

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1 TIE	450.00'	62.88'	31.49'	62.83'	N 75°19'28" E	8°00'24"

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.82'	S 89°22'11" E
L2	46.32'	N 47°17'23" E
L3	93.18'	N 63°13'59" E
L4	59.36'	N 82°50'15" E
L5	29.86'	N 44°33'26" E
L6	45.87'	N 30°04'03" E
L7	68.31'	N 23°46'01" E
L8 TIE	100.04'	S 10°36'31" E

ALABAMA HIGHWAY # 14
(VARIABLE WIDTH RIGHT-OF-WAY)

N/F
JDM, LLC
TMS # 15093100020110110
(LOT 2D REPLAT OF LOT 2B-2 HILLCREST CENTER)

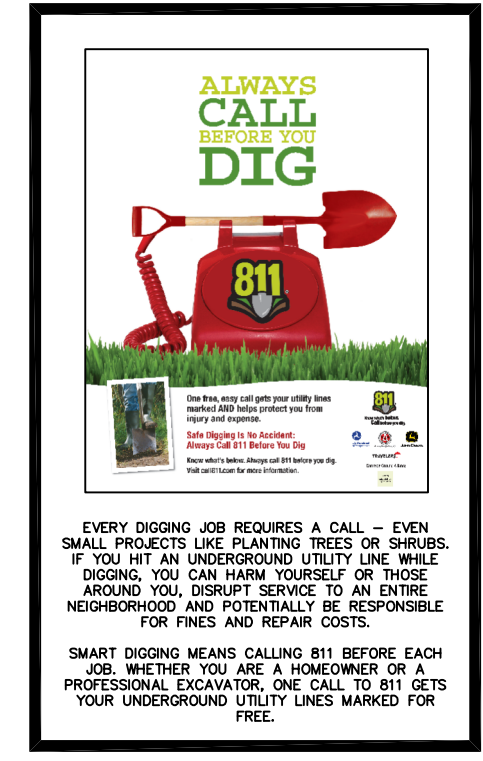
FLOOD ZONE "X"

FLOOD ZONE "X"

FLOOD ZONE "AE"

FLOOD ZONE "AE"

FLOOD ZONE "X"

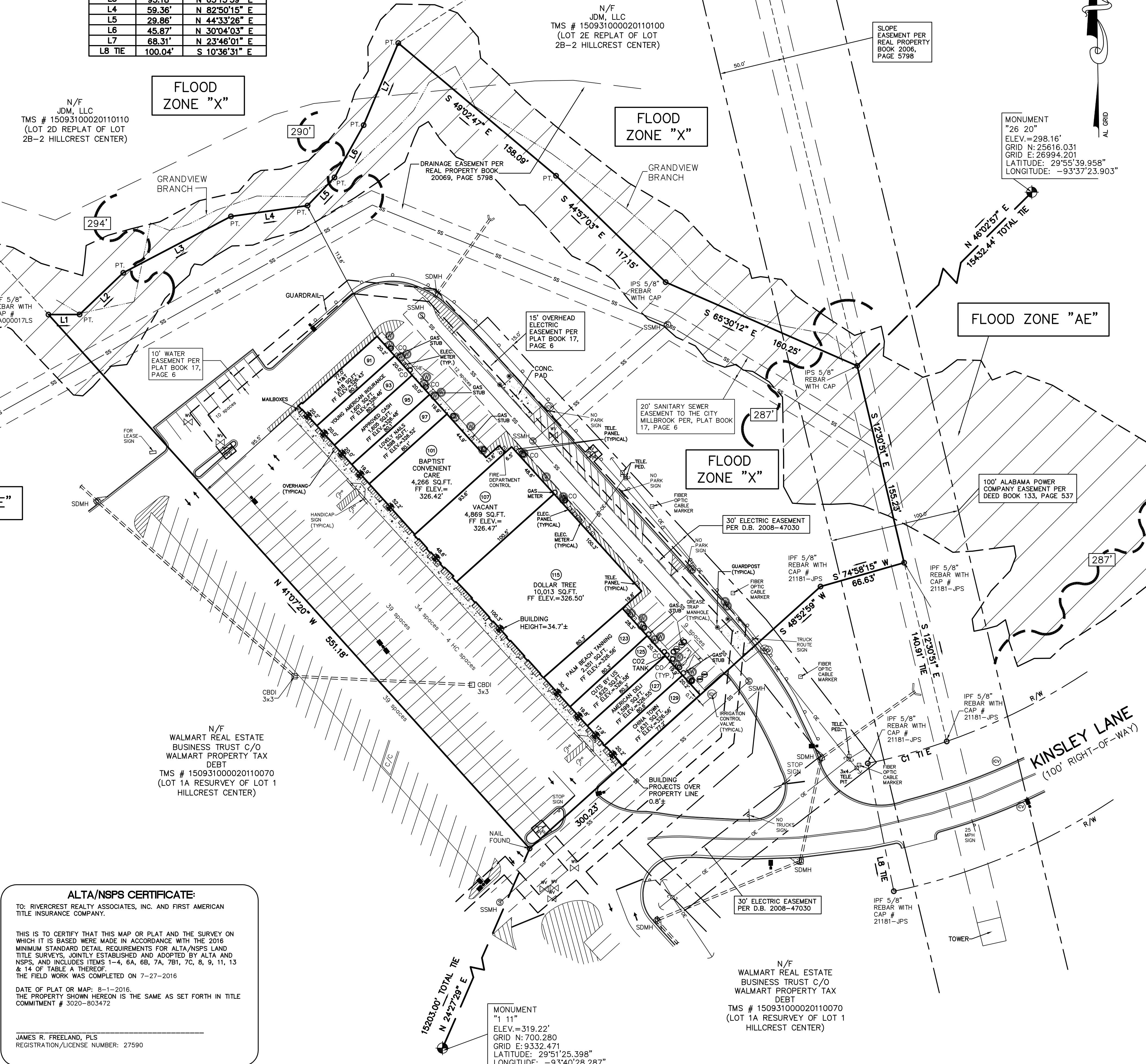


PARKING INFORMATION:
143 REGULAR SPACES
4 HANDICAP SPACES
147 SPACES TOTAL

ZONING INFORMATION:
ZONED: C-2 (GENERAL COMMERCIAL)
SETBACK LINE:
FRONT:
SIDE:
BACK:
MAXIMUM BUILDING HEIGHT:

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" AND "X".
ZONE "AE": DESIGNATED FLOOD HAZARD AREA, BASE FLOOD ELEVATIONS DETERMINED.
ZONE "X": OUTSIDE FLOOD ZONE. PER NFIP FIRM COMMUNITY PANEL NO. 01051C04077 EFFECTIVE DATE: SEPTEMBER 3, 2014.

ALTA/NSPS CERTIFICATE:
TO: RIVERCREST REALTY ASSOCIATES, INC. AND FIRST AMERICAN 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7-27-2016.
DATE OF PLAT OR MAP: 8-1-2016.
THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN TITLE COMMITMENT # 3020-803472
JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: 27590

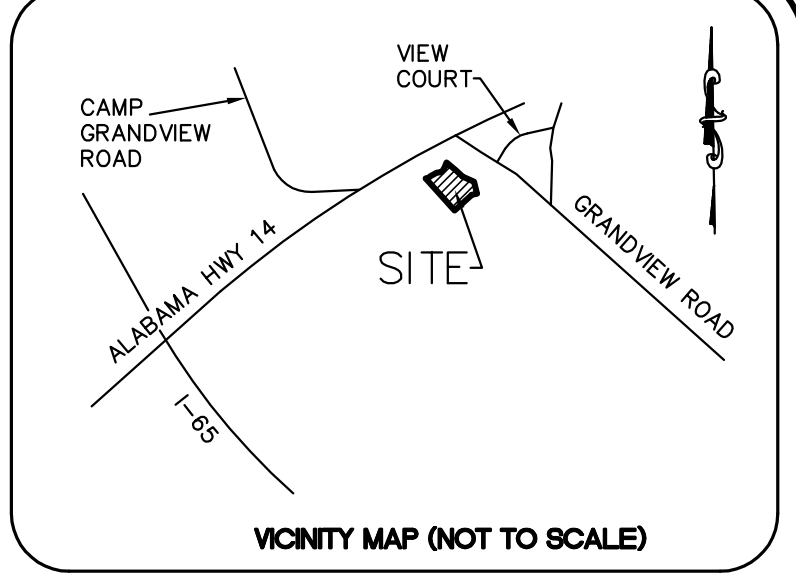


TITLE EXCEPTIONS:
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT # 3020-803472
EFFECTIVE: JULY 18, 2016
10. EASEMENT IN FAVOR OF ALABAMA POWER COMPANY DATED JUNE 14, 1960, RECORDED IN REAL PROPERTY BOOK 133, AT PAGE 537. * AFFECTS AS SHOWN.
11. EASEMENT IN FAVOR OF ALABAMA POWER COMPANY DATED AUGUST 24, 2006, RECORDED IN REAL PROPERTY BOOK 2008, AT PAGE 47030. * AFFECTS ELECTRIC LINES ON SITE, 5' UNDERGROUND, 30' OVERHEAD AS SHOWN.
12. EASEMENT IN FAVOR OF ALABAMA POWER COMPANY DATED AUGUST 17, 2007, RECORDED IN REAL PROPERTY BOOK 2009, AT PAGE 23525. * DOES NOT AFFECT.
13. TERMS AND CONDITIONS OF EASEMENT AGREEMENT BETWEEN JDM, L.L.C. AND SKYLAND BOULEVARD, L.L.C. DATED JANUARY 31, 2008, RECORDED IN REAL PROPERTY BOOK 2008, AT PAGE 6461. * BENEFITS, CAN NOT PLOT ON CURRENT SURVEY.
14. SPILLAGE AGREEMENT BETWEEN RMC & C JOINT VENTURE, L.L.C. AND GIBBONS/HIGHWAY 14, L.L.C., DATED APRIL 26, 1999, RECORDED ON ROLL 223, AT FRAME 001934. * BLANKET DRAINAGE EASEMENT AFFECTING SUBJECT PROPERTY.
15. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") BY AND AMONG WAL-MART REAL ESTATE BUSINESS TRUST, SKYLAND BOULEVARD, L.L.C., AND JDM, L.L.C. DATED JANUARY 25, 2006, RECORDED JANUARY 26, 2006, IN THE OFFICE OF THE JUDGE OF PROBATE OF ELMORE COUNTY, ALABAMA IN REAL PROPERTY BOOK 2006, AT PAGE 5904, AS AMENDED BY THAT CERTAIN AMENDMENT TO ECR BY AND AMONG WAL-MART REAL ESTATE BUSINESS TRUST, SKYLAND BOULEVARD, L.L.C. AND JDM, L.L.C. DATED JANUARY 22, 2007, RECORDED FEBRUARY 13, 2007, IN SAID PROBATE OFFICE IN REAL PROPERTY BOOK 2007, AT PAGE 10216; SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS RECORDED IN REAL PROPERTY BOOK 2007, AT PAGE 70042 AND AGREEMENT RELATING THERETO RECORDED IN REAL PROPERTY BOOK 2013, AT PAGE 12785; AND THIRD AMENDMENT TO EASEMENTS AND COVENANTS AND RESTRICTIONS RECORDED IN REAL PROPERTY BOOK 2013, AT PAGE 12792. * AFFECTS, NOTHING TO PLOT.
16. SITE DEVELOPMENT AND RECIPROCAL EASEMENT AGREEMENT BY AND AMONG SKYLAND BOULEVARD, L.L.C., JDM, L.L.C. AND RMC&C JOINT VENTURE, L.L.C. DATED JANUARY 25, 2006, RECORDED IN REAL PROPERTY BOOK 2006, AT PAGE 5798. * AFFECTS, NOTHING TO PLOT.
17. USE RESTRICTION CONTAINED IN THAT CERTAIN STATUTORY WARRANTY DEED FROM RMC&C JOINT VENTURE, L.L.C. TO SKYLAND BOULEVARD, L.L.C. DATED JANUARY 25, 2006, RECORDED IN REAL PROPERTY BOOK 2006, AT PAGE 5775. * AFFECTS, NOTHING TO PLOT.
18. UNRECORDED DEVELOPMENT AGREEMENT ENTERED INTO BY AND BETWEEN SKYLAND BOULEVARD, L.L.C. AND WAL-MART REAL ESTATE BUSINESS TRUST, A MEMORANDUM OF WHICH IS DATED JANUARY 25, 2006, RECORDED IN REAL PROPERTY BOOK 2006, AT PAGE 5958. * AFFECTS, NOTHING TO PLOT.
19. 10' WATER EASEMENTS, 20' SANITARY SEWER EASEMENTS, AND 15' OVERHEAD ELECTRIC EASEMENTS AND NOTES AS SHOWN ON THE MAP OF HILLCREST CENTER SUBDIVISION AS SAID MAP APPEARS OF RECORD IN PLAT BOOK 17, AT PAGE 6. * EASEMENTS AFFECTS AS SHOWN ON CURRENT SURVEY.
20. DECLARATION OF RESTRICTIONS BY AND BETWEEN JDM, L.L.C. AND SKYLAND BOULEVARD, L.L.C. DATED JANUARY 23, 2007, RECORDED IN REAL PROPERTY BOOK 2007, AT PAGE 10236. * BLANKET EASEMENT AFFECTS, NOTHING TO PLOT.
21. DECLARATION OF RESTRICTIONS RECORDED IN REAL PROPERTY BOOK 2013, AT PAGE 2803. * BLANKET EASEMENT AFFECTS, NOTHING TO PLOT.

LEGEND:
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPF EXISTING IRON PIN
R/W RIGHT-OF-WAY
PP POWER POLE
EP ELECTRIC PANEL
EM ELECTRIC METER
1 HEAD LIGHT STANDARD
2 HEAD LIGHT STANDARD
WATER VALVE
WATER METER
FH FIRE HYDRANT
SMH STORM DRAIN MANHOLE
CBI CATCH BASIN DROP INLET
CSB SANITARY SEWER MANHOLE
GMH GREASE MANHOLE
CO CLEANOUT
GAS METER
T-PED TELEPHONE PEDESTAL
FOCMR FIBER OPTIC CABLE MARKER
GP GUARD POST
SIGN
OE OVERHEAD ELECTRIC LINE
UE UNDERGROUND ELECTRIC LINE
SS SANITARY SEWER LINE
WL WATER LINE
YL YELLOW LINE
DYL DOUBLE YELLOW LINE
SDR STORM DRAIN PIPE
FENCE

TITLE DESCRIPTION:
Lot 2B-1, according to the Map of Replat of Lot 2B Hillcrest Center Subdivision, as said Map appears of record in the Office of the Judge of Probate of Elmore County, Alabama, in Plat Book 17, at Page 65.
Together with and subject to easements in favor of the above described property as set forth in that certain Easements with Covenants and Restrictions Affecting Land ("ECR") by and among Wal-Mart Real Estate Business Trust, Skyland Boulevard, L.L.C., and JDM, L.L.C. dated January 25, 2006, recorded January 26, 2006, in the Office of the Judge of Probate of Elmore County, Alabama in Real Property Book 2006, at Page 5904, as amended by that certain Amendment to ECR by and among Wal-Mart Real Estate Business Trust, Skyland Boulevard, L.L.C. and JDM, L.L.C. dated January 22, 2007, recorded February 13, 2007, in said Probate Office in Real Property Book 2007, at Page 10216, as amended further by that certain Second Amendment to ECR by and among Wal-Mart Real Estate Business Trust, Skyland Boulevard, L.L.C. and JDM, L.L.C. dated September 27, 2007, recorded on September 28, 2007, in said Probate Office in Real Property Book 2007, at Page 70042, amended further by that certain Third Amendment to ECR by and among Wal-Mart Real Estate Business Trust, Skyland Boulevard, L.L.C. and JDM, L.L.C. dated February 28, 2013, recorded March 6, 2013, in said Probate Office in Real Property Book 2013, at Page 12792, as the same may be amended to date.
Together with and subject to easements in favor of the above described property as set forth in that certain Site Development and Reciprocal Easement Agreement by and among Skyland Boulevard, L.L.C., JDM, L.L.C. and RMC&C Joint Venture, L.L.C., dated January 25, 2006, Form 501001 (7-1-14) Page 4 of 9 ALTA Plain Language Commitment (6-17-06; Rev. 1-1-16) Alabama recorded January 26, 2006, in the Office of the Judge of Probate of Elmore County, Alabama in Real Property Book 2006 at Page 5798.
Together with rights inuring to the benefit of the above described property as set forth in that certain Declaration of Restrictions by and among JDM, L.L.C. and Skyland Boulevard, L.L.C. dated January 23, 2007, recorded February 13, 2007, in the Office of the Judge of Probate of Elmore County, Alabama, in Real Property Book 2007, at Page 10236.
Together with easement in favor of the above-described property as set forth in that certain Easement for Building Encroachment by Wal-Mart Real Estate Business Trust dated July 26, 2007, recorded August 1, 2007, in the Office of the Judge of Probate of Elmore County, Alabama, in Real Property Book 2007, at Page 56315.
Together with easements in favor of the above-described property as set forth in that certain Easement Agreement by JDM, L.L.C., on Alabama limited liability company, dated January 30, 2008, recorded February 5, 2008, in the Office of the Judge of Probate of Elmore County, Alabama, in Real Property Book 2008, Page 6461.

STATE OF ALABAMA
ELMORE COUNTY
PT. EAST 1/2, SEC. 31, T 18N, R17E
ALTA/NSPS LAND TITLE SURVEY
FOR
RIVERCREST REALTY ASSOCIATES, INC.
(2B-1 REPLAT HILLCREST CENTER)
SITE ADDRESS:
91-129 KELLEY BOULEVARD
MILLBROOK, AL. 36054



SURVEYOR'S NOTES:
1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY. TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
4) THE UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

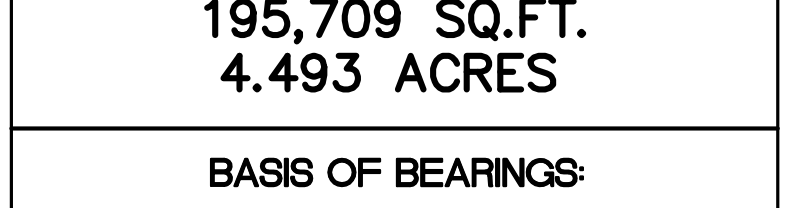
POSSIBLE PROJECTIONS:
BUILDING PROJECTS OVER PROPERTY LINE. SEE DRAWING

LAND AREA:
195,709 SQ.FT.
4.493 ACRES

BASIS OF BEARINGS:
BASIS OF BEARINGS BASED ON GPS "RTK" OBSERVATION OF MONUMENT "26 20" & "1 11"
NAD 83 (2007) - NAVD 88

FREELAND SURVEYORS & ENGINEERS
FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: CF PARTY CHIEF: GRA CHECKED: JCC
REF. PLAT BOOK: 17-65
REF. DEED BOOK:
TAX MAP #: 15093100020110060
DATE OF SURVEY: 7-27-2016
DATE DRAWN: 8-1-2016
DRAWING NO: 67320
DATE OF LAST REVISION:



PLS: JAMES R. FREELAND
NO: 27590