

Vicinity Map
not to scale

LEGEND

FIP FOUND IRON PIN	CONCRETE
SIP SET IRON PIN	DE OVERHEAD POWER
PP CALCULATED POINT	W WATER MAIN
PP POWER POLE	G GAS LINE
TLP TRAFFIC/LIGHT POLE	FDC FIBER OPTIC
GP GUARD POST	HC & HANDICAP PARKING
SS SANITARY SEWER MANHOLE	LP LIGHTPOLE
GV GAS VALVE	AC AIR CONDITIONER
PM POWER METER	○ SIGN
WM WATER METER	
FH FIRE HYDRANT	

ZONING C-1

GROSS LAND AREA 9.49 Ac. +/-
SIZE OF LOT SUFFICIENT SIZE FOR USE

SETBACKS

MIN. FRONT YARD 35'
MIN. WIDTH @ BLDG LINE 50'
MIN. REAR YARD 25'
MIN. SIDE YARD 0'
HEIGHT 35' (max. 2 1/2 stories)

TOTAL NO. OF PARKING SPACES

REGULAR PARKING SPACES = 333
HANDICAP PARKING SPACES = 10
TOTAL PARKING SPACES = 343

MARGINAL NOTES:

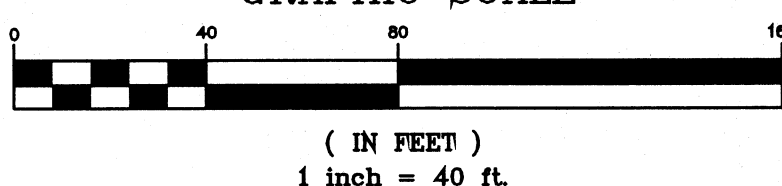
1. NO EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION OBSERVED AT TIME OF SURVEY.
2. NO RIGHT-OF-WAY CHANGES WERE OBSERVED AT TIME OF SURVEY - UPDATE.
3. NO EVIDENCE OF ANY SOLID WASTE DUMP, SUMP OR SANITARY SEWER LANDFILL OBSERVED ON SITE AT TIME OF SURVEY - UPDATE.
4. HEIGHT OF BUILDINGS SHOWN WERE OBTAINED FROM ARCHITECTURAL DRAWINGS.

THIS PROPERTY IS SUBJECT TO:

1. DECLARATION OF CROSS EASEMENTS AND RESTRICTIONS (RLPY BOOK 2008 AT PAGE 61302 THRU 61307).
2. UTILITY EASEMENTS FROM LIGHTHOUSE ASSOCIATES, et al, TO ALABAMA POWER COMPANY DATED MARCH 18, 1980 AND RECORDED IN THE OFFICE OF JUDGE OF PROBATE OF ELMORE COUNTY, ALABAMA ON CARD 13256 (UNPLOTTABLE).
3. EASEMENT IN FAVOR OF ALABAMA POWER COMPANY RECORDED IN OFFICE OF JUDGE OF PROBATE OF ELMORE COUNTY AT ROLL 187, FRAMES 824 - 826 (UNPLOTTABLE).
4. FIRST MODIFICATION TO DECLARATION OF CROSS-EASEMENT RECORDED IN RLPY 2008 AT PAGE 65141.
5. DISCLAIMER RECORDED IN RLPY 2008 AT PAGE 65144.
6. DISCLAIMER RECORDED IN RLPY 2008 AT PAGE 15117.

SW CORNER LOT 5,
BLOCK G, GRANDVIEW
PINES PLAT NO. 1

GRAPHIC SCALE



STATE OF ALABAMA ELMORE COUNTY

PARCEL 1A

A parcel of land lying in the Southeast Quarter of the Southwest Quarter of Section 21, Township 18 North, Range 17 East, Elmore County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 21, Township 18 North, Range 17 East, Elmore County, Alabama, thence South 89° 36' 58" West along the South line of said Section 21, a distance of 1,122.91 feet to an iron pin lying on the North right-of-way line of Alabama Highway No. 14 (250' ROW), thence North 68° 42' 01" East a distance of 47.50 feet along said right-of-way line to an iron pin, being the point-of-beginning of Parcel 1A herein described.

From the point-of-beginning, thence leaving said North right-of-way line North 21° 17' 59" West a distance of 218.78 feet to an iron pin on the Southerly right-of-way line of Magnolia Street (50' ROW), thence along said right-of-way line North 21° 17' 59" West a distance of 16.82 feet to a PK nail, thence South 68° 42' 01" West a distance of 40.50 feet to a PK nail, thence North 21° 17' 59" West a distance of 265.00 feet to an iron pin (the first 33.18 feet of which is along right-of-way), thence North 68° 42' 01" East a distance of 388.50 feet to an iron pin, thence North 22° 54' 50" East a distance of 103.25 feet to an iron pin, thence North 68° 42' 01" East a distance of 333.08 feet to an iron pin, thence South 21° 17' 59" East a distance of 564.94 feet to an iron pin lying on the North right-of-way line of Alabama Highway No. 14, thence along said North right-of-way line along a curve to the right (having a radius of 4138.15 feet, a chord bearing of South 66° 34' 38" West, a chord distance of 240.94 feet) an arc distance of 240.94 feet to an iron pin, thence leaving said North right-of-way line North 21° 17' 59" West a distance of 174.86 feet to a PK nail, thence South 68° 42' 01" West a distance of 200.00 feet to a PK nail, thence South 21° 17' 59" East a distance of 175.00 feet to a PK nail lying on the North right-of-way line of Alabama Highway No. 14, thence along said North right-of-way line South 68° 42' 01" West a distance of 312.34 feet to an iron pin and to the point-of-beginning.

Said Parcel 1A containing 8.69 Acres, more or less.

Together with a non-exclusive permanent easement for the use of water and sanitary sewer lines under and across the following property:

A strip of land 30 feet in width extending from the South line of Grandview Pines Plat No. 1 to the East line of the Grandview Pines Shopping Center (Parcel 1), said strip of land lies along the location of the existing water and sewer lines serving said Shopping Center, the centerline of said strip of land is more particularly described as follows:

Beginning at a point in the centerline of Catalpa Road, said point lying 25.0 feet West of the Southwest corner of Lot 5, Block G, Grandview Pines Plat No. 1, as recorded in Plat Book 7, Page 85, in the Office of Judge of Probate, Elmore County, Alabama, thence South a distance of Elmore County, Alabama, thence South a distance of 365.00 feet, thence South 83° 06' 50" West a distance of 148.90 feet, thence South 80° 58' 12" West a distance of 229.80 feet, thence South 65° 37' 07" West a distance of 232.60 feet to the East line of Grandview Shopping Center property.

STATE OF ALABAMA ELMORE COUNTY

PARCEL 2A

A parcel of land lying in the Southeast Quarter of the Southwest Quarter of Section 21, Township 18 North, Range 17 East, Elmore County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 21, Township 18 North, Range 17 East, Elmore County, Alabama, thence South 89° 36' 58" West along the South line of said Section 21, a distance of 1,122.91 feet to an iron pin lying on the North R/W line of Alabama Highway No. 14 (250' ROW), thence North 68° 42' 01" East a distance of 359.84 feet along said right-of-way line to a PK nail at the point-of-beginning of the Parcel herein described.

From the point-of-beginning, thence continue along said North right-of-way line North 68° 42' 01" East a distance of 167.00 feet to a concrete right-of-way marker, thence along a curve to the left (having a radius of 4138.15 feet, a chord bearing of North 68° 28' 26" East, a chord distance of 33.00 feet) an arc distance of 33.00 feet to an iron pin, thence leaving said North right-of-way line North 21° 17' 59" West a distance of 174.86 feet to a PK nail, thence South 68° 42' 01" West a distance of 200.00 feet to a PK nail, thence South 21° 17' 59" East a distance of 175.00 feet to the point-of-beginning.

Said Parcel 2A containing 0.80 Acres, more or less.

STATE OF ALABAMA ELMORE COUNTY

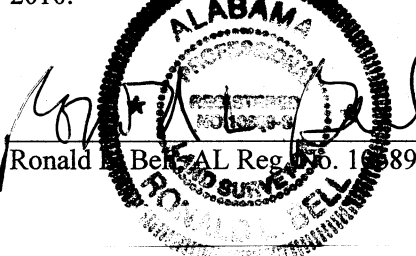
The undersigned hereby certifies to:

First American Title Insurance Company
MTL Insurance Company
Grandview Pines, LLC

I am a professional land surveyor in good standing in Alabama. I understand that First American Title Insurance Company will rely on the accuracy and completeness of the survey plat and the truth of my certifications in issuing a policy of title insurance insuring the validity and priority of the lien of a Mortgage on the premises on MTL Insurance Company and any of its affiliates, successors or assigns will so rely in determining whether to fund the related loan.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance. The undersigned has consulted the Flood Insurance Rate Map Panel No. 01051C 288D, dated August 30, 2007, and found that this property lies in Zone X; that the undersigned further certifies that on this date, a site survey was conducted to update the present lessors and to show any known changes to the premises.

According to my survey update this the 14th day of September, 2010.



GRANDVIEW PINES SHOPPING CENTER

ALABAMA HIGHWAY NO. 14
Millbrook, Elmore County, Alabama

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TITLE AS-BUILT SURVEY

SCALE: 1" = 40'

DATE: NOV 12, 2008

FIELD BOOK

DESIGNED BY: RON BELL

DRAWN BY: JM

CHECKED BY: RON BELL

APPROVED BY: RON BELL

REVISIONS

UPDATE: Sept 14, 2010

SHEET NO.

ASB 1

SEQUENCE NO.

1 OF 1