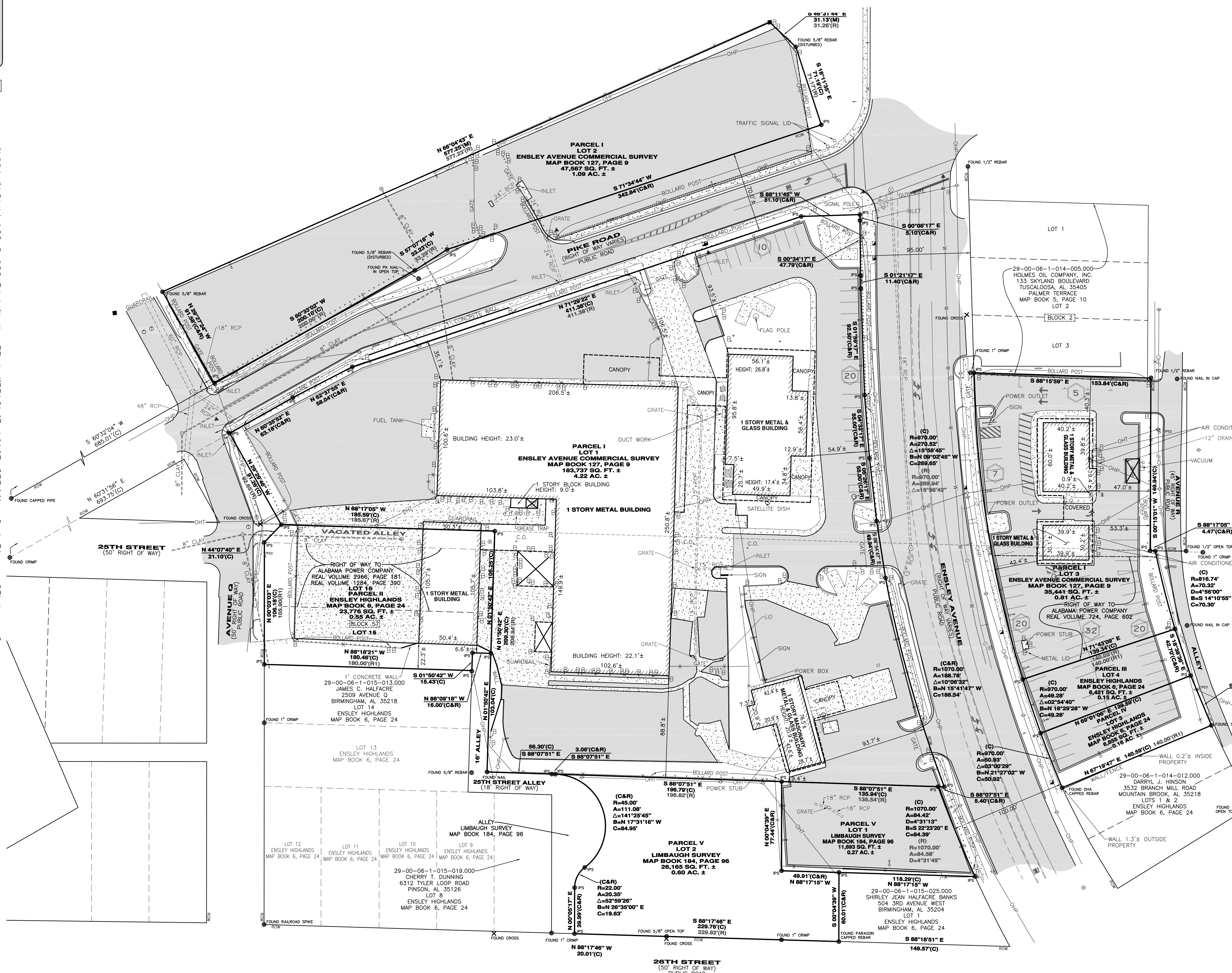
- [illegible]

EXCEPTION(S) AS TO PARCEL II:

17. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Real Volume 2966, Page 181 and Real Volume 1284, Page 390. Instruments describe Lot 16 of Block 57 of Meades Addition to Ensley Highland and is blanket in nature and is shown hereon.

EXCEPTION(S) AS TO PARCEL V:

18. Rights of utilities, if any, in and to that portion vacated in Instrument No. 9606/5830.



LEGEND

- | | |
|----------------|-------------------------|
| ● PF | IRON PIN FOUND |
| ■ IRON PIN SET | 3/8" REBAR w/ CAP |
| | UTILITY POLE w/GUY |
| | OVERHEAD POWER LINE |
| | OVERHEAD TELEPHONE LINE |
| | UNDERGROUND WATER LINE |
| | UNDERGROUND GAS LINE |
| | RIGHT OF WAY |
| | WATER VALVE |
| | WATER METER |
| | POWER METER |
| | GAS METER |
| | CLEAN OUT |
| | BOLLARD POST |
| | LIGHT POLE |
| | TELEPHONE MANHOLE |
| | SIGN |
| | HANDICAP PARKING |
| | SANITARY SEWER MANHOLE |
| | GROUND LIGHT |
| | PARKING COUNT |
| | FENCE |
| | ASPHALT SURFACE |
| | CONCRETE SURFACE |

NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. No attempt made by Surveyor to locate underground utilities. All utilities shown hereon were drawn based on field evidence which should be considered approximate. Surveyor is not liable on the ground by the utility companies prior to construction. The telephone location is from the Alabama Line Location Center (MSALL) are 252-4444 (Birmingham area) and (800) 292-8525 (elsewhere).
3. No attempt has been made and no guarantees or warranties are given as to the location of sub-surface foundations.
4. According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community name) 0107D30369D, dated September 29, 2006, all properties listed properly lies within Zone X defined as areas determined to be outside the 0.2% annual chance floodplain."
5. North arrow shown hereon is based on magnetic North.
6. At the time of the survey there was no observed evidence of current earth moving work, building construction or building additions. Also there was no evidence of any building used as a solid waste dump, barge or sanitary landfill.

ABBREVIATIONS

- | | |
|------|--------------------------|
| (M) | MEASURED |
| (C) | CALCULATED |
| (R) | MAP BOOK 127, PAGE 9 |
| (R1) | MAP BOOK 6, PAGE 24 |
| RCP | REINFORCED CONCRETE PIPE |

SURVEY & TITLE LEGALS

PARCELI 13

Lots 1, 2 and 3, according to the Survey of Ensley Avenue Commercial Survey, as recorded in Map Book 127, Page 9, in the Office of the Judge of Probate of Jefferson County, Alabama.

PARCEL II

Lots 15 and 16, in Block 57, according to the Survey of Ensley Highlands Subdivision, as recorded in Map Book 6, Page 24, in the Office of the Judge of Probate of Jefferson County, Alabama.

PARCEL II

Lot 4, in Block 58, according to the Survey of Ensley Highlands Subdivision, as recorded in Map Book 6, Page 24, in the Office of the Judge of Probate of Jefferson County, Alabama.


PARCEL 10

Lot 3, in Block 58, according to the Survey of Ensley Highlands Subdivision, as recorded in Map Book 6, Page 24, in the Office of the Judge of Probate of Jefferson County, Alabama.

PARCELS V

Lots 1 and 2, according to Limbaugh Survey, as recorded in Map Book 184, Page 96, in the Office of the Judge of Probate of Jefferson County, Alabama.

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 1,2,3,4,7(c),8,9,11(a),13,16,18,20(a),20(b) and 21 of Table A thereof. The field work was completed on 4-23-2015.

Date: 4-28-2015

Derek S. Meadows, Registration No. 29996

REVISIONS		QUARTER - SECTION	
NO.	DESCRIPTION	TOWNSHIP 18 SOUTH	RANGE 3 WEST
1			
2			
3			
4			
5			

ALTA/ACSM LAND TITLE SURVEY
LIMBAUGH CHEVROLET

ALTA/ACSM LAND TITLE SURVEY
LIMBAUGH CHEVROLET
2400 ENSLEY AVENUE
BIRMINGHAM, AL 35218
LONGLEAF REALTY PARTNERS, LLC
3928 MONTICUE AVE. ROAD



GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION



NOT VALID UNLESS SIGNATURE IS PRESENT

HWQ. NO.
61 - RO
PROJECT
27971