

An aerial photograph of an industrial facility. The facility includes several large, cylindrical storage tanks, a large rectangular processing or storage building with a flat roof, and a paved area with numerous vehicles and equipment. The surrounding area is a mix of industrial land and some greenery.

[illegible]

BEARING BASES: THE BEARING BASE FOR THIS SURVEY IS BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM (WEST ZONE) AS DETERMINED BY RTK GPS OBSERVATIONS WITH CORRECTION PROVIDED BY THE ALDOT VRS CORS NETWORK.

CREASE = 18.0 ± 1
SQUARE FEET = 784.236 ± 4

UNDEVELOPED, UPLANDS, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS OR OTHER IMPROVEMENTS WERE REQUESTED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN, UTILITIES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN AS-BUILT AND BOUNDARY SURVEY. IT WAS ONLY INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT ARE NOT REPLICATED ON THIS SURVEY.

VISIBLE ABOVE GROUND EVIDENCE OF CEMETERIES OR BURIAL GROUNDS AT TIME OF SURVEY.

THIS SURVEY TAKEN FROM HISTORIC DEED.

-
- LEGEND**
- AIR CONDITIONER
 - BENCHMARK
 - BOLLARD
 - CLEAN OUT
 - ELECTRIC BOX
 - GAS METER
 - GUY WIRE
 - LIGHT STANDARD
 - MAIL BOX
 - MEASURED
 - POWER METER
 - POWER POLE
 - RECORDED
 - SANITARY MANHOLE
 - SATELLITE DISH
 - SEPTIC TANK
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - TREE
 - WATER METER
- PROPOSED OUTPARCELS:**
- Proposed Outparcel - A** Approx. 150' x 150'
 - Proposed Outparcel - B** Approx. 150' x 150'
 - Proposed Outparcel - C** Approx. 150' x 150'
- SUBJECT PROPERTY:** 783,508 SQ. FT +/-, 17.99 ACRES +/-
- FUTURE DEVELOPMENT:** APPROX. 3.5 +/- AC
- ADJACENT PROPERTIES:**
- TAX ID: 0209311000012000**
RUSSELLVILLE HOUSING AUTHORITY
MAILING ADDRESS: 100 ADAMS STREET, RUSSELLVILLE, AL 35653
PROPERTY ADDRESS: FLIPPEN STREET, RUSSELLVILLE, AL 35653
 - TAX ID: 0209311000024000**
WAL MART SUPERCENTER
MAILING ADDRESS: PO BOX 8050, BENTONVILLE, AR 72712
PROPERTY ADDRESS: HWY 43, RUSSELLVILLE, AL 35653
 - TAX ID: 0209311000026002**
ALABAMA CENTRAL CREDIT UNION
MAILING ADDRESS: PO BOX 806, RUSSELLVILLE, AL 35653
PROPERTY ADDRESS: HWY 43, RUSSELLVILLE, AL 35653
DEED BOOK 271 PAGE 789
 - TAX ID: 0209293000013004**
CARL JIMMY BALENTINE
ST CLAIR STREET, RUSSELLVILLE, AL 35653
 - TAX ID: 0209322000007000**
CITIZENS BANK AND SAVINGS
MAILING ADDRESS: P.O. BOX 910, RUSSELLVILLE, AL 35653
PROPERTY ADDRESS: ALABAMA STATE HIGHWAY 43, RUSSELLVILLE, AL 35653
DEED BOOK 294 PAGE 474
 - TAX ID: 0209322000006001**
O'REILLY AUTOMOTIVE INV.
MAILING ADDRESS: P.O. BOX 06116, RUSSELLVILLE, AL 35653
PROPERTY ADDRESS: ALABAMA STATE HIGHWAY 43, RUSSELLVILLE, AL 35653
DEED BOOK 306 PAGE 677
 - TAX ID: 0209322000007000**
WAFFLE HOUSE
14008 HIGHWAY 43, RUSSELLVILLE, AL 35653
DEED BOOK 309 PAGE 204
DEED BOOK 364 PAGE 796

**SCHEDULE B – II – SECTION II
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Basis of Insurance. The policy or policies shall be issued on a non-admitted, first created, first appearing in the public records or attaching subsequently to the effective date heretofore or hereinafter in force of the policy or policies, and shall be issued on the basis of the interest or mortgage therein covered by this Commitment. **NOT Survey Matters, NOT Show on Survey.**

2. All taxes for the year 2017 and subsequent years, not yet due and payable. NOT Survey Matters, NOT Show on Survey.

3. Any encroachment, structure, violation, variation, or adverse circumstances affecting the title that would cause disclosed by an accurate and complete survey of the land. None NOTED at time of possession. NOT Survey Matters, NOT Show on Survey.

4. Rights or claims of parties in possession not by the public records. None NOTED at time of possession. NOT Survey Matters, NOT Show on Survey.

5. Easements, or claims of easements, not shown by the public records. None NOTED at time of possession. NOT Survey Matters, NOT Show on Survey.

6. Any right of title to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. NOT Survey Matters, NOT Show on Survey.

7. Tax liens and assessments which are not shown as existing liens by the public records. NOT Survey Matters, NOT Show on Survey.

8. Such state of facts as shown on subdivision plat recorded in Plat Book, Page, and Franklin County Records. None NOTED at time of survey.

9. Any policy or assessment or claim together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in and under subject property. NOT Survey Matters, NOT Show on Survey.

10. Any policy or assessment to be levied on the amount of acreage or square feet contained in the property described in Schedule A. NOT Survey Matters, NOT Show on Survey.

11. Any additional taxes which may be assessed due to reappraisal, a change in exemption status, loss of homestead exemption, or change in the current use classification. NOT Survey Matters, NOT Show on Survey.

12. Municipal improvements assessments), if any. NOT Survey Matters, NOT Show on Survey.

13. This policy does not purport to insure as to the accuracy of the legal description shown on any plat or map, or to insure against any loss, damage, expense or other liability on account of any error or omission in the accuracy or substantiality of the legal description. NOT Survey Matters, NOT Show on Survey.

14. Restrictive Covenant between O'Reilly Automotive, Inc. and B. O'Reilly Property, Inc., dated 11/1/2011, as amended, recorded in Deed Book 306, Page 668. Affect the Property. NOT Survey Matter, NOT Show on Survey.

15. Easement and right of way granted to Community Spirit Bank by instrument dated March 22, 2011, recorded in Deed Book 306, Page 668. Affect the Property. NOT Survey Matter, NOT Show on Survey.

16. Lease agreement between B. O'Reilly, Inc. and World Acceptance Corporation dated 11/1/2011, recorded in Deed Book 306, Page 668. Affect the Property. NOT Survey Matter, NOT Show on Survey.

17. Easement, Covenant and Restriction Agreement between Waffie House, Inc. and B. O'Reilly Property, Inc., dated December 1, 2015 and recorded in Deed Book 364, Page 681. Affect the Property. NOT Survey Matter, NOT Show on Survey.

Subject Property is Zoned: Report not provided at time of survey.

Effective Date: September 29, 2010
Community Panel No. - 010216
Map Number: 01059C0251C

ALTA/ACSM LAND TITLE SURVEY
PROJECT LOCATION:
FRANKLIN SHOPPING CENTER
FRANKLIN COUNTY, ALABAMA
PARCEL ID: 0209311000026000

PARCEL ID: 0209311000026000

NO.	DATE	REVISION
1.		
2.		
3.		
4.		
5.		

DRAWN BY: DCC

FIELD WORK MARCH 17, 2017

CHECKED BY: JCM

COMPLETED MARCH 23, 2017

PROJECT NUMBER

17-0029

SHEET

1 OF 1

To: O.B. Jackson, Inc., Bank Independent, Alabama Land Services, Inc., and Chicago Title Insurance Company.

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 of Table A thereof. The field work was completed on 03/14/2017.

This the 6th day of June, 2017


JAMES D. MONK, P.L.S.
AL REG. NO. 34763

