

- ### MISCELLANEOUS NOTES
- RECORD LEGAL DESCRIPTION TAKEN FROM TITLE COMMITMENT PROVIDED TO THIS FIRM BY MISSISSIPPI VALLEY TITLE INSURANCE COMPANY COMMITMENT NUMBER 13214 BEARING AN EFFECTIVE DATE OF MAY 4, 2015.
  - 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, SUMP 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 CEMETERIES, 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.
  - 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 4247, AT PAGE 320.
  - PROPERTY LOCATED IN MONTGOMERY COUNTY, MONTGOMERY, ALABAMA; TAX PARCEL NUMBER 0905153002001003.

- ### SIGNIFICANT OBSERVATIONS
- POSSIBLE 2.8' ENCRoACHMENT OF FENCE ONTO NEIGHBORING PROPERTY, AT NORTHWEST PROPERTY CORNER.
  - POSSIBLE 1.9' ENCRoACHMENT OF FENCE ONTO NEIGHBORING PROPERTY, AT NORTHEAST PROPERTY CORNER.

### ITEMS CORRESPONDING TO SCHEDULE B-II

- ITEM L. EASTCHASE RESTRICTIONS BY AND BETWEEN EASTCHASE LAND COMPANY, LLC AND THE SHOPPES AT 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 2825, PAGE 146; AND AMENDED BY FIRST AMENDMENT TO EASTCHASE RESTRICTIONS DATED NOVEMBER 10, 2005 AND RECORDED ON NOVEMBER 17, 2005 IN REAL PROPERTY BOOK 3210, PAGE 140 AND FURTHER AMENDED BY SECOND AMENDMENT TO EASTCHASE RESTRICTIONS DATED FEBRUARY 15, 2012 AND RECORDED ON FEBRUARY 17, 2012 IN REAL PROPERTY BOOK 4245, PAGE 931. (PARCEL 1 AND 2)  
**AFFECTS PROPERTY - NO PLOTTABLE EASEMENTS**
- ITEM M. 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. (PARCEL 1 AND 2)  
**AFFECTS PROPERTY - SHOWN ON SURVEY**
- ITEM N. EASEMENTS IN FAVOR OF THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, RECORDED IN RPLP BOOK 1328, AT PAGE 838. (PARCEL 1)  
**AFFECTS PROPERTY - SHOWN ON SURVEY**
- ITEM O. 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. (PARCEL 1)  
**AFFECTS PROPERTY - SHOWN ON SURVEY**
- ITEM P. 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 REAL PROPERTY BOOK 3538, AT PAGE 750. ASSIGNMENT AND ASSUMPTION OF AGREEMENT DATED FEBRUARY 17, 2012 AND RECORDED MARCH 1, 2012 IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN REAL PROPERTY BOOK 4251 AT PAGE 412. (PARCEL 1)  
**AFFECTS PROPERTY - BLANKET EASEMENT, NOT PLOTTABLE**
- ITEM Q. 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 3538 AT PAGE 795. (PARCEL 1)  
**AFFECTS PROPERTY - BLANKET EASEMENT, NOT PLOTTABLE**
- ITEM U. 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 BY EASTCHASE MARKET CENTER, LLC AND EASTCHASE LAND COMPANY, LLC DATED FEBRUARY 15, 2012 AND RECORDED FEBRUARY 17, 2012 IN REAL PROPERTY BOOK 4245, AT PAGE 943 IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA. (PARCEL 1)  
**AFFECTS PROPERTY - BLANKET EASEMENT, NOT PLOTTABLE**
- ITEM V. 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. (PARCEL 1)  
**AFFECTS PROPERTY - BLANKET EASEMENT, NOT PLOTTABLE**

### 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  
 REAR SETBACK: 10 FEET  
 -EXISTING REAR SETBACK: 232.8 FEET

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

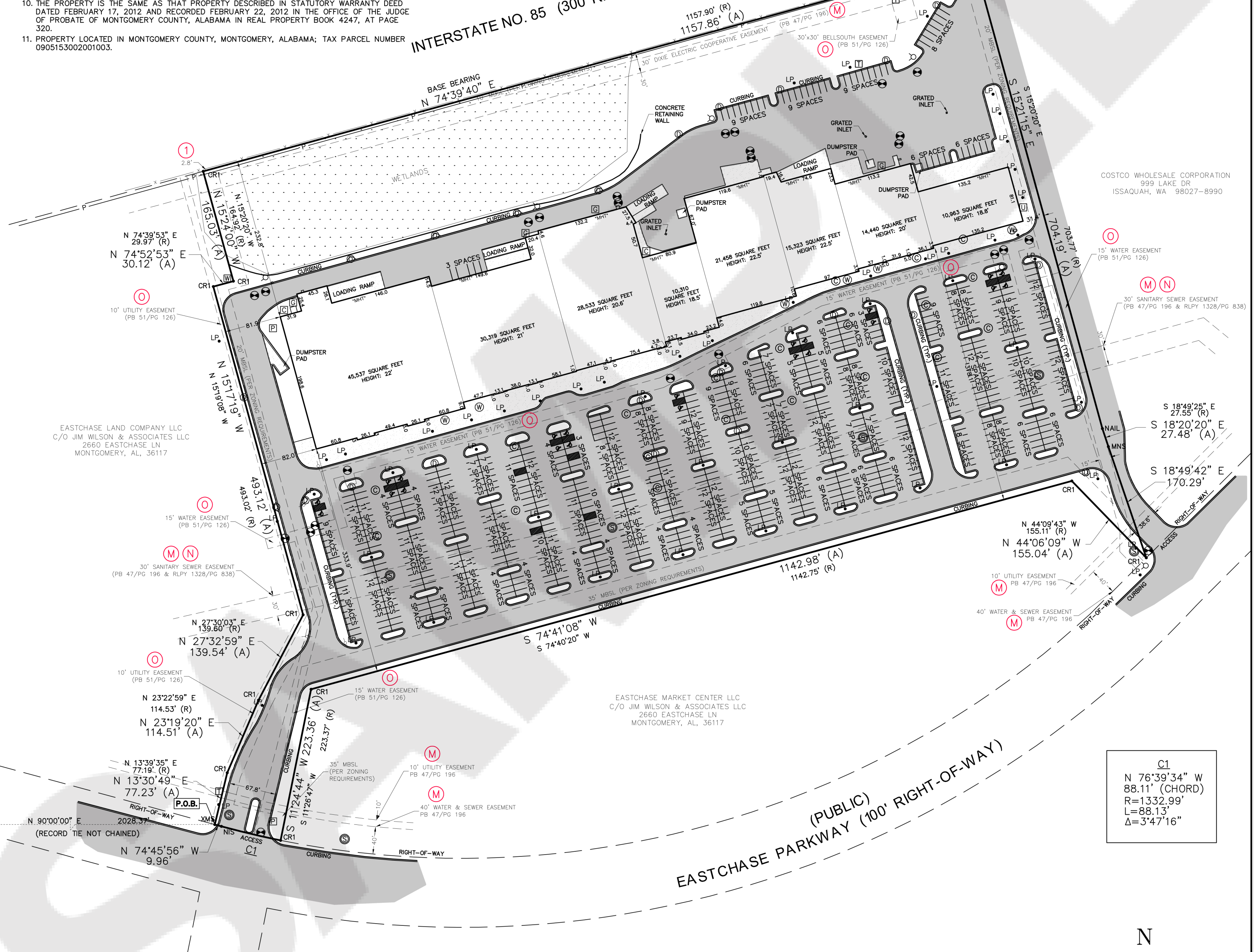
**DENSITY:**  
 MAXIMUM BUILDING COVERAGE: 30%  
 -EXISTING BUILDING COVERAGE: 18.9%

**PARKING REQUIREMENTS:**  
 5 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA  
 PARKING REQUIRED: 865 SPACES  
 -PARKING PROVIDED: 865 SPACES

ZONING INFORMATION PROVIDED TO THIS FIRM BY BOCK AND CLARK ON JULY 1, 2015. ZONING REPORT PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY (PZR) SITE NUMBER 84401-21)

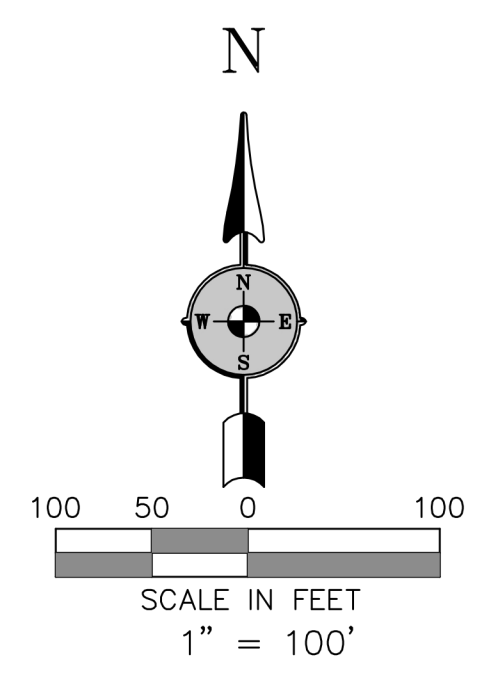
### FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X-UNSHADED OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 010174, MAP NUMBER 01101C0232H WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 5, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSOFEMA.GOV). WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



### LEGEND OF SYMBOLS & ABBREVIATIONS

- |                                     |                              |
|-------------------------------------|------------------------------|
| CR1 = 1/2" CAPPED REBAR IRON FOUND  | ⊕ = WATER METER              |
| XMS = X-MARK SCRIBED IN CONCRETE    | ⊗ = STORM DRAIN MANHOLE      |
| MNS = MAGNETIC NAIL SET             | ⊙ = SANITARY SEWER MANHOLE   |
| MDS = MINIMUM BUILDING SETBACK LINE | PP = OVERHEAD POWERLINE POLE |
| (R) = RECORD                        | LP = LIGHT POLE              |
| (A) = ACTUAL                        | -P- = OVERHEAD POWERLINE     |
| NIS = NO IRON SET                   | ⊕ = EXISTING ASPHALT         |
| ⊙ = SEWER CLEANOUT                  | ⊕ = EXISTING CONCRETE        |
| ♿ = HANDICAP PARKING                | ⊕ = GAS VALVE                |
| ⊕ = FIRE HYDRANT                    | ⊕ = POWER BOX                |
| ⊕ = AIR CONDITIONER UNIT            | ⊕ = UTILITY HATCH            |
| ⊕ = WATER VALVE                     | ⊕ = CONTROL PANEL            |
| ⊕ = TELEPHONE PEDISTAL              | ⊕ = SIGN                     |
| ⊕ = WELL                            |                              |
| ⊕ = SIGN                            |                              |
- \*MHT\* = LOCATION OF BUILDING HEIGHT MEASUREMENT



### RECORD DESCRIPTION

PARCEL 1 LOT 1, OF THE PLAT OF EASTCHASE MARKETPLACE, AS SAID PLAT APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 51, AT PAGE 126, ALSO DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" REBAR LYING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, T-16-N, R-19-E, MONTGOMERY COUNTY, ALABAMA; THENCE RUN N 00°00'00" W, 2768.55 FEET TO A POINT; THENCE RUN N 90°00'00" E, 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' ROW) AND BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, LEAVE SAID NORTH RIGHT OF WAY AND RUN N 13°39'35" E, 77.19 FEET TO A SET 1/2" REBAR (GMC CAP CA00156); THENCE RUN N 23°22'59" E, 114.53 FEET TO A SET 1/2" REBAR (GMC CAP CA00156); THENCE RUN N 27°30'03" E, 139.60 FEET TO A SET 1/2" REBAR (GMC CAP CA00156); THENCE RUN N 15°19'08" W, 493.02 FEET TO A SET 1/2" REBAR (GMC CAP CA00156); THENCE RUN N 74°39'53" E, 29.97 FEET TO A SET 1/2" REBAR (GMC CAP CA00156); THENCE RUN N 15°20'20" W, 164.92 FEET TO A SET 1/2" REBAR (GMC CAP CA00156) LYING ON THE SOUTH RIGHT OF WAY OF INTERSTATE 85 (300' ROW); THENCE RUN ALONG SAID SOUTH RIGHT OF WAY, N 74°39'40" E, 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, S 15°20'20" E, 703.77 FEET TO A SET PK NAIL; THENCE RUN S 18°49'25" E, 27.55 FEET TO A SET PK NAIL; THENCE RUN S 18°49'42" E, 170.29 FEET TO A SET 1/2" REBAR (GMC CAP CA00156) LYING ON THE AFOREMENTIONED NORTH RIGHT OF WAY OF EASTCHASE PARKWAY; THENCE RUN N 44°09'43" W, 155.11 FEET TO A SET 1/2" REBAR (GMC CAP CA00156); THENCE RUN S 74°40'20" W, 1142.75 FEET TO A SET 1/2" REBAR (GMC CAP CA00156); THENCE RUN S 11°26'47" W, 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), A CHORD OF N 76°39'34" W, 88.11 FEET TO A SET PK NAIL; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY, N 74°45'56" W, 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, T-16-N, R-19-E, MONTGOMERY COUNTY, ALABAMA, AND CONTAINS 21.935 ACRES (931,970 S.F.), MORE OR LESS.

### ALTA/ACSM LAND TITLE SURVEY

for

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