

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET (5/8" REBAR w/CAP)
○	CALCULATED POINT
—	UTILITY POLE w/GUY
—	OVERHEAD POWER LINE
—	SPOT ELEVATION
—	SANITARY SEWER LINE
—	UNDERGROUND WATER LINE
—	UNDERGROUND GAS LINE
—	RIGHT OF WAY
—	WATER VALVE
—	WATER METER
—	GAS REGULATOR
—	FENCE
—	ASPHALT SURFACE
—	CONCRETE SURFACE
—	SANITARY SEWER MANHOLE
—	IRRIGATION CONTROL VALVE
—	CONCRETE BOLLARD POST
—	SANITARY SEWER CLEANOUT
—	SIGN
—	LIGHT POLE
—	STORM MANHOLE
—	TELEPHONE PEDESTAL

NOTES

- 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.
- No attempt made by Surveyor to locate underground utilities. All utilities shown hereon were drawn based on field evidence only which should be considered approximate and should be marked on the ground by the utility companies prior to construction. The telephone numbers for the Alabama Line Location Center (MISSALI) are 252-4444 (Birmingham area) and (800) 292-8525 (elsewhere).
- No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
- According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (Community-panel number 01073 C 0381 G, dated September 29, 2006), all of the subject property lies within Zone AE, defined as "areas with base flood elevations determined."
- North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by static observation. Using Base Station Designation: AL CU CORS ARP, PID DM3665 Combined Factor: 0.99994309 Convergence Factor: +0.22 (S.O.)
- There was no observable evidence of earth moving work, building construction or building additions within recent months at the time of the survey.
- There was no observable evidence nor information provided indicating changes in street right of way lines at the time of the survey.
- There was no observable evidence of recent street or sidewalk construction or repairs at the time of the survey.
- There was no observable evidence of site used as a solid waste dump, sump, sanitary landfill or cemetery at the time of the survey.
- No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.

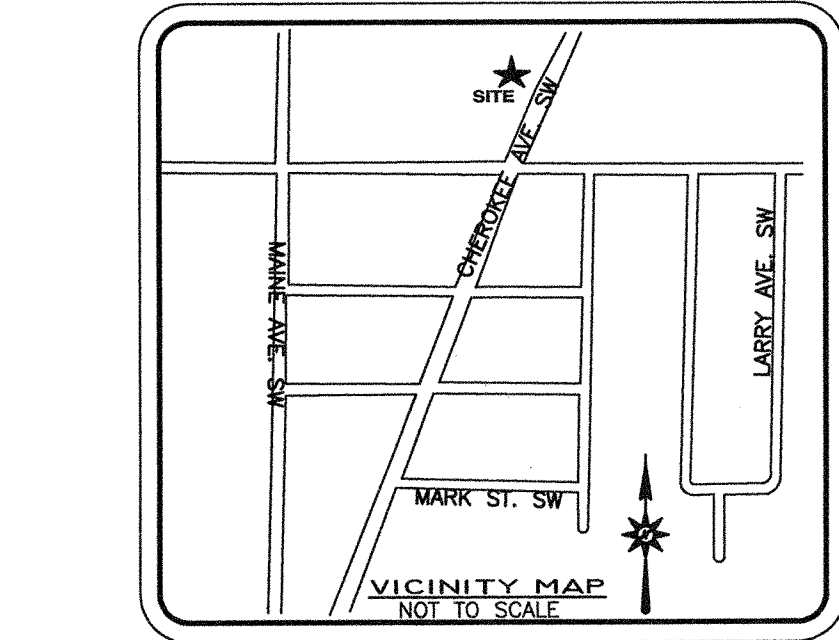
SURVEYED LEGAL DESCRIPTION

Lot 4-A according to the resurvey of Lots 4 and 5C Cherokee Plaza as recorded in Plat Book 2015, Page 8 in the Office of the Judge of Probate, Cullman County, Alabama.

TITLE LEGAL DESCRIPTION

PARCEL 1:
Lot 4-A, according to the Map of the Resurvey of Lots 4 and 5C Cherokee Plaza, said map being recorded in the Office of the Judge of Probate of Cullman County, Alabama in Plat Book 2015, Page 8.

PARCEL 2:
Access Easements shown on Map of Resurvey of Lots 4 and 5C Cherokee Plaza recorded in Plat Book 2015, Page 8.



811 Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

TITLE COMMITMENT

Surveyor's comments on exceptions listed in Schedule B, Section II for the commitment for Title Insurance (File No. 16-05 effective and dated 02/09/2016) by Capell & Howard, P.C. as agent for First American Title Insurance Company.

PARC II: 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:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Ad valorem taxes for the year 2016, which taxes become due and payable on October 1, 2016, but are not delinquent if paid by December 31, 2016, and subsequent years not yet due and payable.
- Rights or claims of parties in possession not shown by Public Records.
- Easements, or claims of easements, not shown by Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Any adverse claim to any portion of said land, which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
- Taxes or special assessments which are not shown as existing liens by the public records.
- Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in or under subject property.
- Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 495A et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
- Covenants, easements, setbacks, restrictions and other matters shown on the following:
 - Map of Cherokee Plaza recorded in Plat Book 2008, Page 30. Shown hereon.
 - Map of Cherokee Plaza, Resurvey of Lot 5 recorded in Plat Book 2014, Page 45; Shown hereon.
 - Map of Resurvey of Lots 4 and 5C Cherokee Plaza recorded in Plat Book 2015, Page 8; Shown hereon.
- Rights of tenants in possession, as tenants only, under unrecorded leases.
- Restrictions set forth in that certain Warranty Deed by Way Treats, LLC to D3Cullman, LLC recorded in Deed Book 637, Page 809. Instrument is blanket in nature and affects all of Lot 5C per Plat Book 2014, Page 45; Shown hereon.

NOTES:

(a) Items 1,3,6,7 & 8 may be removed upon execution by Owner of an owner's affidavit and appropriate indemnities in form and content acceptable to the Company.

(b) Items 4 & 5 may be removed upon receipt and approval of a complete land survey (ALTA/ACSM or "minimum technical standards") of the Land and an appropriate owner's affidavit.

(c) The loan policy issued subsequent hereto shall include a pending disbursement clause in the following form:

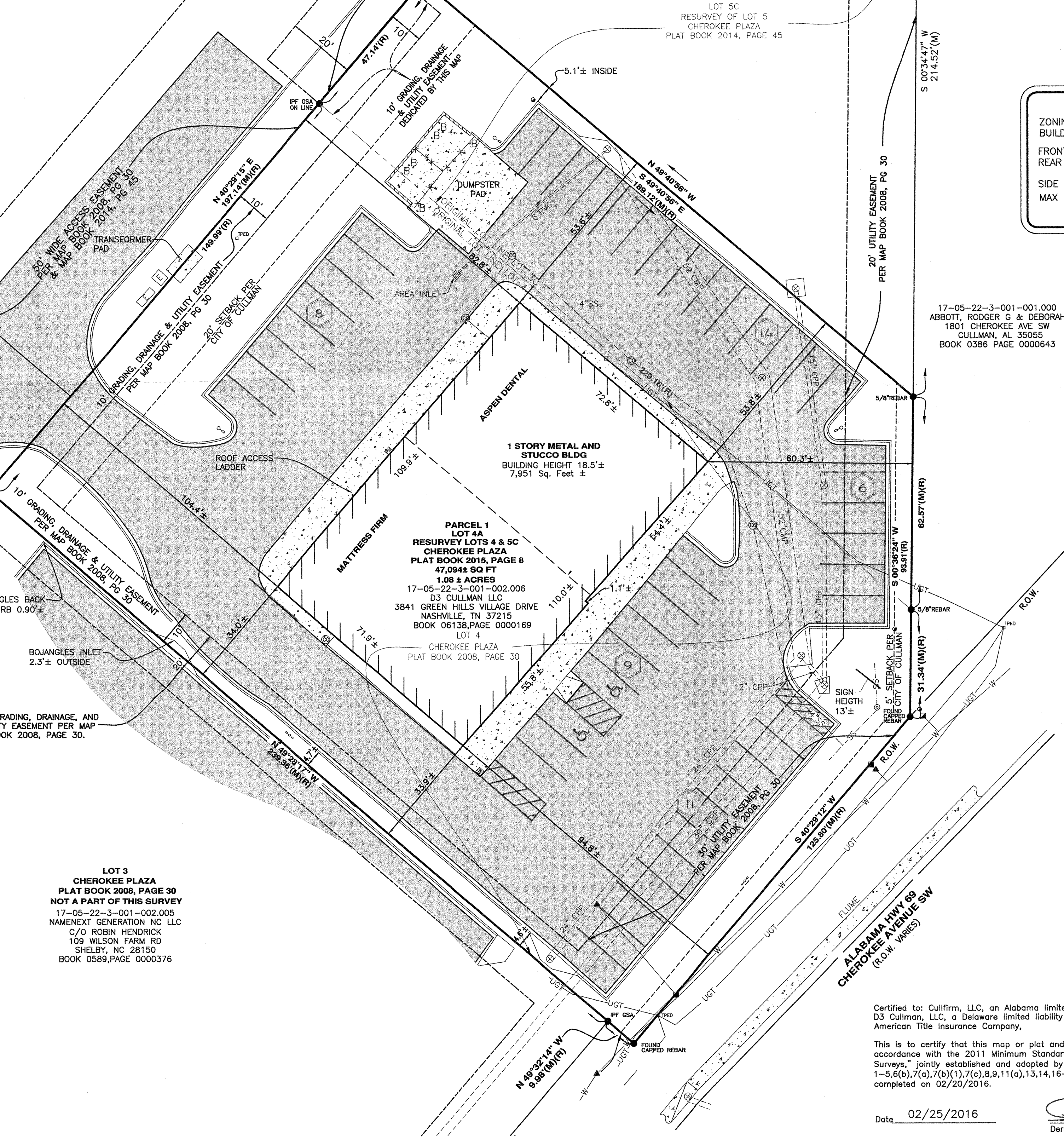
"Pending disbursement of the loan proceeds of the loan secured by the mortgage set forth under Schedule A hereof, this Policy insures only to the extent of the amount actually disbursed but increases as each disbursement is made in good faith and without knowledge of any defects in, or objections to, the title, up to the face amount of the policy. [At the time of each disbursement of the proceeds of the loan, the title must be continued down to such time for possible liens or objections intervening between the date hereof and the date of such disbursement.]"

(d) The policy issued in furtherance of this commitment may contain the following endorsements:

423.12

ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(M)	MEASURED
(C)	CALCULATED
(R)	MAP BOOK 2008 PAGE 30
T10S	TOWNSHIP 10 SOUTH
R3W	RANGE 3 WEST
SEC.	SECTION
R.R.	RAILROAD
EL.	ELEVATION
BLDG.	BUILDING
CPP	CORRUGATED PLASTIC PIPE

LOT 5B
RESURVEY OF LOT 5
CHEROKEE PLAZA
PLAT BOOK 2014, PAGE 45
NOT A PART OF THIS SURVEY
17-05-22-3-001-002.009
CHAD & CHRIS BURKS
309 3RD AVENUE SW
CULLMAN, AL 35055
BOOK 0636,PAGE000271



SITE DATA TABLE

ZONING: B-2 BUSINESS DISTRICT
BUILDING SETBACK REQUIREMENTS:

FRONT YARD: 5 FEET
REAR YARD: 20 FEET OR 10 FEET FROM THE EDGE OF AN EASEMENT
SIDE YARD: NONE
MAX BUILDING HEIGHT: MUST COMPLY WITH BLDG. & FIRE CODES ADOPTED BY THE CITY.

PARKING COUNT PROPOSED LOT 4A

46	REGULAR
2	HANDICAP
48	TOTAL

Certified to: Cullfirm, LLC, an Alabama limited liability company, LAWRENCE A SHAPEN, INSBank, D3 Cullman, LLC, a Delaware limited liability company, Capell & Howard, P.C. as agents for 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, and NSPS, and includes Items 1-5.6(b),7(a),7(b)(1),7(c),8,9,11(a),13,14,16-18, of Table A thereof. The field work was completed on 02/22/2016.

Date: 02/25/2016
Derek S. Meadows, Registration No. 29996

REVISIONS

NO.	DESCRIPTION	DATE
1	TITLE COMMITMENT AND ALTA CERTIFICATION UPDATE	02/16

QUARTER - SECTION

NORTHEAST 1/4 OF THE SOUTHWEST 1/4

TOWNSHIP 10 SOUTH

RANGE 3 WEST

SECTION 22

TITLE

ALTANSPS ASBUILT SURVEY

MATTRESS FIRM & ASPEN DENTAL

CHEROKEE AVENUE

CULLMAN, AL

CULLFIRM, LLC

FOR

DWN. BY: SCALE: LAST FIELD SURVEY DATE: 02/20/2016
D.S.M. 1" = 20'
C.M.P. FIELD BOOK PAGE: 28312 DWS
C.H.E.F. 28312 DWS

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NOT VALID UNLESS SIGNED BY S. MEADOWS

DWG. NO. S1 - R0
PROJECT 28312